

**Tooele City Council and
Tooele City Redevelopment Agency
Work Session Meeting Minutes**

Date: Wednesday, September 18, 2013
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St. Tooele, UT

City Council Members Present:

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

City Employees Present:

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

Minutes taken by Michelle Pitt

1. **Open Meeting**

Chairman McCall called the meeting to order at 5:03 p.m.

2. **Roll Call**

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

3. **Discussion:**

- **Preliminary Subdivision Plat Approval for Canyon Village, Phase 3. A 16 Lot Single Family Subdivision to be Located at Approximately 16 North Broadway Avenue Directly West of Copper Canyon Elementary Western Acres LLC**

Presented by Jim Bolser

This subdivision plat is a preliminary plat only and will come back before the City Council for final plat approval. The backs of the property carry over into the city's adopted flood zone. They will be performing mitigation efforts to have that area removed from the flood zone. These are 7,000 square foot lots, which meet the requirement for single family design guidelines although the zoning designation allows for a more dense development which the developer has opted against.

- Final Subdivision Plat Approval for Sunset Estates Phase 5B. An 18 Lot Single Family Residential Subdivision to be located at Approximately 2100 North 220 West by Hallmark Homes

Presented by Jim Bolser

Jim stated that this is a subdivision west of Overlake Elementary. This is an extension of their existing development; the next phase.

- Final Subdivision Plat Approval for Building 619 Minor Subdivision Located at 1775 West F Avenue in the Ninigret Industrial Depot by the Ninigret Group

Presented by Jim Bolser

There is a desire to sell Building 619 so the depot is subdividing off this lot in order to facilitate the sell.

- Resolution 2013-30 A Resolution of the Tooele City Council Approving and Ratifying Contract Change Order No. 2 with ZIM Industries, Inc., for Drilling of the Rodeo Grounds and Kennecot B Wells

Presented by Paul Hansen

Paul described the process of drilling a well. They are unable to sustain the water column due to high losses within the aquifer. There is substantial risk that the open earth well column will collapse, trapping tools. Paul discussed possible options. The City is recommending proceeding with this driller, with approximately \$360,000 in a change order. It is the most cost effective way to proceed. ZIM can't go over the amount of this change order. It's important to keep going because Paul feels like this will be a good producer of water. The funding will come out of water impact fees.

- Legislative Items

Presented by Randy Sant

Randy asked that the council decide what issues are important to them. The council and city need to get a list prepared. Randy stated that it worked well when the city met weekly or bi-weekly with the legislature. Randy will talk with Doug Sagers to see whether he suggests

weekly or bi-weekly meetings. The best time to meet with the legislators is 7 a.m. Randy suggested that the county look at one caucus meeting instead of 2 caucus meetings this year. Randy's recommendation is that Tooele City coordinate the meetings, then invite Grantsville City and the commissioners from the county to those meetings.

Randy has been to the last two meetings on the new prison. The committee is very divided on what should be done. They are meeting again on the 30th and hope to have an RFP by then. There has been no discussion of where the prison will be located. The prison should be on the city's agenda because of the possibility of it being located in the county. Randy suggested the council look at special assessment areas because they are economic development tools. He also suggested they think about a priority list of road projects to talk about before the caucus meetings, the city's position on the Midvalley Highway, transportation funding, changing 1000 North from 3 to 5 lanes, and UDOT's work on Main Street. Randy reminded the council that in order to get money, the money needs to be tied to a state purpose.

Randy has been working with Commissioner Milne to set up an economic strategic planning meeting for November 1st, from 8:30 to 4:00. They are asking Todd Brightwell to be a moderator and asking all those interested to come.

4. Council Reports

Councilman Pratt received notification that COG is meeting tomorrow night. The Mayor stated that he did not receive notification. Councilman Pratt had no other meetings.

Councilman Wardle stated that he attended the strategic planning meeting for the arts council. It was a good meeting where planning for the next year was discussed. New board members are taking on new duties. USU has not met since the last city council meeting.

Councilwoman Winn stated that she has not had any meetings. Tomorrow night is Communities That Care and the North Tooele Special Service District. Councilwoman Winn appreciates being co-advisor on the planning commission with Brad Pratt. She feels it has been beneficial.

Councilman Pruden attended the Utah League of Cities and Towns convention and discussed some of the classes that he attended. Roger and Councilman Pratt also attended. Councilman Pruden stated that the parks are coming into safety compliance.

Chairman McCall met with the library board last Thursday. They are doing well, but have an opening on the board. Chairman McCall asked if anyone knew of someone that would be interested in serving on this board, to let Jami Carter know.

5. **Motion to Close Meeting to Discuss:**

- Property Disposition
- Pending Litigation

Councilman Wardle moved to close the meeting and discuss property disposition and pending litigation. Councilwoman Winn seconded the motion. The vote was as follows: Councilman Pruden, "Aye", Councilman Wardle, "Aye", Councilman Pratt, "Aye", Councilwoman Winn, "Aye" and Chairman McCall, "Aye". The Meeting closed at 6:04 pm.

Those in attendance during the closed session were: Paul Hansen, Glen Caldwell, Roger Baker, Jim Bolser, Mayor Patrick Dunlavy, Randy Sant, Michelle Pitt, Council Chair McCall, Councilman Wardle, Councilman Pruden, Councilwoman Winn, and Councilman Pratt.

No minutes were taken on these items.

6. **Reopen Meeting and Adjourn**

Councilman Pruden moved to reopen the meeting. Councilwoman Winn seconded the motion. The meeting reopened at 6:54 p.m.

Councilman Pratt moved to adjourn the meeting. Councilman Pruden seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Wardle, “Aye”, Councilman Pratt, “Aye”, Councilwoman Winn, “Aye” and Chairman McCall, “Aye.” The meeting adjourned at 6:54 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 ____ day of October, 2013

Dave McCall, Tooele City Council Chair