

**Tooele City Council and  
Tooele City Redevelopment Agency of Tooele City, Utah  
Business Meeting Minutes**

Date: Wednesday, October 4, 2017  
Time: 7:00 p.m.  
Place: Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**City Council Members Present:**

Debbie Winn, Chairwoman  
Steve Pruden  
Brad Pratt  
Dave McCall  
Scott Wardle

**City Employees Present:**

Mayor Patrick Dunlavy  
Glenn Caldwell, Finance Director  
Jim Bolser, Community Development and Public Works Director  
Chief Ron Kirby, Police Department  
Michelle Pitt, City Recorder  
Paul Hansen, City Engineer  
Randy Sant, Economic Development Director  
Terra Sherwood, Assistant Parks and Recreation Director

Minutes prepared by Amanda Graf

Chairwoman Winn called the meeting to order at 7:00 p.m.

**1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairwoman Winn

**2. Roll Call**

Scott Wardle, Present  
Brad Pratt, Present  
Steve Pruden, Present  
Dave McCall, Present  
Debbie Winn, Present

**3. Mayor's Youth Recognition Awards**

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

Mayor Dunlavy welcomed everyone to the meeting. He introduced Heidi Peterson, who is the Tooele City Communities That Care Director, and Chief Ron Kirby, the Tooele City Chief of Police.

Ms. Peterson gave some background information about the Communities That Care Department. For many years, there has been a lot of guesswork in regards to what best helps children make good decisions for their lives. Several years ago, Tooele was able to bring a cutting-edge, evidence-based program to the Community called Communities That Care. They are able to look at the data, see the areas that children are at risk, and bring the best programs to the Community to help support families. Ms. Peterson highlighted some of the programs the Communities that Care department offers to help support families.

Second Step is a prevention-based program offered for students in Kindergarten through 8<sup>th</sup> grade. Students are taught how to handle anger and stress. In 6<sup>th</sup> grade students are taught how to avoid drugs and alcohol.

Guiding Good Choices is a free parenting class that runs five weeks. It is recommended for all families. More information about the program can be found on the Tooele City website.

QPR is a program that helps combat suicide in the community. QPR stands for question, persuade, and refer. This 90 minute program helps people understand the risk factors and warning signs of a person who may be contemplating suicide. It also helps individuals know how to help individuals who are at risk.

Every other year across the state students are given a survey where they are asked how often they have considered suicide. In 2017 Tooele County was the only county in the state that reduced that number in the past two years. They are really proud of the work they are doing in the community to help prevent this problem in the community.

Each of the students that were nominated for the Mayor's Youth Award received a bag that includes prizes and donations from local agencies and businesses.

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

- Asher Larson
- Morgan Wright
- Cody Huntsman
- Maddison Smith
- Faith Andre

Mayor Dunlavy recognized the students for their efforts and expressed appreciation for all of their hard work. He wanted the students to know how special they are and how proud they are of them. He expressed appreciation to their parents, siblings, and other individuals who support them.

**4. Public Comment Period**

Charlie Roberts addressed the Council. A delegation of five Russian educators who specialize in Autism was in attendance. Those from the delegation included the following individuals: Yelena Sergeevna Kilimayeva, Alisa Aleksandrovna Frolova, Albina Asfovna Khaybullia, Yulia Anatolyevna Maksimova, and Irina Aleksandrovna Sterkhova. They are visiting with professionals in Salt Lake, Tooele, and other local areas exchanging ideas with how they can improve serving their disabled population. The Sister Cities Committee expressed appreciation to the Mayor for their support of the program. President Eisenhower, who started Sister Cities International, said it would be the people who solve problems, not the military and not the politicians.

Chairwoman Winn invited any other comments from the audience; there were not any. Chairwoman Winn closed the public comment period.

**5. Resolution 2017-43 A Resolution of the Tooele City Council Consenting to the Mayor's Appointments to the Tooele City Historic Preservation Commission**

Presented by Terra Sherwood

In 1985 the Tooele City Council passed an ordinance to create a Historic Preservation Commission. The Commission has not been functioning for quite some time. They would like to re-establish the Commission. They took applications at the beginning of the year for individuals interested in joining the Commission. Individuals on the Commission will have the following duties: survey and inventory the community's historic resources, review proposed nominations for the National Register of Historic Places, provide advice and information to the city officials, and enforce the State of Utah Historic Preservation laws. Five members will be appointed by the Mayor. The individuals who have been chosen are: Richard Trujillo, Amy Kelley, Burton Cahoon, Stephanie Stotts, and Jacob Lyman. She was asking for the City Council's consent for their appointment to the Commission.

**Councilman McCall moved to approve the nominated individuals to serve on the Tooele City Historic Preservation Commission.** Councilman Pruden seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," Chairwoman Winn voted "Aye." The motion passed.

**6. Bernice Heritage Minor Subdivision—Final Plat Request**

Presented by Jim Bolser

This is a one-lot subdivision located on the frontage of the Vorwaller Heritage Mobile Home Park located on Main Street near 700 North. Their intent is to create an independent lot from the remainder of the park in order to use it for an anticipated commercial development. They do not know what commercial business will occupy the lot at this time. They are beginning the marketing

process to draw a commercial venture there. This project has met all of the zoning and code requirements for approval of a Minor Subdivision Plat.

The Planning Commission unanimously recommended approval but added two conditions to the recommendation. The first condition is that the water rights transmission will take place at the time of building permit, not with approval of the subdivision or site plan. The reason for this is that the City often doesn't know the specifics of the commercial venture like they do for a residential subdivision plan.

The second condition is that the Mobile Home Park has a settlement agreement between the City and the property owner that specifies how many spaces of residential units are allowed in the mobile home park. Some of those units are contained within this proposed commercial lot and will be eliminated with the use being converted to commercial. The Planning Commission created a condition that those residential spaces cannot be relocated into the park therefore increasing the density of the park and would then be eliminated if they are removed with the commercial venture that comes in.

**Councilman Pratt moved to accept the final plat request for the Bernice Heritage Minor Subdivision with the conditions that they include the recommendations from the Planning Commission as stated by Mr. Bolser.** Councilman Wardle seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," Chairwoman Winn voted "Aye." The motion passed.

## 7. Minutes

**Councilman Pruden moved to approve the minutes from the City Council Meeting dated September 20, 2017.** Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," Chairwoman Winn voted "Aye." The motion passed.

## 8. Invoices

Presented by Michelle Pitt

There were no invoices to be presented.

Chairwoman Winn announced that the Council still has items to discuss from their 5 pm work meeting. Immediately following the adjournment of the RDA meeting they will reconvene for a closed session in the large conference room.

9. **Adjourn to RDA**

**Councilman Pruden moved to adjourn the meeting to an RDA meeting.** Councilman Wardle seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," Councilwoman Winn, "Aye." The motion to adjourn to the RDA meeting passed. The meeting was turned over to the RDA Chair Councilman Pratt.

10. **RDA Resolution 2017-07 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Approving a Real Estate Contract of Purchase and Sale with the State of Utah for a Business Resource Center**

Presented by Randy Sant

For the last few years Tooele City has been working with the Tooele Applied Technology College to purchase some property they own in the Tooele Business Park for the purpose of building a future business resource center. The buyer will actually be the TATC but they have to work through the State of Utah for this purchase. The funding for this project has been provided by the Utah State Legislature.

The property is located just across from the new Life Sciences building that USU built. It is five acres. They will purchase that and then move forward with building a business resource center. The property will be purchased at the appraised value of \$360,000. In the event that there is any legislative funding leftover from that purchase they will use it to help with the design and engineering for the new building. They recommend they approve this resolution which will authorize the executive director to sign. They will have a 30 day period to do their preliminary due diligence and after that a 90 day period to close. They anticipate closing prior to the 90 day deadline.

Councilwoman Winn said that this business resource center is greatly needed for businesses so they can get assistance with business plans and anything else that they need so they can have a thriving, prosperous business. Businesses bring money to the community.

Chairman Pratt asked the RDA if they had any other questions or comments; there weren't any.

**Councilwoman Winn moved to approve RDA Resolution 2017-07.** Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilwoman Winn, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," Chairman Pratt, "Aye." The motion passed.

11. **Adjourn**

**Councilman Pruden moved to adjourn the meeting.** Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilwoman Winn, "Aye," Councilman Pruden, "Aye," Councilman McCall, "Aye," Chairman Pratt, "Aye." The motion passed.

The meeting adjourned at 7:36 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 October, 2017.

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Debra E. Winn, Tooele City Council Chair