

**Tooele City Council and
Tooele City Redevelopment Agency
Business Meeting Minutes**

Date: Wednesday, February 6, 2013
Time: 7:00 p.m.
Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele Utah

Council Members Present:

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

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Michelle Pitt, City Recorder
Lisa Carpenter, Deputy Recorder
Jim Bolser, Public Works and Community Development Director
Jaclynn Sagers, Communities the Care Director
Paul Hansen, City Engineer
Lt. Adrian Day
Randy Sant, RDA Consultant

Minutes prepared by Elisa Jenkins

Chairman McCall called the meeting to order at 7:00 p.m. Chairman McCall welcomed Boy Scout Troop 1173 who were working on their Citizenship in the Community Merit Badge.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Tom Poyner.

2. **Roll Call**

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

3. **Mayor's Community Youth Recognition Awards**

Presented by Mayor Patrick Dunlavy, Jacklyn Sagers, and Lt. Day

Mayor Dunlavy welcomed all that had come to support these students. He said that this award is very important to the Council and himself. The Communities that Care program helps students deal with the day to day trials. He said that it is very important for youth to be recognized for the good things that they do. The young people that they will honor tonight are very special and contribute service to the community. He introduced Jaclynn Sagers who is the Communities that Care Director.

Ms. Sagers also welcomed all those who had come to the meeting. She stated that it is nice to have government support for the Communities that Care program. She mentioned that there are three programs that the Communities that Care offers in the community which are; 1) Lions Quest in the Elementary Schools, 2) Life Skills Training in the Secondary Schools and 3) Guiding Good Choices which is a parenting program. She encouraged anyone interested in the Guiding Good Choices program to contact her. Ms. Sagers explained that the students receiving this award will receive a backpack filled with donations from various businesses in the community.

Ms. Sagers then presented the Mayor's Community Recognition to the following students:

Maddie Cragun, East Elementary
Zach Stoker, Copper Canyon Elementary School
Samantha Graham, Harris Elementary School
Devun Finlayson, Northlake Elementary School
Madison Murdock, Overlake Elementary School
Griffin Cole, Settlement Canyon Elementary School
Mackenzie Valencia, West Elementary School

Ms. Sagers said that it is her honor to recognize these students and thanked the families for their support.

Mayor Dunlavy congratulated these students again for the great things they do in their families and the community. He thanked the families for the good things they are teaching their young people.

A brief recess was taken for a picture with the Mayor and the students receiving this award.

4. **Open Forum for Public Comment**

Councilman McCall invited anyone from the public who would like to come forward and address the Council to please do so.

Shirley Beagley, 486 W 500 S addressed the Council. Ms. Beagley asked if there was a policy for the cemetery. She would like to know what can and cannot be done on the graves.

Mayor Dunlavy told Ms. Beagley to get in touch with Kathy Bell, the Parks and Recreation Director, and she could help her.

Tom Poyner addressed the Council. He thanked the City Council and the City Charter for keeping the City Council meetings in the evenings when the public can attend.

Chairman McCall closed the open forum at 7:27 p.m.

5. **Girl Scouts USA Presentation to City Council**

Presented by Cheri Gunderson, Tooele Service Unit Directors

Cheri Gunderson, the Tooele Unit Director for the Girl Scouts stated that the Girl Scouts that have come to the meeting are here from all over Tooele County. The Girl Scouts gave their 2012 service report to the Council. They reported that there are 14 troops in Tooele with 175 Girl Scouts. They stated that for their 100 year celebration the Scouts kept track of community service throughout the County. The Girl Scouts Troops took place in over 35 service projects in the year 2012. One of the service projects they did was a rain garden at the Rocky Mountain Care Center.

Mr. Gunderson said that the Tooele County Girl Scouts are making a difference in the world around them and reported that they have donated 2,385 hours of service in 2012. She thanked the Council for letting them give their report.

Mayor Dunlavy thanked the Girl Scouts and their leaders for the help they give the youth in the community.

Councilman Wardle noted that is a great amount of service that they have donated to the community.

A brief recess was taken for a picture with the Mayor and the Girl Scouts.

6. **Dorryl Acres a Two Lot 0.614 Acre Subdivision Located at 527 North 100 East and 526 & 528 North Garden Street**

Presented by Jim Bolser

Mr. Bolser stated that this a request for a subdivision of an existing piece of property; the lot is between 100 East and Garden Street. This is an existing lot that currently has two homes, there is a single family home facing 100 East and a duplex facing Garden Street. At the time the homes were built it was legal to put two homes on one piece of property but is not anymore. The estate that controls this property is asking that this lot be subdivided into two lots so when the homes come up for sale it can be done legally and without encumbrance. The Planning Commission has forwarded a positive recommendation.

Councilman Pruden moved to approve Dorryl Acres a Two Lot 0.614 Acre Subdivision Located at 527 North 100 East and 526 & 528 North Garden Street. Councilman Pratt seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Pratt, “Aye”, Councilman Wardle, “Aye”, Councilwoman Winn, “Aye”, and Chairman McCall, “Aye”.

7. **Resolution 2013-02 A Resolution of the Tooele City Council Concurring with the Administrative Establishment of the Tooele City Snow Removal Policies and Procedures**

Presented by Jim Bolser

Mr. Bolser said that he is pleased to present this resolution. He stated that the snow plow drivers have been busy this winter and are doing a fantastic job. He said that there has never been anything written for Tooele City on snow removal and which streets are a priority and how the storms are addressed. This resolution puts it all in writing and allows the Council to provide input and to concur with establishing the policy. He said that the policy will be posted on the website which will make it available to the public. The resolution outlines what the responsibilities are for the City and what the responsibilities are for the general public in removing snow on public and private property. One of the reasons for creating this policy is to help the snow plow drivers have a clear direction on what they do, and categorizing storms as to how long they last or how much accumulation they get. The main artery roads receive a higher priority and there are 4 different categories. They have established criteria for each category in the resolution. They have tried to come up with a simple policy that can help the snow plow drivers and street crew do their job as efficiently as possible.

Councilman Pruden thanked the staff for their work on this policy.

Councilman Pratt would like to see 400 W between 200 S and 400 S which is adjacent to West Elementary School moved up on the priority status. He feels like it is the main road into the school.

Mr. Bolser said that they could move that road up to a higher priority.

Councilman Wardle moved to approve Resolution 2013-02, with the understanding that there could be changes as they move forward with this policy. Councilman Pratt seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Pratt, “Aye”, Councilman Wardle, “Aye”, Councilwoman Winn, “Aye”, and Chairman McCall, “Aye”.

Geri Thomas from the audience asked who is supposed to clear the snow from the fire hydrants?

Councilman Wardle said that it is the property owner’s obligations to clear fire hydrants.

Ms. Thomas asked what happens if the property owners do not clear the snow.

He asked Mr. Bolser if there is a civil penalty if residents do not clear the snow away from the fire hydrants in front of their homes?

Mr. Bolser said there can be, they do not want to go to that extent. If there is a problem the City will remind the property owner of their obligation.

Councilwoman Winn suggested asking neighbors to help keep the fire hydrants clear.

Mayor Dunlavy said that the neighbors should help out because that hydrant would put out fires for the neighborhood.

8. **Resolution 2013-06 A Resolution of the Tooele City Council Approving a Contract with Zim Industries, Inc., for Drilling of the Rodeo Grounds and Kennecott “B” Wells**

Presented by Paul Hansen

Mr. Hansen said that this contract is partial fulfillment of the City’s master water plan; they are always looking for ways to better supply water for current and future needs. He stated that these two wells are part of that master plan and will be paid for using collected impact fees. He said that this job was put out for bid, they put it out over the western United States because of the size of the project. Zim Industries came in as the apparent low bid, which was close to the City’s cost estimate for the construction of the wells. The contract amount for the drilling of both wells is \$1,515,800. There were two other bidders that submitted bids, but they were much higher. Staff recommends that the Council award the contract to Zim Industries and allocate an additional 5% contingency which may be used at the direction of the Mayor for unanticipated conditions which may arise during completion of the well drilling. Mr. Hansen also indicated that although they are seeking authorization for the drilling of both wells, it is the Administrations intent to give them Notice to Proceed on one well only, and then based upon positive performance; issue the Notice for the second well. The City will begin with drilling of the Rodeo Grounds Well first.

Ms. Beagley asked where these wells will be located.

Mr. Hansen said that one will be at 600 N and 200 W and the other one is east of Droubay Road. They will be on property owned by the City.

Councilman Pruden moved to approve Resolution 2013-06. Councilwoman Winn seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Pratt, “Aye”, Councilman Wardle, “Aye”, Councilwoman Winn, “Aye”, and Chairman McCall, “Aye”.

9. **Resolution 2013-05 & RDA Resolution 2013-02 A Joint Resolution of the Tooele City Council (The “Council”) and the board of Redevelopment Agency of Tooele City, Utah (The “Board”) Recognizing Satisfaction of Obligations of Depot Associates, L.L.C. (“Depot”) Under the Amended and Restated Master Development Agreement Dated as of January 18, 1999.**

Presented by Randy Sant

Mr. Sant said that the Utah Industrial Depot (UID) has been sold to a new owner. One of the obligations of closing the facility was that this joint resolution be passed stating that some of the terms and conditions of the agreement with UID have been met. This resolution will tell the new owner that they have no financial obligation to the RDA or the City. There is a payment of \$625,000 due to the RDA and when they get it they will be able to do more improvements at UID.

Councilman Pruden thanked Mr. Sant for his work on this resolution.

Mr. Sant thanked Mr. Baker for getting this resolution done and getting this agreement taken care of in the time frame needed.

Councilman Wardle moved to approve Resolution 2013-05 and RDA Resolution 2013-02. Councilman Pratt seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Pratt, “Aye”, Councilman Wardle, “Aye”, Councilwoman Winn, “Aye”, and Chairman McCall, “Aye”.

10. **Minutes: January 16, 2013; Business Meeting and Work Session Meeting**

Councilwoman Winn moved to approve the minutes as presented for the meetings held January 16, 2013. Councilman Pruden seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Pratt, “Aye”, Councilman Wardle, “Aye”, Councilwoman Winn, “Aye”, and Chairman McCall, “Aye”.

11. **Invoices**

Presented by Michelle Pitt

- Broken Arrow Construction to create an open purchase order for purchase of road salt in the amount of \$25,000. (As they get invoices in they will draw from this purchase order.)

Councilman Wardle moved to approve the invoice as presented by Ms. Pitt. Councilman Pruden seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Pratt, “Aye”, Councilman Wardle, “Aye”, Councilwoman Winn, “Aye”, and Chairman McCall, “Aye”.

12. **Adjourn**

Councilman Pruden moved to adjourn the meeting. Councilman Pratt seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Pratt, “Aye”, Councilman Wardle, “Aye”, Councilwoman Winn, “Aye”, and Chairman McCall, “Aye”. The meeting adjourned at 7:59 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 20th day of February 2013

Dave McCall, Chair Tooele City Council