**Tooele City Council and**

**Tooele City Redevelopment Agency of Tooele City, Utah**

**Work Session Meeting Minutes**

Date: Wednesday, February 4, 2015

Time: 5:00 p.m.

Place: Tooele City Hall, Large Conference Room

90 North Main St., Tooele, UT

**City Council Members Present**:

Brad Pratt, Chair

Dave McCall

Scott Wardle

Debbie Winn

Steve Pruden

**City Employees Present**:

Mayor Patrick Dunlavy

Roger Baker, City Attorney

Glenn Caldwell, Finance Director

Jim Bolser, Community Development and Public Works Director

Paul Hansen, City Engineer

Michelle Pitt, City Recorder

Randy Sant, Director of Economic Development

Minutes prepared by Michelle Pitt

1. **Open Meeting**

Chairman Pratt called the meeting to order at 5:00 p.m.

1. **Roll Call**

Brad Pratt, Present

Dave McCall, Present

Debbie Winn, Present

Scott Wardle, Present

Steve Pruden, Present

1. **Discussion**:
* Ordinance 2015-04 An Ordinance of Tooele City Amending the Tooele City General Plan Land Use Element and Land Use Map, and Assigning Base Zoning, for the Overlake Properties

Presented by Jim Bolser

Mr. Bolser stated that this is an item resulting out of the settlement agreement between the City and Tooele Associates. Section 9 of the agreement specifies that the developer parties will put together a land use plan for the undeveloped properties of the former Overlake development. The City has been working with Tooele Associates to put together the final language that will be adopted into the general plan land use element, the General Plan Land Use Map, and the Zoning Map. The City has worked with the developer parties and it is now ready for review and adoption.

Councilman Wardle complimented staff on their professionalism and their work on this ordinance.

* Ordinance 2015-05 An Ordinance of Tooele City Amending the Overlake Planned (P) Zoning District and the Tooele City Zoning Map

Presented by Jim Bolser

Mr. Bolser explained that this is a companion ordinance to the one just outlined. This ordinance takes the existing Overlake Planned (P) zone and shrinks it back to cover the developed portion.

* Green Meadows Subdivision Preliminary Plat

Presented by Jim Bolser

Mr. Bolser stated that this application is the preliminary plan corresponding to the annexation agreement approved a few months ago by the Council. The plans have complied with all of the conditions from the annexation agreement that apply to the preliminary plan. The staff report that the Council received recommends approval subject to certain conditions as they apply to the final plat.

* Copper Canyon PUD Subdivision, Phase 3 Final Plat

Presented by Jim Bolser

Mr. Bolser said that this is the final step of Phase 3 of Copper Canyon. Everything is in place and they are ready to get the plat finalized and recorded.

* Resolution 2015-02 A Resolution of the Redevelopment Agency of Tooele City, Utah (“RDA”) Approving a Wind Lease Option Agreement with Windy Mountain LLC

Presented by Randy Sant

Chairman Pratt turned the time over to RDA Chair Pruden.

RDA Chairman Pruden explained that Mr. Sant has been working on an agreement with Windy Mountain. Mr. Sant thanked Mr. Baker for his help with the agreement.

Mr. Sant stated that the RDA had been approached by a company that would like to put five or six wind turbines on RDA property. This agreement would give Windy Mountain a three year period of time to do due diligence. The RDA would then enter into a more binding lease for Windy Mountain to move forward for the construction of those turbines. This would give the RDA a revenue source, but the amount won't be disclosed at this time because it is protected under the Governments Records Management Act (GRAMA). Mr. Baker explained why not disclosing the dollar amount met conditions set by GRAMA.

Mr. Sant stated that he felt this agreement was fair and a good return over investment.

Mr. Sant went on to say that in talking with the individuals from Windy Mountain, they would like to get the due diligence done quicker than the three years. They need to get the other property owners on board. The RDA recommends that the board enter into the agreement and the Memorandum. The Memorandum will be recorded at the county recorder's office, instead of the whole lease agreement.

**Council Reports**:

RDA Chairman Pruden turned the time back to Chairman Pratt.

Councilman Wardle reported that Utah State University continues to move forward with their building and still needs to raise money. The Council of Governments joined in a resolution with the county in opposing the Miller sites and other proposed PRC sites. Mr. Sant will deliver the resolution to the PRC Chair.

Chairman Pruden stated that the Arts Council is in the process of putting together the Fridays on Vine schedule. The Arts Council received three grant applications. They weren't able to go through the application at their meeting today, so they will meet again on Monday.

Councilwoman Winn reported that Communities that Care talked about the new Second Step program. It will be implemented in all elementary and Jr. high schools in the district. CTC will continue to do the Life Skills program in the 9th grades. The Second Step Program is an emotional based program which teaches students about caring about the feelings of others, instead of themselves. CTC would like to put in some type of incentives to keep teachers and students enthused about this new program. They will look at some grants for the incentives.

Councilwoman Winn reported that over 1700 people have been trained in QPR (a suicide prevention program).

The North Tooele Special Service District has questions about how the tax base and taxes they receive will be affected by the settlement. Mike Jensen is looking into that so that they can plan a budget.

Councilman McCall reported that the library board hasn't met. Councilman McCall stated that he saw Bucky Whitehouse last week. Mr. Whitehouse is still working to get something together, but this committee still hasn't met.

Chairman Pratt stated that he was impressed with the Council of Governments meeting. It was one of the only meetings that he has attended that was productive. Chairman Pratt complimented Mr. Sant's presentation at that meeting about economic development. Chairman Pratt was unable to meet with the Council on Aging. He will get with the new chairperson to get details of that meeting.

Mayor Dunlavy stated that Mr. Sant's presentation at the Council of Governments, was very well done. Mayor Dunlavy and Mayor Marshall asked for a meeting with Chair of the County Commission. Mayor Dunlavy felt that they reached a compromise about the Council of Governments, and that a recommendation on that committee would be coming back soon.

Mr. Hansen stated that he would like to discuss the SR36 reconstruction. Mr. Baker declared that this is for informational purposes only, and not intended to be for discussion, deliberation, or decision.

Mr. Hansen went on to say that the city has an opportunity to upgrade water lines as part of the SR36 reconstruction. There are approximately 9,700 linear feet of pipe that needs to be replaced, and which extends from Old Canyon Road to just south of 600 North. The City is looking at hiring out the work, rather than have UDOT do it as part of their project in order to save money, and to get the project done more quickly. The City has put out a statement of qualifications (SOQ) for contractors for the waterline replacement. Mr. Hansen and Mr. Bolser have followed UDOT's requirements, have looked at the UDOT costs, and feel they can save an estimated two hundred thousand dollars by the City doing it ahead of the roadway work. The City will be inviting five of the SOQ contractors to bid, and will bring that back to council, for further direction.

1. **Close Meeting to Discuss Property Acquisition and Litigation**

Councilman Wardle moved to close the meeting to discuss property acquisition and litigation. Councilman McCall seconded the motion. The vote was as follows: Councilwoman Winn, “Aye”, Councilman Pruden, “Aye”, Councilman Wardle, “Aye”, Councilman McCall, “Aye”, and Chairman Pratt, “Aye”. The meeting closed at 5:23 p.m.

Those in attendance during the closed session were: Glenn Caldwell, Roger Baker, Jim Bolser, Mayor Patrick Dunlavy, Michelle Pitt, Randy Sant, Paul Hansen, Councilman Pruden, Councilman Wardle, Councilwoman Winn, Councilman McCall, and Chairman Pratt.

No minutes were taken on these items.

1. **Adjourn**

**Councilman Wardle moved to adjourn the meeting**. Councilman McCall seconded the motion. The vote was as follows: Councilwoman Winn, “Aye”, Chairman Pratt, “Aye”, Councilman Pruden, “Aye”, Councilman McCall, “Aye”, and Councilman Wardle, “Aye”. The meeting adjourned at 6:31 p.m.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.*

Approved this 18th day of February, 2015

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Brad Pratt, Tooele City Council Chair