

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

Date: Wednesday, February 20, 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
Chief Ron Kirby, Chief of Police
Randy Sant, RDA Consultant
Rachelle Custer, City Planner
Lt. Paul Wimmer
Kami Perkins, Human Resource Director
Kathy Bell, Parks and Recreation Director
Paul Hansen, City Engineer

Minutes prepared by Elisa Jenkins

Chairman McCall called the meeting to order at 7:00 p.m. He welcomed Boy Scout Troop 1302 who were working on their Citizenship in the Community Merit Badge.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Jacee Shepard.

2. **Roll Call**

Scott Wardle, Present
Dave McCall, Present
Brad Pratt, Present

Steve Pruden, Present
Debbie Winn, Present

3. **Mayor's State of the City Address**

Presented by Mayor Patrick Dunlavy

Mayor Dunlavy presented his State of the City Address. A copy of his speech is included with the minutes as Exhibit A.

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

Presented by Mayor Patrick Dunlavy, Jacklyn Sagers, and Chief Ron Kirby

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 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:

Jaci Garza, Clarke Johnsen Junior High School
Stacey Anne Medley, Tooele High School
Karlee Manzione, Stansbury High School
Zachary Nelson, Clarke Johnsen Junior High School
Kira Mower, Tooele Junior High School
Vienna Aagard, Tooele Junior High School
Chad Nieberger, Tooele High 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.

5. **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. No one came forward.

Chairman McCall closed the open forum at 7:34 p.m.

6. **Resolution 2013-07 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Ray Smart A Member of the Tooele City Planning Commission**

Presented by Mayor Patrick Dunlavy

Mayor Dunlavy stated that Doug Redmond has resigned as a member of the Planning Commission. He submitted the name of Ray Smart for the Mayor's appointment to the Planning Commission.

Mr. Baker stated that he has given the Council an amended resolution that has Tom Poyner filling the vacancy of Doug Redmond and Ray Smart filling the vacancy of Sheldon Birch on the Tooele City Planning Commission. (Sheldon Birch has also resigned as a member of the Planning Commission).

Councilman Wardle indicated that both of these men will do a great job.

Councilman Wardle moved to approve Resolution 2013-07. 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".

7. **Resolution 2013-08 A Resolution of the Tooele City Council Approving an Amendment to the Settlement Agreement and General Release of All Claims to Allow an Extension of the Cove at Overlake Site Plan**

Presented by Roger Baker

Mr. Baker stated that this is a development in the Overlake subdivision. It is a little over 7 acres and will be an apartment project with 132 units. Because of some financing issues the developer has asked for an eight month extension to the existing settlement agreement. The agreement built into itself a one year extension which was taken advantage of but did not allow further extensions of the project. In order to contemplate this eight month request an amendment to the settlement agreement needs to be made by the Council. The City wants to make sure that the agreement benefits the developer and has corresponding benefits to the City. The amendment contemplates very specific deadlines for the submission of building plans, building permit applications, the commencement of construction and the completion of construction. In order to

enjoy the benefits of this agreement construction must begin this fall and be completed by the end of 2017. There will be 132 units and eight buildings in a four year maximum time frame. The City and the developer feel comfortable with the schedule. The developer was in the audience for questions of the Council.

Councilman Pratt moved to approve Resolution 2013-08. 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”.

8. **Minutes: February 6, 2013; Business Meeting and Work Session Meeting**

Councilman Pruden moved to approve the minutes as presented for the meetings held February 6, 2013. 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. **Invoices**

Presented by Michelle Pitt

- Holland & Hart for January legal fees for the Tooele Associates case in the amount of \$53,039.00.

Councilman Pruden moved to approve the invoice as presented by Ms. Pitt. 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. **Adjourn**

Councilwoman Winn 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 7:42 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 6th day of March 2013

Dave McCall, Chair Tooele City Council

EXHIBIT A

2013 Mayor's State of the City Address
Presented by: Mayor Patrick Dunlavy

Chairman McCall, members of the City Council, Department Heads, Tooele City Administration and staff and Citizens of the "Greatest City in Utah", I stand proudly before you tonight to report on the state of this wonderful City.

Last year at this time I talked about significant projects that were planned. Those included the expansion of the Wastewater Reclamation Facility, the Southeast bench waterline project, 2 new water wells, upgrading the roads in the Tooele City Cemetery, the Tooele Applied Technology College building, as well as completion of the new Skyline Park Nature Park. As you can see there was a lot going on last year, and I'm very pleased to report on these projects.

First, the Wastewater Reclamation Facility has been completed. With the facility in place, we now have a state of the art process. With the addition to the Wastewater Plant, we now produce certified water for reuse purposes and the plant also now produces a product from the solids process that is certified to meet the State standards for use as a fertilizer, saving the city thousands of dollars.

The Southeast bench waterline project is complete. For the first time we now have the capability to move water from our wells and reservoirs, especially to the bench areas on the East and Southeast sections of the City.

The planning and permitting for 2 new culinary water wells is complete. Bids have been received and the contract for the drilling of the first well has been signed. Drilling will begin in early spring. As the first well is completed, we will start drilling the 2nd well. These two new wells will add an additional estimated 2,000 to 3,000 gallons of water per minute to our water source.

The first phase of the Cemetery road improvement project is complete. Additional improvements will be added this coming year.

The beautiful Tooele Applied Technology building will open in a few weeks. This was a significant investment by our Tooele City Redevelopment Agency. Our vision and hard work made this possible. Our partnership with the Applied Technology College will bring wonderful training and educational opportunities never before available to our citizens. It is built on a foundation of unprecedented cooperation, not only with the Tooele Applied Technology College, but Utah State University. Our City has become a shining example to others around the State. Our commitment to the educational corridor that we've created will continue as we move our beautiful city forward. Much thanks to the City Council, the State Applied Technology Board, President Scott Snelson of the Tooele Applied Technology College and especially Mr. Randy Sant, our Redevelopment Agency Consultant for making history in making this project happen.

The new beautiful Skyline Nature Park is complete. What a remarkable and beautiful addition to our City.

As you can see, these projects have been completed. We are a City that plans, identifies financing, and completes projects. Each of these projects adds significant additional pieces for the future. We refuse to stand still and be complacent, while at the same time not getting ahead of ourselves or our finances. You as residents deserve and receive honest, experienced, leadership.

Important projects still need to be done. New police and fire facilities are at the top of the list. When the finances for these 2 facilities come together, we will complete them as well. We'll continue to upgrade our current existing infrastructure, plan additional park improvements, make upgrades to the Golf Course and continue to support the best Library ever. We are very fortunate to have exceptional police officers and firefighters—support for them will continue to be a priority.

I believe it is very important for each of you to know your City is financially sound. My philosophy is now, and will always be, to carefully protect how and when we spend your tax dollars. I pledge to each of you, I will continue to plan projects and complete projects within the available funding. I am not asking for additional money, each of you should not be required to pay additional taxes. I take very seriously that I was elected to manage the City; I'll do it with the funding that is available. The recession continues to play a significant role in decisions that concern finances. Recovery is still slowly moving forward, but we are not standing still.

The future holds exciting wonderful opportunities to make our beautiful city a better, more vibrant, safe place to raise our families and find jobs. We will continue our successful efforts to create new employment opportunities, and continue to recruit new businesses. As part of that effort, we are working extremely hard to secure a new retail center. We have been working with a retail developer to accomplish this very important and exciting project. I know there are a lot of questions concerning this project: Who's coming? When will it be open? What will it look like? I promise you, when everything comes together, we'll answer all those questions.

I am very grateful to my staff. They are wonderful people who are dedicated to their work. Their knowledge and experience is second to none. I trust them and rely on them to make sure we accomplish the responsibilities of managing this special City. I'm so very proud of the expertise, knowledge and dedication of the finest police officers and firefighters who serve our community – there are none better anywhere. I thank the employees of Tooele City. I thank them for the sacrifices they make and the great job they do. To the members of the City Council, I sincerely express my gratitude. They are honest caring people, with character, knowledge and experience, who truly are invested in the City and committed to their responsibilities. I am fortunate, as I say often, to be their partner in leading our great city.

It is truly a privilege and honor to serve you as your Mayor. I believe we've accomplished exceptional things for our City. I'm extremely happy as I look to the future. I'm also very grateful you've allowed me this wonderful opportunity to serve. I have a tremendous love for this city, a passion for the work and a commitment to make it better every day. I'm committed also to further the working relationships with the County Commissioners and Grantsville City Mayor Marshall – working together we can accomplish much.

I love my family—my wife Pam, my daughters Lisa and Kenzie, my sons Patrick and Kasey and their beautiful families. They are my personal foundation. Their support and encouragement strengthens my resolve so much. I am so very proud of who they are and what they've become. I'm very grateful to each of you for your support and input. This is your city. I'm proud to live and work here. Tooele City is no longer an afterthought of the Wasatch Front cities. We are a proud, strong voice and an example for other cities to follow. The work is challenging, but the challenges are being met. Decisions that we make are decisions that better our city, strengthen us financially, and move us forward. Thank you so much for the honor of being your Mayor.