**Tooele City Council and**

**Tooele City Redevelopment Agency**

**Business Meeting Minutes**

Date: Wednesday, September 2, 2015

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers

90 North Main Street, Tooele Utah

**Council Members Present**:

Brad Pratt, Chairman

Debbie Winn

Dave McCall

**Council Members Excused:**

Scott Wardle

Steve Pruden

**City Employees Present**:

Mayor Patrick Dunlavy

Glenn Caldwell, Finance Director

Michelle Pitt, City Recorder

Lisa Carpenter, Deputy Recorder

Chief Ron Kirby, Chief of Police

Jim Bolser, Public Works and Community Development Director

Randy Sant, RDA Director

Minutes prepared by Elisa Jenkins

Chairman Pratt called the meeting to order at 7:00 p.m. He excused Councilman Wardle and Councilman Pruden.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Pratt.

1. **Roll Call**

Brad Pratt, Present

Scott Wardle, Excused

Dave McCall, Present

Steve Pruden, Excused

Debbie Winn, Present

1. **Public Comment Period**

Chairman Pratt opened the public comment period to anyone who would like to come forward and address the Council.

Joe Liddell addressed the Council. Mr. Liddell is very concerned with the area between 600 North and 675 North and 200 West. He said that the big trucks doing the construction on Main Street are using this area and the road is being torn up. He said that this area is a safety concern because the road is so narrow. He doesn’t feel like this road can handle these big trucks and there are cracks in the road. He asked what the City intends to do with this area.

Chairman Pratt noted that there is a concern about the amount of traffic in that area.

Mayor Dunlavy said that if there are deficiencies created by the road construction they will be addressed. He said that the City is trying to be being proactive with the safety concerns.

Mr. Liddell said that the situation in this area makes it different than other roads in the City because it is so narrow. He said that he understands that it will be left as it is right now.

Mayor Dunlavy said that when the construction project on Main Street is complete the City will do an evaluation. The traffic won’t stop until the construction is over, so it is better to do an evaluation when the road construction is finished.

Cindy Elton with the Bit and Spur Riding Club addressed the Council. Ms. Elton said that they have some concerns about the property owned by the City around the Bit and Spur Rodeo Grounds with weeds being overrun. They work hard to try to keep the weeds clear on their property. They have a district show and events throughout the summer months and they would like the property to look nice. She said that the weeds that are outside the rodeo grounds along 600 North and 200 West are very long. She noticed that there is a nuisance code in the City that deals with weeds. She is asking if there is something that can be done with these weeds. She feels like they make the rodeo grounds not look their best.

Chairman Pratt said that the Public Works Director has heard the information and he is confident that his department will look into the situation.

Chairman Pratt closed the public comment period at 7:09 p.m.

1. **Resolution 2015-37 Consideration for Adoption of a Resolution Authorizing the Issuance and Sale of $5,500,00 Aggregate Principal Amount of Taxable Franchise Tax Revenue Bonds, Series 2015 of Tooele City, Utah and Related Matters**

Presented by Randy Sant

Mr. Sant stated that he discussed this item in the 5:00 business meeting with the Council. The reason that they are doing this resolution is so that the RDA can repurchase some property on 1000 North and Main Street for the purpose of development. He said that because of the interest rate the City can get for being a municipality and because of the great bond rating that the City can get the RDA is asking the City to issue the bonds but it will be the responsibility of the RDA to make the payments. There is no obligation to the general fund of the City to make the payments. The RDA’s goal is that once they purchase this property they will find a potential developer to work with them and buy the property back and pay the bonds off as soon as they possibly can. The resolution sets what they can and can’t do. The resolution says that there will be a public hearing which is set for October 7, 2015.

**Councilman McCall moved to approve Resolution 2015-37**. Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Chairman Pratt, “Aye”.

1. **PUBLIC HEARING & MOTION on Ordinance 2015-24 An Ordinance of the Tooele City Council Vacating a Public Utility and Drainage Easement in Copper Canyon PUD 2B Subdivision**

Presented by Roger Baker

Mr. Baker stated that two weeks ago the Council authorized the sale of a 3 foot strip of property to be taken out of the parking/landscaping area of Copper Canyon Park to be deeded to the owner of lot 2091 for estimated fair market value. The property has been paid for and deeded to the homeowner and he now wants to construct his garage behind his house which is the reason he needed the piece of property. The property owner is asking for the public utility and drainage easement to be vacated which runs along the east and south lots lines. Rocky Mountain Power and Questar have signed letters for the vacation of the easements. Staff does not find a need for that easement. In order for the Council to approve the resolution they need to make two findings 1) that there is a legitimate reason; the Council has made that finding by agreeing to sell the property for the purpose of the property owner wanting to build a garage, allowing the property owner to use his property for legal uses is a legitimate reason; and 2) there would be no injury to anyone else; the only property abutting the easement area is Tooele City. The effected utility companies have signed off so they cannot foresee any injury. He suggests that both findings could be made.

Chairman Pratt stated that this is a public hearing if anyone would like to come forward and address this issue. No one came forward.

Chairman Pratt closed the public hearing at 7:15 p.m.

**Councilwoman Winn moved to approve Ordinance 2015-24. The Council has found good cause and there will be no detriment to others because of the vacation.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Chairman Pratt, “Aye”.

1. **Resolution 2015-40 A Resolution of the Tooele City Council Appointing Andrew Wallentine to the Administrative Control Board of the North Tooele City Special Service District**

Presented by Roger Baker

Mr. Baker said that the North Tooele City Special Service District (NTCSSD) was created to maintain certain features of the Overlake subdivisions such as street lights, stop signs, expanded landscaped buffers and the landscaped island down 2000 North. These items are all maintained by the NTCSSD from district funds rather than general funds of the City. The district has been expanded to include the Sunset Estates subdivision. By law the City Council can delegate the administrative authority of the district to an administrative control board, which is why the Council approves who is on the board. There is a vacancy on the board and they have had an expression of interest from Andrew Wallentine and he qualifies. Mr. Baker presented his name for approval.

Chairman Pratt noted that Councilwoman Winn has met with Mr. Wallentine.

Councilwoman Winn said Mr. Wallentine is very familiar with everyone on the board. The board gave him a positive recommendation.

**Councilwoman Winn moved to approve Resolution 2015-40**. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Chairman Pratt, “Aye”.

1. **Minutes: August 19, 2015**

**Councilman McCall moved to approve the minutes for the meetings held August 19, 2015 as presented.** Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Chairman Pratt, “Aye”.

1. **Invoices**

Presented by Michelle Pitt

Ms. Pitt presented the following invoice for payment:

* Johansons Swim Pool Plastering Inc. for the re-plastering of the interior of the lazy river swimming pool and the kiddy swimming pool in the amount of $29,050.

**Councilwoman Winn moved to approve the invoice as presented by Ms. Pitt.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Chairman Pratt, “Aye”.

1. **Adjourn**

**Councilman McCall moved to adjourn the meeting.** Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Chairman Pratt, “Aye”. The meeting adjourned at 7:21 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 7th day of October 2015

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Brad Pratt, Chairman Tooele City Council