

**Tooele City Council and the
Tooele City Redevelopment Agency of Tooele City, Utah
Work Session Meeting Minutes**

Date: Wednesday, June 21, 2017

Time: 5:00 p.m.

Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Chairwoman Debbie Winn
Scott Wardle
Dave McCall
Brad Pratt
Steve Pruden

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Roger Baker, City Attorney
Jim Bolser, Community Development and Public Works Director
Rachelle Custer, City Planner
Randy Sant, Economic Development and Redevelopment Agency Director
Paul Hansen, City Engineer

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairwoman Winn called the meeting to order at 5:00 p.m.

2. Roll Call

Debbie Winn, Present
Scott Wardle, Present
Dave McCall, Present
Brad Pratt, Present
Steve Pruden, Present

3. Discussion:

- Bolinder Subdivision, Amended #1 Final Plat, a 3 Lot Subdivision Located at 1830 West Highway 112 Including 148.35 Acres

Presented by Jim Bolser

Mr. Bolser stated that the Council has seen this item before, and would be presented later tonight for approval. It is a subdivision outside of the Bolinder pit at SR 112 near where 1000 North ties in to it, and north of the intersection. When 1000 North was being planned, a piece of this property was dedicated for this subdivision. When 100 North was completed, that piece of property was no longer necessary.

- Sunset Estates Subdivision, Phase 7 Final Plat, a 29 Lot Subdivision Located at 244 West 2200 North Including 10.72 Acres
Presented by Jim Bolser

Mr. Bolser said that this item is similar to the prior item. Mr. Bolser explained that about a month to 6 weeks ago, the Council saw the proposed Sunset Estates subdivision plat. It is a 27 lot project that will be the next phase of Sunset Estates. It will be located next to Clark Johnson Jr. High.

Councilman Pratt asked how many phases were left. Ms. Custer answered that they have one more phase that had been platted. The developers have a lot of acreage, but nothing else platted at this time.

- 2017 Waterline Improvement Project
Presented by Paul Hansen

Mr. Hansen stated that this is not an action item, and that he just wanted to provide information to the Council. The waterline improvement project went out for bid and five bids were submitted. The project was broken into two schedules, one to be paid for with City funds, and one to be paid for with RDA funds because it was located in the industrial depot. The low apparent bid was by KK&L Administration LLC. The low bid was within \$13,000 of the next bid. Mr. Hansen said that the City has not had any history with KK&L, so he checked their references and found out that they are a subsidiary of Black & McDonald. KK&L has done quite a bit of work at Day Break. Mr. Hansen spoke with agents of Salt Lake City, South Jordan, and Spanish Fork, who have all had contracts with KK&L. They all indicated that they would have KK&L back without hesitation and that they were pleased with their quality of work. Mr. Hansen stated that the staff and Administration will recommend that the Council enter into a contract with KK&L for approximately \$1.3 million. The industrial depot portion of that amount will be approximately \$260,000.

Mr. Hansen stated that the City is contracting in the short term with KK&L for an emergency waterline repair at Vorwaller Drive. This work is part of the overall water project, but due to the urgency, will move ahead to make the repair now. It is a smaller project at a cost of approximately \$15,000. Mr. Hansen explained that the City will do a short form agreement for this smaller project, and then the contract (if approved by the Council) will supersede the short form agreement.

Mr. Hansen stated that the City received three bids for the roads projects. The roads project was divided into three separate work schedules to account for roadway reconstruction, road overlay, and slurry seal. The project includes work within the Depot as well as the City in general. The City received three bids, with Kilgore being the lowest responsible bidder for the reconstruction and overlay portions of the project at approximately \$1.85 million. Mr. Hansen went on to say that the Depot portion of this cost is approximately \$500,000, which will come out of the RDA budget. Staff and the Administration also will recommend that the slurry seal portion of the project be awarded to M&M Asphalt Services. Mr. Hansen said he will move forward with preparation of the contracts and bring those before the Council for consideration at the next meeting.

Chairwoman Winn asked if the Council wanted to go ahead with the next scheduled meeting on July 5th. It was decided that there would be a meeting on Friday, June 30th at 1:00 p.m. Mr. Hansen added that the meeting will need to also be an RDA meeting. *(Michelle, the mayor indicated afterwards that it will not need to be a combined RDA / City meeting for the roads project)*

4. Council Reports

Councilman Pratt had nothing to report.

Councilman McCall had nothing to report.

Councilman Pruden: The Tooele City Arts Council helped sponsor the Tooele Arts Festival which was very successful. The arts council sold a lot of art work which was generated by local citizenry. The play, The Little Mermaid, by LaForge Encore is performing now. Councilman Pruden encouraged everyone to attend. Fridays on Vine will resume this Friday, and run through the rest of the summer. There will be entertainment on Labor Day for a new event sponsored by the arts council. They are looking for a catchy name for that event. The event will begin at noon, with six bands performing.

Councilman Wardle: USU Tooele awarded Beverly White an honorary Doctorate at their graduation. This month's meeting was cancelled. They will be doing some renovations at the USU building, putting more green in their landscape. The Council of Governments meets next month. The change in form of government may be discussed at the next meeting.

Mr. Hansen stated that depending on the scope of the new landscape at USU, it may require additional water rights conveyance and impact fees, and suggested that the School meet with the City to review the potential impact as part of their design changes in advance. Mr. Baker stated that they haven't conveyed all the water impact fees to the City.

Chairwoman Winn: The North Tooele City Special Service District has two openings on their board because two members moved out of the area. Catrina Call, who lives in Sunset Estates, has submitted a letter saying that she is interested in being appointed to the board. Chairwoman Winn stated that her name had been discussed with the board, and they would like to have her

appointed to the board. Mr. Baker indicated he would prepare a resolution for her to be appointed, on June 30th.

5. Close Meeting to Discuss Litigation and Property Acquisition

Councilman McCall moved to close the meeting. Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pratt “Aye,” Councilman Pruden “Aye,” and Chairwoman Winn “Aye.”

Those in attendance during the closed session were: Glenn Caldwell, Jim Bolser, Mayor Patrick Dunlavy, Roger Baker, Paul Hansen, Michelle Pitt, Randy Sant, Attorney Ted Barnes, Councilman McCall, Councilman Wardle, Councilman Pratt, Councilman Pruden, and Chairwoman Winn.

The meeting closed at 5:19 p.m.

No minutes were taken on these items.

6. Adjourn

Councilman Pratt moved to adjourn the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall “Aye,” Councilman Wardle “Aye,” Councilman Pratt “Aye,” Councilman Pruden “Aye,” and Chairwoman Winn “Aye.”

The meeting adjourned at 6:55 p.m.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 30th day of June, 2017

Debra E. Winn, Tooele City Council Chair