

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

Date: Wednesday, July 6, 2011
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
Michelle Pitt, City Recorder
Lisa Carpenter, Deputy Recorder
Cary Campbell, Public Works Director
Chief Ron Kirby, Chief of Police
Paul Hansen, City Engineer
Rachelle Custer, City Planner

Others Present:

Tim Gillie, Tooele Transcript
Debbie Winn, Chamber of Commerce

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

Minutes prepared by Elisa Jenkins

1. Pledge of Allegiance

The Pledge of Allegiance was led by Police Chief Ron Kirby.

2. Roll Call

Councilman Pruden, Present
Councilman McCall, Present
Councilman Milne, Present
Councilman Wardle, Present

Councilman Johnson, Excused

3. Recognition of Sister City for Exchange Students

Ms. Jana Roberts explained that this program was started by President Eisenhower in the 1950's in the hopes of promoting peace and understanding between cities. She stated that in 2001 the Tooele City Council adopted a resolution to form a relationship with Kambarka Russia, and the agreement was signed in 2002. There have been nine delegations from Russia come to Tooele and there have been five delegations from Tooele that have gone to Russia. This is the third student exchange they have had since 2002. This program has had the support of the elective leaders, and has had a strong committee. In 2005 Tooele City received the best overall program by Sister Cities International for cities under 50,000 which was a great honor. Three students came from Kambarka this summer and next summer the students from Tooele will go Kambarka. Ms. Roberts introduced the three students from Kambarka and introduced Anna, their leader that came with them. She stated that the families that have hosted this year have been great. The students will be here for two weeks. Ms. Roberts introduced Anna who had a presentation for the City Council from Kambarka. Anna presented some gifts to Mayor Dunlavy from Russia. Ms. Roberts thanked the Council and the Mayor for their support of this program.

Councilman Wardle welcomed those students who are here from Kambarka. He also thanked the host families and all those involved in this program.

Mayor Dunlavy also welcomed those students who have come. He said that it has been very rewarding for him to interact with the delegations that have come through Tooele. The reason that Kambarka was selected as a sister city is because they have a very similar situation to Tooele with a chemical weapons destruction plant in their city. Mayor Dunlavy indicated that he has been able to spend some time with the Mayor of Kambarka; and they were able to talk in an informal way. It was a very satisfying experience and a great honor to learn about how he is elected and the struggles he has. He thanked all those individuals involved in keeping this program going.

4. 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.

Debbie Winn, with the Chamber of Commerce addressed the Council. Ms. Winn thanked the Mayor, his staff, and Councilman Pruden and his wife for their help with the Chamber of Commerce Breakfast on July 4th. They served breakfast to 425 residents of Tooele. This is a tradition for Tooele City and she thanked the Council for their support.

Gary Straquadine, Dean of Utah State University addressed the Council. Mr. Straquadine informed the Council that the 3 buildings located on the 8 acres of property where the new TAC building will be will be taken down shortly. They should know within the next week who will be doing the master planning for the western (educational) corridor. This will involve the City's property as well and would like some assistance in the planning. He is doing his best in

economic development in the community and he will be employing 2 permanent faculty members shortly. He thanked the Council for their continued support.

Chairman Wardle closed the open forum at 7:51 p.m.

Chairman Wardle then turned the next agenda item over to Councilman Pruden who is the Chairman of the Redevelopment Agency Board.

5. Resolution 2011-05 A Resolution of the Redevelopment Agency of Tooele City, Utah Approving an Agreement with CLC Associates for Due Diligence and Site Planning Services

Presented by Randy Sant

Mr. Sant explained that they have been working diligently on pursuing a significant commercial development on the Main Street corridor. They have found a developer that is willing to work with the City in bringing in this retail project. The agreement with the developer is during the 90 days period of due diligence the RDA would pay for the costs associated with doing the due diligence. The due diligence would include a title report review, environmental assessment, and survey work as well as site plan design. All the documents would remain the property of the RDA. They have determined that the best company to do this is CLC Associates in the amount of \$50,700, which would also include four site plans.

Mr. Sant also informed the Council that they had a very successful trip in Las Vegas at the ICSC. They have sent out 17 LOI's for potential retailers on this site. They should hear within the next few weeks how successful they were on the major development. They are hoping by the next meeting in two weeks they can talk about the next step.

Councilman McCall asked what an LOI is.

Mr. Sant explained that an LOI is a letter of intent. They send out a letter of intent to the major retail tenant telling them that they have a site and what they are willing to do. They will either accept or come back with a counter offer. The next step is a contract provision. If they have an LOI they would have enough of a commitment to get funding to move to the next step.

Councilman McCall moved to approve RDA Resolution 2011-05. Councilman Wardle seconded the motion. The vote was as follows: Councilman McCall, "Aye", Councilman Wardle, "Aye", Councilman Milne, "Aye", and Chairman Pruden, "Aye".

Chairman Pruden then turned the remainder of the meeting back to Chairman Wardle.

6. Resolution 2011-38 A Resolution of the Tooele City Council Consenting to the Appointment of Candy Wilson and Bridgett Wolfe to the Library Board of Directors

Presented by Jami Carter

Ms. Carter said that Candy Wilson and Bridgett Wolfe have consented to serve on the library board over the next three years. They are both new to the board. They will both hold different interests in the community. Ms. Wilson is the director at the Tooele Family Center and works in helping with “No Child Left Behind”, empowering parents, and making sure that kids are kindergarten ready. Ms. Wolfe brings some experience working at different libraries in other states, and works in education. They are both regular patrons of the library and should be able to give good input.

Councilman Milne moved to approve Resolution 2011-38. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”.

7. PUBLIC HEARING and MOTION on Ordinance 2011-13 An Ordinance of the Tooele City Council Approving the Disconnection of Property from the Tooele City Corporate Limits

Presented by Rachelle Custer

Ms. Custer explained that the County has re-aligned what is to be the future parkway on the north end of the Tooele City limits. This is on the west side of SR 36. When the re-alignment was done there was some property traded with some property owners and it created two small slivers owned by Jay Harwood and John Giles of Cimmeron Investments. They have filed a disconnection request which would remove these two slivers of property from the City limits and place them in the county. This would allow their property to all develop under one jurisdiction. They do not believe any municipal services are needed in this area. Staff recommends that the ordinance be approved. In the ordinance there are several finding that support the disconnection of this property.

Chairman Wardle stated that this is a public hearing 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 McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”. The public hearing closed at 7:59 p.m.

Chairman Wardle stated that how the parkway is designed concerns the City. He asked the property owners to consider the concerns of the City when the designs come forward.

Jay Harwood with Cimmeron Investments addressed the Council. He indicated that they have been working with the county for approximately three and half years on the realignment of this intersection. He is part of the trails committee. He traded some of his property for the trails with the County. He feels that the City and the County should work together on the parkway.

Chairman Wardle indicated that the trail way is great. It is the parkway that concerns the City.

Councilman Milne moved to approve Ordinance 2011-13. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”.

8. PUBLIC HEARING and MOTION on Resolution 2011-33 A Resolution of the Tooele City Council Declaring Lot 1 of the Tooele City Commercial Park Phase 6 Subdivision to be Surplus Property and Authorizing the Conveyance Thereof to Utah State University for the Tooele Applied Technology College

Presented by Rachelle Custer

Ms. Custer explained that it has been requested of Tooele City that they convey lot 1 of the Tooele City Commercial Park Phase 6 to the Tooele Applied Technology Center. This will increase the educational corridor.

Chairman Wardle stated that this is a public hearing if anyone would like to come forward and address this issue.

Randy Sant stated that there is a possibility that this property is owned by the RDA and if they are the owner they would recommend to this agreement as well. There was a time that there was a trade for this property. It could still be under the ownership of Tooele City but if it is owned by the RDA they would agree to this resolution as well. The public hearing is to declare surplus property. Whomever it is owned by the public hearing would remain the same.

Councilman Milne moved to close the public hearing. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”. The public hearing closed at 8:05 p.m.

Mayor Dunlavy wanted to express his thanks to the Council for their foresight to make this property available to help in this education corridor and to use the facility for economic development. He also thanked Scott Snelson, Mr. Straquadine for their work on this project. This is a great asset to Tooele City.

Councilman Wardle stated that this project is unique and has set an example for the state of Utah. Tooele is starting to become the model in the state as how to create educational facilities. He also thanked Mr. Sant for his work as well.

Councilman Milne moved to approve Resolution 2011-33. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”.

9. Resolution 2011-34 a Resolution of the Tooele city Council Approving a Contract with Tom Parker Construction Company for the 2011 Roadway Improvement Project, Schedule “A” Concrete Work

Presented by Paul Hansen

Mr. Hansen asked to describe the next three agenda items 9, 10, and 11. He explained that every year Tooele City receives money from Road “C” funds which allows them to maintain their roads. It is not sufficient to do what they would like to do but they are making every effort to use a combination of treatments to the pavements to help extend the life of the roads. This year they bid the road projects; three separate core treatments as one big package with separate schedules, with the option to award them as best meets the City’s need. Concrete work is required by federal law to bring sidewalk corners up to compliance with ADA regulations whenever they do more than a chip seal. They also have a few concrete water ways that have deteriorated and have become a hazard to vehicles and/or nonexistent. Mr. Hansen showed on the overhead screen the locations where work will be completed. The other three elements of the City work include pavement overlay, slurry seal and chip seal. There is one correction on the drawing which is 400 North; which is intended to be a pavement overlay not a slurry seal. Resolutions 2011-34, 2011-35, and 2011-36 are to be awarded to three various contractors. The City put out for public bid and received bids back from five different contractors.

Mr. Hansen made the following recommendation:

Resolution 2011-34 will award the concrete portion to Tom Parker Construction for a contract amount of \$115,300 with an additional 5% contingency.

Resolution 2011-35 will award schedule “B” of the overlay project to Kilgore Paving for a contract amount of \$627,980 with an additional 5% contingency.

Resolution 2011-36 will award the slurry seal and chip seal schedule to Staker and Parsons Company in the contract amount of \$619,100 with an additional 5% contingency.

Councilman Milne moved to approve Resolution 2011-34. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”.

10. Resolution 2011-35 A Resolution of the Tooele City Council Approving a Contract with Kilgore Contracting for the 2011 Roadway Improvement Project, Schedule “B” Roto-Mill and Asphalt Overlay

Presented by Paul Hansen

Councilman Milne moved to approve Resolution 2011-35. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”.

11. Resolution 2011-36 A Resolution of the Tooele City Council Approving a Contract with Staker and Parsons Company for the 2011 Roadway Improvement Project, Schedule "C" Slurry Seal and Schedule "D" Chip Seal

Presented by Paul Hansen

Councilman McCall moved to approve Resolution 2011-36. Councilman Milne seconded the motion. The vote was as follows: Councilman McCall, "Aye", Councilman Milne, "Aye", Councilman Pruden, "Aye", and Chairman Wardle, "Aye".

12. Resolution 2011-37 A Resolution of the Tooele City Council Approving a Contract with Superior Excavating for Construction of the 2011 Culinary Waterline Replacement Project

Presented by Paul Hansen

Mr. Hansen showed a map on the overhead screen which shows the locations of the waterline replacement projects. The other areas 1, 2, and 3 are for the replacement of large meters. Those meters have deteriorated and they cannot accurately read the meters. The project was put out for public bid and it is the recommendation that they award the bid to Superior Excavating in the amount \$992,150 with an additional 5% contingency.

Councilman McCall moved to approve Resolution 2011-37. Councilman Milne seconded the motion. The vote was as follows: Councilman McCall, "Aye", Councilman Milne, "Aye", Councilman Pruden, "Aye", and Chairman Wardle, "Aye".

Mayor Dunlavy noted that these are all local contractors.

13. Minutes: June 15, 2011; Work Session and Business Meeting

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

14. Invoices

Ms. Pitt presented the following invoice for payment:

- Holland & Hart for legal services for May 2011 in the amount of \$22,811.00.

Councilman Milne moved to approve the invoice as presented by Ms. Pitt. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye", Councilman Milne, "Aye", Councilman Pruden, "Aye", and Chairman Wardle, "Aye".

15. Adjourn

Councilman Milne moved to adjourn the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Milne, “Aye”, Councilman Pruden, “Aye”, and Chairman Wardle, “Aye”. The meeting adjourned at 8:18 p.m.

Approved this 3rd day of August 2011

Chairman Scott Wardle