

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, September 1, 2010
Time: 6:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

City Council Members Present:

Scott Wardle, Chair
Mike Johnson
Steve Pruden
Dave McCall
Shawn Milne

City Employees Present:

Mayor Patrick Dunlavy
Roger Baker, City Attorney
Paul Hansen, City Engineer
Sharon Dawson, City Recorder
Lisa Carpenter, Deputy Recorder
Rachelle Custer, City Planner

Minutes prepared by Elisa Jenkins

Chairman Wardle called the meeting to order at 6:05 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Rachelle Custer.

2. 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 6:06 p.m.

3. MOTION on Final Plat Approval for Sunset Estates Phases 5a, a 6 lot 1.17 Acre Subdivision located at approximately 220 West 2000 North

Presented by Rachelle Custer

Ms. Custer explained that the developer with Sunset Estates has requested that Phase 5 which was previously approved in 2009, be split into two phases 5a and 5b. They want to proceed with 5a, which will help complete all the public improvements for the church

including a street lights. The zoning is R 1-8 with a minimum lot size of 8,000 sq ft. Staff recommends approval of the final plat. Planning Commission made a favorable recommendation with the condition that they join the North Tooele Special Service District, which the developer has expressed his intent to do so.

Councilman Johnson asked if they are doing this to help save money so they do not have to complete the other public improvements at this time?

Ms. Custer said “yes”.

Mr. Baker said that Sunset Estates has a pre-existing obligation to put in the street lights. The developer asked the City if they could present a small plat so they could begin selling lots and use the income to compensate for the expenditures. The City did not see a problem with that.

Councilman Johnson suggested that the Council place a condition that Sunset Estates join the North Tooele Special Service District before building permits are issued.

Ms. Custer noted that they have 90 days to record the plat after approval. The condition that Councilman Johnson suggested could be placed upon approval of the plat. The developer has not yet requested annexation into the North Tooele Special Service District.

Mr. Baker agreed that would be a good condition to place upon approval.

Councilman Johnson moved to approve the final plat for Sunset Estates Phase 5a a 6 lot 1.17 acre subdivision located at approximately 220 West 2000 North with the following conditions: 1) Sunset Estates 5a be annexed into the North Tooele Special Service District and 2) No building permits be issued by the City until Sunset Estates phase 5a is annexed into the North Tooele Special Service District.

Councilman Milne seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Johnson, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”.

4. Resolution 2010-42 A Resolution of the Tooele City Council Authorizing the Mayor to Sign a Contract with Western Excavating for the 2010 Tooele City Commercial Park Cleanup Project

Presented by Paul Hansen

Mr. Hansen noted that the resolution reads that Tooele City owns approximately 208 acres of undeveloped land located adjacent to, and south of, the Tooele City Commercial Park. The Resolution should say that the RDA owns the property. The City sold the property to the RDA. It is his understanding that a condition of the sale was that the City would clean up the property. This contract was put out for public bid to have approximately 45,000 cubic yards of excess excavated soil, asphalt, concrete, wood and

other debris which has been dumped on the property over a period of many years cleaned up. There were five bidders. The lowest responsive bidder was to Western Excavating in the amount of \$278,000. He indicated that he and the Mayor spoke to Steve Hamilton of Western Excavating and he indicated to the City that he is confident that he can do the work for the bid price. Mr. Hansen indicated that the resolution also asks for an additional \$22,000 contingency to be used at the discretion of the Mayor for additional cleanup which may be discovered during the course of the work

Councilman Johnson verified that one of the conditions of the sale to the RDA was that the City would clean up the property?

The Mayor indicated “yes”.

Councilman Milne moved to approve Resolution 2010-42. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Johnson, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”.

Mr. Hansen asked the council if he could comment on the road projects that are going on. Mr. Hansen indicated that there has been some chip sealing on many of the roads in the City. He firmly believes that it is the best money spent for road repair. He understands that there have been some concerns from citizens. The City has been able to complete the roads for 20 cents a square foot by catching the roads at the right time. If the City had not done these repairs at this time the next repair would have cost over a \$1 a square foot. They try to plan the road projects to minimize impact to other people but there is a short period of inconvenience. He feels that the money is being spent wisely.

Councilman Johnson noted that some of the roads were being completed on the day that school started which caused some difficulties for parents and students.

Mr. Hansen noted that there were some scheduling glitches which caused the roads to be done at that time and apologized for the inconvenience it might have caused.

5. Minutes: August 18, 2010: Closed Meeting Minutes and Business Meeting Minutes

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

6. Invoices

There were no invoices.

7. Adjourn

Councilman Milne moved to adjourn the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Johnson, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”. The meeting adjourned at 6:15 p.m.

Approved this 6th day of October 2010

Chairman Wardle