

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

Date: Wednesday, January 17, 2018

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Steve Pruden

Brad Pratt

Dave McCall

Scott Wardle

Melodi Gochis

City Employees Present:

Mayor Debra E. Winn

Jim Bolser, Community Development and Public Works Director

Chief Ron Kirby, Police Department

Roger Baker, City Attorney

Glenn Caldwell, Finance

Michelle Pitt, City Recorder

Lisa Carpenter, Deputy City Recorder

Paul Hansen, City Engineer

Heidi Peterson, Communities That Care Director

Randy Sant, Economic Development Consultant

Minutes prepared by Amanda Graf

Chairman Pruden called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Lisa Carpenter

2. Roll Call

Scott Wardle, Present

Brad Pratt, Present

Steve Pruden, Present

Dave McCall, Present

Melodi Gochis, Present

3. Mayor's Youth Recognition Awards

Presented by Mayor Winn, Heidi Peterson, and Chief Ron Kirby

Mayor Winn welcomed visitors for the Mayor's Youth Awards and introduced Tooele City Police Chief Ron Kirby and thanked him for his collaboration. Ms. Peterson highlighted Communities That Care Programs including Second Step, QPR, and Guiding Good Choices.

Ms. Peterson, Chief Kirby, and the Mayor then presented the Mayor's Youth Recognition Awards to the following students:

- Annie Emmons
- Elizabeth Wiker
- Bronwynn Hawkins
- Jesse VanDerwerken

4. Public Comment Period

Chairman Pruden invited comments from the audience.

Tracy Shaw came forward. She and Tyson Hamilton were in attendance representing the Tooele Chamber of Commerce. She expressed her appreciation to Tooele City for their support of the Chamber and looks forward to working with the City in the future.

5. Resolution 2018-12 A Resolution of the Tooele City Council Appointing Bucky Whitehouse to the Planning Commission

Presented by Steve Pruden

Bucky Whitehouse is the outgoing fire chief. Traditionally the City has had a member of the Fire Department serve on the Planning Commission. The Council would like to appoint Bucky Whitehouse to the Planning Commission as an alternate member.

Chairman Pruden asked the Council if there were any questions or concerns; there weren't any.

Council member McCall moved to approve Resolution 2018-12. Council member Pratt seconded the motion. The vote was as follows: Council member McCall, "Aye," Chairman Pruden, "Aye," Council member Pratt, "Aye," Council member Wardle, "Aye," Council member Gochis, "Aye." The motion passed.

6. Ordinance 2018-03 An Ordinance of the Tooele City Council Repealing Tooele City Code Chapter 1-15 Regarding Nuisance Abatement

Presented by Roger Baker

The purpose of this ordinance is to repeal a chapter of the City Code that is obsolete and conflicts with a newer and more detailed chapter of the City Code in Chapter 8-4. This ordinance was enacted in 1978 and has been replaced. This ordinance repeals the out-of-date portion of the Code.

Chairman Pruden asked the Council if there were any questions or concerns; there weren't any.

Council member Wardle moved to approve Ordinance 2018-03. Council member McCall seconded the motion. The vote was as follows: Council member McCall, "Aye," Chairman Pruden, "Aye," Council member Pratt, "Aye," Council member Wardle, "Aye," Council member Gochis, "Aye." The motion passed.

Chairman Pruden welcomed a cub scout who was in attendance at the meeting.

7. Resolution 2018-11 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Canyon Village Rust Phase 1 Subdivision

Presented by Paul Hansen

This is a 27-lot residential subdivision; six of the lots will be condo/duplex style. Tooele City Code 7-19-35 requires that public improvements constructed in connection with subdivisions be approved by the City Council by resolution. The city inspectors have been out to inspect the work and they have prepared a certificate of completion of public works that is included in the City Council packet.

Chairman Pruden explained that the development is just off of Pine Canyon road.

Chairman Pruden asked the Council if there were any questions or concerns; there weren't any.

Council member McCall moved to approve Resolution 2018-11. Council member Pratt seconded the motion. The vote was as follows: Council member McCall, "Aye," Chairman Pruden, "Aye," Council member Pratt, "Aye," Council member Wardle, "Aye," Council member Gochis, "Aye." The motion passed.

8. Minutes

Chairman Pruden asked the Council if there were any comments or questions about the minutes. Council member Gochis moved to amend item number 23; it lists Brad Pratt Wardle. She moved to strike that and amend it to name Brad Pratt.

Chairman Pruden stated that when the minutes switch to the RDA minutes that the member should be referred to as board members.

Council member Pratt moved to approve the minutes from the meeting dated January 3, 2018.

Council member McCall seconded the motion. The vote was as follows: Council member McCall, "Aye," Chairman Pruden, "Aye," Council member Pratt, "Aye," Council member Wardle, "Aye," Council member Gochis, "Aye." The motion passed.

9. Invoices

Presented by Michelle Pitt

There were no invoices to be presented.

10. Adjourn to RDA Meeting

Chairman Pruden moved to adjourn to the RDA meeting. Council member McCall seconded the motion. The vote was as follows: Council member McCall, "Aye," Chairman Pruden, "Aye," Council member Pratt, "Aye," Council member Wardle, "Aye," Council member Gochis, "Aye." The motion passed.

The City Council meeting adjourned to the RDA meeting at 7:29 p.m.

11. Open RDA Meeting

Chairman Pratt welcomed everyone and stated that all five members of the RDA are present.

12. RDA Resolution 2018-02 A Resolution of the Redevelopment RDA OF Tooele City, Utah ("RDA") Approving an Interlocal Agreement for Tax Increment Participation with the Tooele County School District, for the 1000 North Retail Community Reinvestment Project Area, and Authorizing the Chair to Sign the Same

Presented by Randy Sant

In December 2017 a community reinvestment project area was created for the project on 1000 North and Main Street. A budget was adopted which included participation with the potential future property tax that will be generated on the property. In order to use the tax increment the RDA needs to meet with each taxing entity that levies a tax and request their participation.

In December 2017 Mr. Sant met with the Tooele County School District. They reviewed the budget and agreed to participate with the RDA through an interlocal agreement regarding the project area. A cap of \$1,250,000 will be put on the total amount of money that the RDA can take from the School

District's tax levy. The RDA has a 15-year period to collect that money. Mr. Sant specified that this is not money that is currently going to the school district; it is future revenue that would be generated from the development of the project area on 1000 North. This revenue only comes when that property is developed. The RDA collects 35% of the revenue from that project and the School District keeps 65% of that revenue. The RDA needs the District's participation to be able to develop the property.

This agreement outlines those terms and specifies that the RDA is only able to take the tax increment off of the commercial development. The project area includes plans for residential development; the School District will keep 100% of the tax increment for the residential portion of the development.

Chairman Pratt asked the RDA if there were any questions or concerns.

Board member Pruden stated that this is a great example of governmental entities working together to accomplish a project that will benefit the public.

Chairman Pratt expressed his appreciation to Mr. Sant for all of his work on this project.

Mr. Sant expressed his appreciation to the School District and Superintendent Rogers for their willingness to move forward with the project.

Board member McCall moved to approve RDA Resolution 2018-02. Board member Pruden seconded the motion. The vote was as follows: Board member McCall, "Aye," Board member Pruden, "Aye," Chairman Pratt, "Aye," Board member Wardle, "Aye," Board member Gochis, "Aye." The motion passed.

13. Minutes

Chairman Pratt stated that the RDA minutes have already been approved with the approval of the Council minutes in agenda item number eight.

14. Adjourn

Board member Wardle moved to adjourn the meeting. Board member McCall seconded the motion. The vote was as follows: Board member McCall, "Aye," Board member Pruden, "Aye," Chairman Pratt, "Aye," Board member Wardle, "Aye," Board member Gochis, "Aye." The motion passed.

The meeting adjourned at 7:35 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 February, 2018

Steve Pruden, Tooele City Council Chair