

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

Date: Wednesday, September 2, 2009
Time: 7:30 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele Utah

City Council Members Present:

Steve Pruden, Chair
John Hansen
Mike Johnson
Scott Wardle
Dave McCall

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Lisa Carpenter, Deputy Recorder
Cary Campbell, Public Works Director
Paul Hansen, City Engineer
Chief Ron Kirby, Chief of Police

Minutes prepared by Elisa Jenkins

Chairman Pruden called the meeting to order at 7:30 p.m. Chairman Pruden welcomed Boy Scout Troop 1321 who are working on their Citizenship in the Community and Communications Merit Badges.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Chief Kirby.

2. Open Forum for Public Comment

Chairman Pruden invited anyone who would like to come forward and address the Council to do so.

Richard Delsigm, 366 E 770 N Tooele addressed the Council. Mr. Delsigm is concerned about the speeding that takes place on Broadway. He would like to see the City hire some more police officers and give tickets, not warnings, on Broadway.

Councilman Johnson stated that when a particular problem area in town is noted to have a problem the police department can increase their presence in the area for a short period of time.

Chairman Pruden asked if Mr. Delsigm has noticed what time of the day people are speeding. He has noticed that it is usually during the commute time and has noticed police officers on Broadway ticketing people at about 6:15 a.m. for the last few days.

Mr. Delsigm has not noticed a particular time and is very concerned that someone speeding might hit a child in this area.

Councilman Johnson indicated that they wish they had more money to hire more officers.

Chairman Pruden commended Mr. Delsigm for how nice his yard looks with the xeriscaping.

Mr. Delsigm also has noticed Tooele City vehicles that are speeding as well.

Chairman Pruden stated that they will remind the department heads to remind their employees to make sure they are driving the speed limit.

Mayor Dunlavy stated that he and Mr. Delsigm have talked before. He realizes that the community is changing and the City has hired six new officers over the last three years. He also realizes there is a need for more officers and they will continue to monitor the situation.

Chairman Pruden closed the open forum at 7:41 p.m.

3. Resolution 2009-04 A Resolution of the Redevelopment Agency of Tooele City, Utah (“RDA”) Authorizing the Chairman’s Execution of a Real Property Purchase Agreement for the Sale and Transfer of 50 acres to Utah State University

Presented by Mayor Dunlavy

Mayor Dunlavy stated that the City was originally involved in bringing the Utah State University (USU) continuing education to Tooele, through the housing authority, to build their initial building. Since then the success of that program has been far above what anyone predicted. The students that attend now and that want to attend have far outreached the facilities that they have. USU has recently done an expansion of classrooms onto their original building. USU has identified Tooele as one of the more successful programs in the state and have made the decision that this facility will become a regional campus. USU proposed a partnership with Tooele City in allowing them to have some additional ground to build their campus.

Chairman Pruden showed the audience on the overhead where the existing USU building is and where they will expand.

Mayor Dunlavy indicated at build out the campus will include dormitories along with a full range of classes that USU provides, on a smaller scale, in Logan. USU requested that the City donate 50 acres. Since the initial request the School District, USU, and the City decided that the School District would build a vocational building on eight acres so USU gave up 8 acres. USU will purchase 20 acres which would give them the property they need. They will also purchase the water rights that the City requires. He indicated that this project has taken a lot of work by the Council, Mr. Baker, Mr. Hansen and the staff. Mayor Dunlavy stated that he is happy to present this Resolution for approval. This will be a great benefit to the community.

Chairman Pruden noted that proposed building 15 and 16 is a recreational center and an auditorium that will have public use, which will be an asset to the City. Chairman Pruden and the Mayor met with the director of USU and he indicated that out of all the satellite campuses that Utah State has, his peers are very jealous of what he has been able to accomplish in Tooele.

Councilman Wardle stated that this will allow kids to stay in Tooele. He also stated that it will allow an educational corridor. It will allow for continued economic development, research, and it allows for Tooele to become a University style atmosphere. It will be much more than a building it will be a campus.

Councilman Johnson explained that this proposal is a total of 50 acres. 30 acres will be donated and USU will purchase 20 acres. The price is \$30,000 an acre. USU will also purchase water rights at \$15,000 a linear foot for the 20 acres. The City will also be getting some money out of this project. The agreement also provides that if the donated property is not used by USU for an educational facility it will be given back to the City at no charge. Councilman Johnson noted that Tooele City has some utilities in the ground on this property that they will be selling and donating to USU. He suggested that the Warranty Deed that the City will give to USU include specific reference to the easements and rights-of-way that the City will retain so they can access, improve, remove, fix, and expand its utilities in ground. The other thing he would suggest is that the Warranty Deed needs to contain the language that is in the agreement with respect to the use of the facility for educational purposes, if not it will come back to the City.

Mr. Baker indicated that the Deed will contain those improvements.

Mayor Dunlavy stated that the building that the Tooele County School District is building will also have a gymnasium and an auditorium type facility and those facilities will be available to Tooele City for different projects.

Councilman Wardle moved to adopt RDA Resolution 2009-04. Councilman Johnson seconded the motion. All members present voted “Aye”.

Chairman Pruden asked Mayor Dunlavy to update the audience on the Skate Park issue.

Mayor Dunlavy indicated that there have been some successes at the Skate Park. He stated that Chief Kirby has been monitoring the situation very closely. The City has offered Neighborhood Watch to the area, which has not been a lot of response, but they have not given up on that. The City has also met with representatives on some different types of technology that may or may not help with the issue.

Chairman Johnson asked if the surveillance equipment that is being approved tonight with Dynamic Technologies could be used for the skate park?

Mayor Dunlavy said that the surveillance equipment came through a grant and would not work for the skate park situation.

Chief Kirby stated that some of the technology for the skate park could be problematic because you might only record the top of someone's head and someone has sit and watch the video 24/7. Some of the technology they have looked at is designed to scare people away, but if you leave that there for a long time it no longer becomes effective. They are continuing to look at the whole spectrum of the solution. He said that he gets regular updates on both of the skate parks. He indicated that the primary problem is kids are there after dusk.

Councilman Wardle has noticed that are more parents at the skate park. He stated that police presence, neighborhood watch, and technology are all tools that work together to help solve the problems. If parents are with their kids it will decrease the problems. He appreciates what everyone has done to make the skate park safer.

Mayor Dunlavy stated that the residents that live near the skate park and had concerns have become part of a team and there is cooperation between them and the City. He has seen some positive outcome because of the cooperation.

4. Minutes: August 19, 2009; Closed Meeting and Business Meeting

Councilman Hansen moved to approve the minutes as presented. Councilman McCall seconded the motion. All members present voted "Aye".

5. Invoices

Presented by Mayor Dunlavy

- Utah Department of Transportation for project management for 1000 North in the amount of \$23,270.52.

Mayor Dunlavy indicated that they have just been given approval from UDOT to open 1000 N. There will be a short ribbon cutting ceremony on September 3rd. Phase

2 is under construction and a completion date is set for the end of October (weather pending).

Chairman Pruden noted that Randy Sant played a huge part of getting this road finished. He indicated that this road will change the dynamics of the City.

Councilman McCall noted that the bridge on this new road got hit with graffiti.

- Dynamic Technologies for Surveillance Equipment (Edward Byrnes Recovery Grant) in the amount of \$51,758.00.
- Moreton and Company for the annual renewal of commercial package insurance in the amount of \$154,529.00.
- Ross Equipment Company for 300 Gallon skid unit for brush truck in the amount of \$14,445.00.
- Holme Roberts and Owen for outside legal council for Tooele Associates Lawsuit in the amount of \$75,000.00.

Councilman Wardle moved to approve the invoices as presented by Mayor Dunlavy. Councilman Hansen seconded the motion. All members present voted “Aye”.

6. **Adjourn to Discussion Items:**

Councilman Johnson moved to adjourn to the Discussion Items. Councilman Wardle seconded the motion. All members present voted “Aye”. The meeting adjourned at 8:05 p.m.

Discussion Items:

a. Dates for Canvas after the Primary and General Elections

The date for the Canvas after the Primary Election was set for September 22, 2009 at 4:00 p.m. The date for the Canvas after the General Election was set for November 17, 2009 at 4:00 p.m.

b. Rocky Mountain Power Lines

No minutes were taken on this agenda item.

The discussion meeting adjourned at 8:37 p.m. The Council reconvened in a Closed Meeting.

Approved this 16th day of September 2009

Chairman Pruden