

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

Date: Wednesday, November 17, 2010  
Time: 7:30 p.m.  
Place: Tooele City Hall Council Chambers  
90 North Main Street, Tooele Utah

**City Council Members Present:**

Scott Wardle, Chair  
Steve Pruden  
Dave McCall  
Shawn Milne

**City Council Member Excused:**

Mike Johnson

**City Employees Present:**

Mayor Patrick Dunlavy  
Glen Caldwell, Finance Director  
Roger Baker, City Attorney  
Paul Hansen, City Engineer  
Sharon Dawson, City Recorder  
Lisa Carpenter, Deputy Recorder  
Rachelle Custer, City Planner  
Chief Ron Kirby, Chief of Police  
Cary Campbell, Public Works Director  
Jaclynn Sagers, Communities that Care Director  
Randy Sant, RDA Consultant

**Others Present:**

Debbie Winn, Chamber of Commerce  
Tim Gillie, Tooele Transcript

Minutes prepared by Elisa Jenkins

Chairman Wardle called the meeting to order at 7:30 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Councilman McCall.

**2. Mayor's Community Recognition Awards**

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

Mayor Dunlavy thanked all those who came to support the special young people who will be receiving this award. He appreciates the opportunity to recognize these students. He thanked the families for the role they play in their students' lives.

Jaclynn Sagers then presented the Mayor's Community Recognition Awards to the following students:

Sarah Anderson, Tooele High School  
Katelyn Dixon, Stansbury High School  
Jared Bertrand, Tooele High School  
Zoie Shellenberger, Tooele Junior High School  
Zachary Gladden, Tooele Junior High School  
Bronson Foster, Stansbury High School

Ms. Sagers informed the parents that there is a brochure in the bags that the students received explaining the Guiding Good Choices program and invited anyone interested to please call her. She thanked all those who came.

Mayor Dunlavy congratulated the recipients of this award. He thanked the families again for the support they give these students. The Communities that Care program is in the schools helping students with every day situations that they come in contact with. He said that he is very proud of these students.

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

### **3. Open Forum for Public Comment**

Chairman Wardle invited anyone from the public who would like to come forward and address the Council to do so. No one came forward.

Chairman Wardle closed the open forum at 7:49 p.m.

### **4. PUBLIC HEARING and MOTION on Community Development Block Grant (CDBG) Application Sponsorship**

Presented by Randy Sant

Mr. Sant stated that the 1<sup>st</sup> public hearing for the CDBG Application Sponsorship was held on October 20, 2010. This is the second public hearing for the CDBG program. Mr. Sant stated that this hearing was called to allow all citizens to provide input concerning the project that was awarded under the 2011 Community Development Block Grant program. Tooele City has amended its capital investment plan and decided to apply for funds on behalf of the Broadway Hotel Project, which is a low income housing project. Mr. Sant explained that the application was successful in the regional rating and ranking process and the Broadway Hotel Project is asking for a CDBG grant in the amount of

\$250,000. Mr. Sant explained the project to those in attendance. He also recommended that the project is not yet funded but the application must be in by December 1, 2010. He recommended that they apply for the application but not execute a contract with the State of Utah if they are successful in obtaining funding until such time the project is funded. They would put a deadline as of June 1, 2011. Mr. Sant then asked for any comments, questions and concerns from the Council.

Chairman Wardle asked Mr. Sant to explain to the audience where this money comes from.

Mr. Sant explained that these are federal funds. He stated that last year Davis County was part of the Wasatch Front Regional Council but this year they are not. It is only for cities that are 50,000 people or less which include Tooele County, Ogden County, Morgan County, and Weber County. If your city is under 50,000 people the state of Utah gets an entitlement and then the state disperses the money to the different counties. Each county sets up criteria systems for the projects that come in. He anticipates the entitlement for the funds for applying to be \$1.3 million. Last year Tooele submitted two applications and were successful for both.

Councilman Wardle asked if there were any comments, questions or concerns from the audience. There were no comments from the audience.

**Councilman Pruden moved to close the 2<sup>nd</sup> CDBG public hearing and move forward with the CDBG Application for the Broadway Hotel Project.** Councilman McCall seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Milne, “Aye”, Councilman McCall “Aye”, and Chairman Wardle, “Aye”. The public hearing closed at 7:53 p.m.

5. **PUBLIC HEARING Regarding the Issuance and Sale of not more than \$5,000,000 Aggregate Principal Amount of Sewer Revenue Bonds, Series 2010, of Tooele City, Utah; and the Potential Economic Impact and the Potential Economic Impact that the Project will have on the Private Sector**

Presented by Randy Sant

Mr. Sant explained that the Council approved a parameter resolution at the October 20, 2010 City Council meeting where they would be issuing \$5,000,000 in bonds to do a phase of the wastewater treatment plant which would handle the bio-solids. They were successful in getting a loan from the Community Impact Board. The term of the loan is 4.5%. They want to take advantage of the Build America Funds and reduce the interest rate to 2.8% which would save the city about \$700,000 in interest costs. This is a public hearing on the issuance of the bond. The Council is not required to take action only to hold a public hearing to see if there will be any impact on the private sector. There is no impact on the private sector with this project because the private sector does not provide the sewer treatment. The law requires a public hearing for anyone from the private sector

that has a concern to come forward. Mr. Sant stated that after the public hearing is held a formal resolution will come back to the Council authorizing the sale of the bonds. He is anticipating to present the resolution at the December 1, 2010 City Council meeting. Then they will go to the market and sale the bonds and probably close on the bonds between December 8 and 14<sup>th</sup>, depending when the final documents are ready. The funds will stay in an escrow account until they have completed the terms and conditions of designing, and bidding the project. When they are ready to award the project the funds will be released from escrow.

Chairman Wardle stated that this is a public hearing to discuss the sewer bonds if anyone would like to come forward and address this issue. No one came forward.

**Councilman Pruden moved to close the public hearing.** Councilman Milne seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Milne, “Aye”, Councilman McCall “Aye”, and Chairman Wardle, “Aye”. The public hearing closed at 7:57 p.m.

Chairman Wardle thanked the administration for the work they have done on this project.

6. **Minutes: October 27, 2010: Work Session Minutes and November 3, 2010: Closed Meeting Minutes and Business Meeting Minutes**

Chairman Wardle abstained from voting on the November 3, 2010 business meeting minutes because he was not present.

**Councilman Milne moved to approve the minutes as presented.** Councilman Pruden seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Milne, “Aye”, Councilman McCall “Aye”, and Chairman Wardle, “Aye”.

7. **Invoices**

Presented by Sharon Dawson

Ms. Dawson presented the following invoices for payment:

- Clyde Snow Session & Swenson for professional services through October 31, 2010 in the amount of \$13,708.43.
- Home Savings Bank for interest payment of Central School Loan in the amount of \$28,125.00.

**Councilman Pruden moved to approve the invoices as presented by Ms. Dawson.** Councilman McCall seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Milne, “Aye”, Councilman McCall “Aye”, and Chairman Wardle, “Aye”.

8. **Adjourn**

**Councilman Milne moved to adjourn the meeting to an RDA meeting.** Councilman Pruden seconded the motion. The vote was as follows: Councilman Pruden, “Aye”, Councilman Milne, “Aye”, Councilman McCall “Aye”, and Chairman Wardle, “Aye”. The meeting adjourned at 8:00 p.m.

Approved this 1<sup>st</sup> day of December 2010

---

Chairman Scott Wardle

### **TOOELE CITY REDEVELOPMENT AGENCY MEETING**

The RDA meeting was conducted by Councilman Milne who is the Vice-Chairman of the RDA Board.

**9. Redevelopment Agency Board to Consider Approval of Façade Grant for Elks Lodge in Downtown Area**

Presented by Aimee Stewart with the Downtown Alliance

Ms. Stewart stated that the downtown alliance likes the idea of any improvements in the downtown area. She said that they had some concerns with the Elks Lodge application for a façade grant. She indicated that it did not meet the requirements of the façade grant application, it asks in several of the bids for maintenance to the side and the back of the building instead of the front. She stated that on the façade grant application guidelines it specifies the grant to be for the main façade which is the outside front of the building. The recommended to decline the application because they felt it was not specific enough and did not meet the requirements of the façade grant application.

Councilman Wardle asked Mr. Sant how he felt about the application.

Mr. Sant said that the façade grant guidelines state that all exterior walls of the building are eligible but priority is given to the street facing façade. He said that this building is unique because it doesn't face the Main Street. Mr. Sant indicated that if the application was not specific enough and the downtown alliance needs more information he would recommend talking with the Elks Lodge and have them respond specifically to their concerns. He also agrees that anything that can be done to clean up buildings is a good thing. He noted that the low bid was for around \$2,600 and the grant would be for half of that, which there is funding for. He would like the Elks lodge to respond before a formal vote is taken on the application.

Ms. Stewart stated that she does not see in the grant application where it states that the application can be the other sides of the building. It states that it is for the front façade.

Councilman Pruden asked if there is a conflict between the by-laws and the application.

Mr. Sant stated that they give the applicant the guidelines for the façade grant. The application may be somewhat different. The application is for specifically what will be done to the building whereas the guidelines say what is eligible to be reimbursed for. He has not had a chance to go through the application yet. He would like to look at the application and find out where the conflicts are and have the Elks lodge clarify what they are looking at and then he can get back to the RDA Board.

Councilman Pruden indicated that the RDA sunsets in two years and the Elks lodge is the only application they have had this year. He realizes that this building is not traditional for façade clean up but because the amount is relatively small he would like them to make the clarifications needed and move forward with the grant. He feels anything that adds to the downtown area is helpful.

Councilman Wardle indicated that some back sides of the buildings in the downtown area are important. Maybe the guidelines need to be looked at to address the other sides of buildings.

Mr. Baker said that the application and the guidelines can be harmonized by looking at the dictionary definition of façade. Two common definitions are the front of the building or a different side of the building that faces the street. They are both right.

Mayor Dunlavy stated that they gave a grant to Homebodies who cleaned up the Main Street side of their building and the Vine Street side frontage. He said they also helped Sostanza with the front and back of their building.

**Councilman Wardle moved to table the Elks Lodge façade grant application until Mr. Sant, the Downtown Alliance and the Elks Lodge have the opportunity to convene and discuss the application.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Wardle, “Aye”, Councilman Pruden, “Aye”, and Vice-Chairman Milne, “Aye”.

## **10. Economic Update**

Presented by Randy Sant

Mr. Sant updated the board on Project Balloon. He indicated that they were looking at locating at UID. He said that this company is in process of being purchased by another company. Because of that proceeding they have gone to court and the court will make a ruling in January. The company asked if the RDA could extend their offers until the court makes their ruling. If everything goes through they are ready to move forward. If things do not go as planned they might need some additional time. Mr. Sant felt like the board would be supportive. The board indicated that they would be supportive to the project.

Mr. Sant stated that he has spoken with the board before about Roger Peterson and the Utah Fabrication project. This project has gotten bigger than anticipated. It involves some additional land purchases in the UID area. He said that this could be a \$35 million dollar project.

Councilman Wardle asked if he wants to stay in UID.

Mr. Sant stated that he does want to stay in UID. There are 1.9 million rail cars in the United States and every one has to be inspected and repaired every 2 years and he is trying to capture part of that business. This could have some significant job growth. He wanted the board to know that this project is still moving forward.

Mr. Sant wanted to update the Board on a project they have been working on. They were approached by an individual at the UID who wants to do a major expansion of his business but he does not want to remain at UID. He will be doing a major part of his business outside the United States. He will be hiring 80-120 machinists. This business ties into the applied technology center. He showed the board a rendering of the building he wants to do. He is going to start the planning process.

Mr. Sant stated that he will have a strategic plan draft to the board hopefully at the December 1, 2010 meeting. They are ready to move forward with the Commercial Park creation CDA. He missed the notice to have it in the paper so it might need to be moved to the December 15, 2010 meeting.

**Councilman Pruden moved to adjourn the RDA meeting.** Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Wardle, “Aye”, Councilman Pruden, “Aye”, and Vice-Chairman Milne, “Aye”. The RDA meeting adjourned at 8:20 p.m.

Approved this 1<sup>st</sup> day of December 2010

---

RDA Vice-Chairman Shawn Milne