**Tooele City Council and**

**Tooele City Redevelopment Agency**

**Business Meeting Minutes**

Date: Wednesday, September 16, 2015

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers

 90 North Main Street, Tooele Utah

**Council Members Present**:

Scott Wardle, Vice-Chairman

Steve Pruden

Debbie Winn

Dave McCall

**Council Members Excused:**

Brad Pratt, Chairman

**City Employees Present**:

Mayor Patrick Dunlavy

Glenn Caldwell, Finance Director

Michelle Pitt, City Recorder

Chief Ron Kirby, Chief of Police

Jim Bolser, Public Works and Community Development Director

Paul Hansen, City Engineer

Minutes prepared by Elisa Jenkins

Vice-Chairman Wardle called the meeting to order at 7:00 p.m. He welcomed Boy Scout Troop 1085 who were working on their Citizenship in the Community Merit Badge.

1. **Pledge of Allegiance**

The Pledge of Allegiance was led by Councilman McCall.

1. **Roll Call**

Brad Pratt, Excused

Scott Wardle, Present

Dave McCall, Present

Steve Pruden, Present

Debbie Winn, Present

1. **SART (Sexual Assault Response Team) Case Review Resources Project**

Presented by Chief Ron Kirby

Chief Ron Kirby introduced Jim Pettinger and Jessica Van Iperen. He explained that this item is mostly information to let the Council and members of the community know of some of the good things that are happening in Tooele. He noted that this group is not a part of SART but Jim and Jessica are visiting from out of state and are part of the Sexual Violence Justice Institute which is part of Minnesota Coalition against Sexual Assault (MCASA). They are over a project that is funded by the Department of Justice through the Office of Violence Against Women. He said that fortunately Tooele City and Tooele County have been selected to be part of a project to help improve the process of investigating sexual assault cases and particularly improving the work of the sexual assault response team. In this community as in many communities when there is a sexual assault response investigation it is a collaborative effort of people from different disciplines such as medical, prosecution, advocacy and law enforcement which come together to make sure the case is property investigated. This project is a grant that will help Tooele City with investigations. This project will put Tooele at forefront of scientific and current understanding on how best to investigate sexual assault cases. He thanked Lynn Smith, Domestic Violence Advocate, she was instrumental in bringing this project to Tooele, and she does an excellent job.

Jessica Van Iperen said that she works for the Sexual Violence at the MCASA. She said they were excited that Tooele City was willing to take on this project. Many SART teams want their case files reviewed but they don’t know where to start. They will take this learning experience and they will share this with teams throughout the nation. They will work on a response to give to other coordinators to share with their teams. She introduced Jim Pettinger, who has 30 plus years of law enforcement background.

Jim Pettinger stated that the Sexual Violence Justice Institute was started in the 1990’s and helped teams in Minnesota which then expanded into a national project and one of the national teams were in Salt Lake County which is how they got started in Utah. They started doing the case reviews in Minnesota and then it and branched out nationally. They developed a relationship with the Utah Coalition against Sexual Assault and they suggested the team in Tooele.

1. **Presentation on the Tooele County School Board Bond**

Presented by Kathy Taylor

Ms. Kathy Taylor gave a presentation on the Tooele School District Improvement Bond Election that will be on the November 3, 2015 ballot. She discussed what improvements the bond will cover. She thanked the Mayor and the City Council for what they do for the students of Tooele. A copy of her presentation is attached to the minutes as Exhibit “A”.

1. **Mayor’s Youth Recognition Awards**

Presented by Mayor Patrick Dunlavy, Chief Ron Kirby and Heidi Peterson

Mayor Dunlavy welcomed all those who have come to support these students. He thanked the students for the important role that they play in this community. He said that this award recognizes special young people for the good things they do in their homes, school and community. He introduced Heidi Peterson, Communities that Care Director and Chief Ron Kirby from the Tooele City Police Department.

Ms. Peterson thanked everyone for coming and supporting these students. Ms. Peterson said that this award is part of a bigger effort and they are very grateful to have leadership in the community that care about kids and the good things that they do. She stated that the Communities that Cares program evaluates the risks that kids are up against in the community and then they put programs into place to help them. She mentioned that there are three programs that the Communities that Care program offers in the community which are; 1) Second Step program which is in the elementary and secondary schools 2) Guiding Good Choices which is a family program; and 3) QPR, which is a new suicide prevention program. She encouraged anyone interested in the Guiding Good Choices Program or QPR to contact her. She explained that the students receiving this award will receive a backpack filled with donations from various businesses in the community and she thanked those businesses for their donations. She thanked the Tooele School District and the teachers for their support of the Communities of Care program in the schools. She also thanked the Police Department for their role in this program.

Ms. Peterson then presented the Mayor’s Community Recognition Awards to the following students:

Abby Butler, Clarke N. Johnsen Jr. High

Kaydon Payne, Tooele Junior High

Tanasha Larsen, Tooele Junior High

Amy Despain, Stansbury High School

Rebecca Wiker, Tooele High School

Mayor Dunlavy asked the recipients of this award to stand and he recognized them again for receiving this award. He also thanked family members for what they do in the community.

A brief recess was taken for a picture with the Mayor, the Council and the recipients of this award.

1. **Public Comment Period**

Vice-Chairman Wardle opened the public comment period to anyone who would like to come forward and address the Council. No one came forward.

Vice-Chairman Wardle closed the public comment period at 7:39 p.m.

1. **Number Correction September 2, 2015 Bond Resolution from 2015-37 to 2015-41**

Presented by Roger Baker

Mr. Baker explained that they are using this meeting as an opportunity to correct a resolution number that was erroneously given to the recorder’s office on a bond resolution. Resolution 2015-37 was used for the $5.5 million parameters bond resolution at the September 8, 2015 City Council meeting had already been used for another parameters bond resolution. They need to change the most recent resolution to Resolution 2015-41.

**Councilman Pruden moved to approve the September 2, 2015 Bond Resolution from 2015-37 to 2015-41.** Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

1. **PUBLIC HEARING and MOTION on Resolution 2015-42 A Resolution of the Tooele City Council Approving the Sale of Seven Acres of City-Owned Property Located on Vine Street Near Droubay Road**

Presented by Roger Baker

Mr. Baker stated that City and State law require that when the City sells property or parcels of property that they obtain fair market value and that they give the public an opportunity to comment on the possible sale. Tooele City has identified seven acres of property on East Vine Street near the golf course that is appropriate for single family residential property. They have had it appraised and they have advertised for sealed bids. The bid process will close on Friday and the most acceptable bid is $215,000 which is the appraised value of the property. The purpose of this meeting is to give the public an opportunity to comment if they would like and for the Council to authorize the sale with the parameters set in the resolution.

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

Vice-Chairman Wardle closed the public hearing at 7:37 p.m.

**Councilman Pruden moved to approve Resolution 2015-42**. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

Vice-Chairman Wardle indicated that Mr. Bolser will combine the explanation for agenda items #9 and # 10.

1. **Final Plat Approval of Peterson Industrial Depot Plat 2B, A Two-Lot 42.52 Acre Subdivision Located at Lodestone Way and I Avenue**

Presented by Jim Bolser

Mr. Bolser said that the reason that they are combining this item for the public information is because they involve the same project. The first item is the creation of a two lot subdivision on 42.52 acres in the Peterson Industrial Depot. The proposal is to subdivide off a little over 4.5 acres for a single lot which outlines the layout of an existing building which is building 651. The reason they are doing this is to create a condominium plat within the building to create units within the walls of the buildings that can then be sold independently. The reason they have to subdivide it and create its own parcel is because with a condominium plat there is inherent common space. All the area around the building becomes common to all the units with the building. Rather than have 42.5 acres of common space they subdivide it so there are now only 4.5 acres within this one lot. He showed on the overhead screen a view of the lot that is being created and how the building breaks down on the interior. He said that the building is basically being cut in half. He stated that the Planning Commission has held a public hearing and forwarded a unanimous positive recommendation.

**Councilman McCall moved to approve final plat approval of Peterson Industrial Depot Plat 2B, A Two Lot 42.52 Acre Subdivision Located at Lodestone Way and I Avenue**. Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

1. **Final Plat Approval of Peterson Industrial Depot Building 651 Condominium, A Two-Unit Condominium Located at 1736 West H Avenue and 1735 West I Avenue**

Presented by Jim Bolser

**Councilman McCall moved to approve Final Plat Approval of Peterson Industrial Depot Building 651 Condominium, A Two-Unit Condominium Located at 1736 West H Avenue and 1735 West I Avenue.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

1. **Final Plat Approval of Tooele Town Center No. 5, A Two-Lot Subdivision Located at 915 North 100 East**

Presented by Jim Bolser

Mr. Bolser said this is an existing vacant piece of property on the south end of the Macey’s development. It is an existing piece of property which is a little more than 4 acres in size. The proposal is to subdivide it into a north parcel and south parcel. The south parcel will include approximately 2 acres and the north parcel will include the remainder. The intent of this is to sell off the south parcel to a third party. The Planning Commission has held a public hearing and forwarded a positive recommendation.

**Councilwoman Winn moved to approve Final Plat Approval of Tooele Town Center No. 5, a Two-Lot Subdivision Located at 915 North 100 East**. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

1. **Final Plat Approval of Tuilla Subdivision, a Two-Lot Subdivision Located at Approximately 200 East 400 North**

Presented by Jim Bolser

Mr. Bolser indicated that on 400 North and approximately 200 East the Jehovah Witness Congregation has recently built a new Kingdom Hall. When they purchased the property they purchased more than they needed so they are subdividing off the north half of the parcel and selling it to property owner to the north. They have a private arrangement already in place for the sale of that property. He noted in the northwest corner there is a piece that they are not going to retain. There is a strip of land that is going with the property to the north; there was originally an error in survey so that line is where the fence line exists today. That is not an error on the drawing that is how the land lays out. There is a Questar gas line in that area that they have to maintain. Terms have been worked out with both property owners and they have an understanding. The Planning Commission has forwarded a unanimous positive recommendation to the City Council.

**Councilman McCall moved to approve Final Plat approval of Tuilla Subdivision, a Two-Lot Subdivision Located at Approximately 200 East 400 North**. Councilwoman Winn seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

1. **Minutes: September 2, 2015**

Councilman Wardle asked to table the minutes to the next meeting because there were two Council members absent at the last meeting and there are not enough to vote at this meeting.

**Councilwoman Winn moved to table the September 2, 2015 minutes to the next City Council meeting.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

Vice-Chairman Wardle turned the meeting over to Councilman Pruden who is Chairman of the RDA.

1. **Invoices**

Presented by Michelle Pitt

Ms. Pitt presented the following RDA invoice for payment:

* Utah State University for annual payment toward Tooele Regional Campus & Technology Building in the amount of $150,000. This is the first of five payments.

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

Ms. Pitt presented the following RDA invoice for payment:

* MND Construction for completion of H & K Avenues and Industrial Loop Road in the amount of $225,000.

**Councilman Wardle 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 Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”.

Councilman Pruden turned the meeting back over to Vice-Chairman Wardle.

1. **Adjourn**

**Councilwoman Winn moved to adjourn the meeting.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilwoman Winn, “Aye”, and Councilman Pruden, “Aye”, and Vice-Chairman Wardle, “Aye”. The meeting adjourned at 7:54 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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Scott Wardle, Vice-Chairman Tooele City Council