

**Tooele City Council
Business Meeting Minutes**

Date: Wednesday, October 21, 2009
Time: 7:00 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
Lisa Carpenter, Deputy Recorder
Randy Sant, RDA Consultant
Michelle Pitt, Administrative Assistant

Minutes prepared by Elisa Jenkins

Chairman Pruden called the meeting to order at 7:00 p.m. and opened the public hearing for the CDBG program.

1. **PUBLIC HEARING for Community Development Block Grant (CDBG).**

Ms. Pitt explained that this public hearing is being called to consider potential projects for which funding may be applied under the 2010 Community Development Block Grant Program (CDBG). The grant money must be spent on project benefiting primarily low and moderate-income persons. The Wasatch Front Region, in which Tooele City is a member, is expecting to receive approximately \$1.8 million dollars in this new program year. Ms. Pitt indicated that last year Tooele City received about \$250,000, but now will compete with Davis, Morgan and Weber Counties because the CDBG money will no longer be separated by counties. All eligible activities that can be accomplished under this program are identified in the CDBG Application Guide and interested persons can review this at anytime.

Ms. Pitt stated that this year the City has been approached by three different groups which would like the City to sponsor their application 1) Doug Thomas with Valley Mental Health 2) DeAnn Christiansen with the Utah Housing Authority and 3) Marnie Beacham for a housing project. Ms. Pitt indicated that the Council can decide to sponsor all of the projects or one of the projects but if the Council decides to sponsor more than one the Council needs to prioritize them.

Chairman Pruden then invited those who wished to speak to come forward.

Doug Thomas, with Valley Mental Health addressed the Council. Mr. Thomas stated that they are building a New Reflections Building. They are asking for \$150,000 to purchase the industrial equipment in the kitchen. He indicated that the new building is 93,000 sq ft and approximately 65,000 sq ft is the clubhouse. The clubhouse is a program that helps people that are disabled. It is a work rehabilitation program; they learn work skills to help them work in the community. He showed the Council a drawing of what the new building will look like. Mr. Thomas stated that they are requesting equipment for the kitchen; because the kitchen unit makes their own meals and serves about 25-30 people a day. For some people that is the only nutritious meal they get a day. With the expansion of this new building they will be able to serve about 50 people a day.

Mayor Dunlavy noted that he has had the opportunity to talk to Mr. Thomas about this project and he feels that it is a very worthwhile project.

Mr. Thomas noted that they applied last year and were not funded so they re-applied this year.

DeAnn Christiansen, with the Utah Housing Authority addressed the Council. Ms. Christiansen is asking for sponsorship to help with down payment assistance for low to moderate income families. This program will help families purchase a home. The Utah Housing Authority has offered this program for the past eight years. It consists of a loan, which is a soft second mortgage for \$2,000 per household and if the family sells the home or refinances they have to pay it back and it goes into a revolving loan. She noted that for the last couple of years they have not had any funding for this program. The federal government is offering down payment assistance temporarily but they would like to be able to keep this program going. She stated that they have helped hundreds of families with this program and it has been very successful. Ms. Christiansen noted that this program serves families at 80% of the area median income.

Councilman Johnson asked how much the grants were for.

Ms. Christiansen stated that they are \$2,000 per household. It is a one time grant.

Councilman Wardle noted that Ms. Christiansen is asking for \$100,000. He asked how many families they typically help in one year.

Ms. Christiansen noted that the \$100,000 will help 50 families. She is being very conservative because of the economy. She indicated that they typically run out of money. The last money they had was the American Dream Initiative through the federal government and they had to lower their AMI so that money went slower because they were targeting 75% area median income families.

Chairman Pruden asked if this program is funded would the money be specifically used in Tooele City.

Ms. Christiansen stated that they serve all of Tooele County.

Councilman Johnson asked if families have to come up with a down payment for other federally assisted programs.

Ms. Christiansen was not sure how those other programs work. She was not sure if the families that they help would qualify for other federal programs or not. She feels that this is a great program and they get calls every day for assistance.

Marnie Beacham addressed the Council. She is a principle in a local real estate company and they are presently filing for a public non profit status. She is asking for recurring funds of \$300,000 for the next three years. They are looking at doing a 45 unit house project for low income people with disabilities. Ms. Beacham indicated that currently there are 91 people on the waiting list with Tooele Housing Authority. There are actually 700 but the 91 people are people with disabilities. She indicated that this housing project would go a long way with that particular population. Ms. Beacham contacted Tooele School District and tried to identify those students with severe disabilities. There are 36 students in elementary, 16 students in junior high and 56 students in the high schools, so this need is not going to go away. She indicated that if they are successful with this project they are going to try and duplicate it.

Chairman Pruden clarified that Ms. Beacham is asking for \$300,000 for three years. He asked if that will help construct the facility.

Ms. Beacham stated that the funds that they would receive from the CDGB grant will be allocated to the build out, they will be breaking it out in phases.

Chairman Pruden asked if they have a site?

Ms. Beacham said that there are some townhomes on 600 W and 900 N that Hamlet Homes started building but have aborted the rest of the project. They are having conversations with them to purchase that site. She also noted that it has been approved by Tooele City; but they would need to get permits to start building.

Councilman Johnson asked if they had their 501(c)(3) IRS Authorization approved yet?

Ms. Beacham noted that it is pending. They are hoping to have it through by November.

Councilman Johnson asked if this site would be for people with mild to moderate disabilities or for severe disabilities?

Ms. Beacham stated that she has an appointment with Ms. Christiansen, with the Utah Housing Authority to try and discover what the needs are of the 91 individuals on the waiting list. It is her understanding that they have to be head of households and be recipients of SSI or SSDI. She is not clear if they have mental disabilities, physical disabilities or a combination of both. If they find that the applicants are mild to

moderate, or moderate to severe there are some grant programs that they have inquired into to look at getting supported living so there would be an on-site case manager.

Councilman McCall asked if the individuals would be living by themselves or would they have to be assisted.

Ms. Beacham indicated that this particular phase they are trying to assist individuals who can live independently.

Mayor Dunlavy asked if the location that they are looking at is compatible with the zoning for this type of facility?

Ms. Beacham stated that the zoning is compatible. They specifically looked at those areas that were presently zoned for this type of facility so it would give them an easy pathway to accomplish their goal.

Councilman Wardle noted that all three projects are worthwhile.

Chairman Pruden indicated that this is a public hearing if anyone else would like to come forward and address the Council.

Laurel Ingham with Valley Mental Health addressed the Council. Ms. Ingham encouraged the Council to not just look at the funds buying refrigerators and stoves but they will be buying the opportunity for their members to get the skills they need to plan meals for themselves, to budget, and eat notoriously. Ms. Ingham stated that beyond the \$150,000 buying equipment, she asked the Council to look at the faces that are going to learn the skills in the kitchen unit and take those skills into their life.

Chairman Pruden closed the public hearing at 7:20 p.m.

Mayor Dunlavy explained that previously the CDBG money was allocated by the County COGG, and allocated to Tooele County to which the funding was less. There is more money this year but Tooele will be in competition with Davis, Morgan, and Weber Counties. Tooele only has a two person vote on the committee. Mayor Dunlavy stated that he will do his best in presenting what the Council decides to sponsor. He just wanted the public to know that there have been changes to the CDBG money.

Chairman Pruden stated that they are going to take the information given at this meeting and have the staff look at it. The Council will address this at the November 4, 2009 City Council Meeting and render a decision at that time.

2. Adjourn

Councilman Hansen moved to adjourn the public hearing meeting. Councilman Wardle seconded the motion. All members present voted "Aye". The meeting adjourned at 7:23 p.m.

Approved this 4th day of November 2009

Chairman Pruden