

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

Date: Wednesday, October 18, 2017
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

City Employees Present:

Mayor Patrick Dunlavy
Jim Bolser, Community Development and Public Works Director
Captain Adrian Day, Police Department
Roger Baker, City Attorney
Michelle Pitt, City Recorder
Lisa Carpenter, Deputy City Recorder
Bucky Whitehouse, Fire Chief
Paul Hansen, City Engineer
Randy Sant, Economic Development Director

Minutes prepared by Amanda Graf

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

1. Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Dunlavy

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 Captain Adrian Day

Mayor Dunlavy welcomed everyone to the meeting. He stated that recognizing the youth is an intricate part of what the Community is all about. There's nothing better than recognizing young people and letting them know how special they are and how much they appreciate all they do. The Mayor introduced Heidi Peterson, who is the Tooele City Communities That Care Director, and Captain Adrian Day from the Tooele City Police Department.

Ms. Peterson gave some background information about the Communities That Care Department. About 15 years ago the City received a grant for this program, which is an evidence-based program. This program allows them to gather data to find out where kids are most at-risk, and then bring the very best programming to Tooele to help kids and families. With support from the Mayor and City Council, they have been funding some of the most cutting-edge best programs that have been used in the community for the past 15 years.

Ms. Peterson highlighted some of the programs offered by the Communities that Care department:

Second Step is a evidence-based program offered for students in Kindergarten through 8th grade. Students are taught how to handle anxiety and anger and other difficult situations. They are also taught about substance abuse and are given skills on how to resist peer pressure when it comes to use of illegal substances.

Guiding Good Choices is a free parenting class that runs five weeks. It is recommended for all families. This program gives the parent piece of what children are learning in school. The next class will be starting in January. More information about the program can be found on the Tooele City website.

QPR is another program in place in the City. QPR stands for question, persuade, and refer. The program teaches about three step process that helps people recognize the warning signs that comes with suicide. Since its inception they have trained over 4,500 people. They have seen suicide rates drop in the community as a result of the implementation of this program. The next class will be starting on Tuesday, October 24, 2017.

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, Captain Day, and the Mayor then presented the Mayor's Youth Recognition Awards to the following students:

- Sean Seeley
- Danielle Grundvig
- Cadence Brown
- Ben Oviatt
- Kyler Hymas
- Kamryn Tso
- Angela Correa

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**

Vice Chairman Pruden invited comments from the audience; there were not any. Vice Chairman Pruden closed the public comment period.

5. **Ordinance 2017-24 An Ordinance of Tooele City Enacting Tooele City Code Chapter 3-6 Regarding Enforcement of Title 3 and the Fire Code and Abatement of Title 3 and Fire Code Violations**

Presented by Roger Baker and Chief Bucky Whitehouse

Mr. Baker and Chief Whitehouse have been working on developing programs that will assist the Fire Department in helping keep Tooele City safe from the potential of fires. The City has adopted the International Fire Code. The International Fire Code has a process by which fire inspectors can inspect buildings to make sure they comply with that code and issue tickets for violations. However, the International Fire Code does not have a specific process for enforcement of those violations. The new program Mr. Baker and Chief Whitehouse developed will allow the fire department to inspect and issue tickets for violations, as well as take enforcement actions designed to get the buildings repaired so that they are safe from fire.

The Tooele City Fire Department annually inspects 300-400 businesses a year, many of which are found to be in violation. Many businesses don't know they're in violation, and upon learning so are quick to make the necessary repairs. However, there are many businesses that continue to receive notices of their violations but are not making the necessary changes to bring them into compliance. The proposed program would give the Fire Department the ability to bring those businesses into compliance. If they won't comply voluntarily the City will exert additional pressures through fines and means to bring them into compliance.

The process would begin with the fire inspector conducting a routine inspection of the building using the rules contained in the International Fire Code. If they are in violation the inspector will give a Notice of Violation document that will contain a deadline by which the corrections must be made. If the corrections are made, the inspector will issue a Notice of Compliance document. However, if the problem is not fixed at this stage or by the two-week deadline that is imposed, fines will begin to accrue at a rate of \$100/day with a cap of \$1,400. If the building owner fixes the problem prior to the deadline there are no fines, otherwise the fines would be due.

If the owner does not appeal that violation notice and does not comply with the necessary repairs, the next step is to issue a Default Judgment document. A default judgment will allow the City to take additional measures to get the building fixed so it can be safe. If the owner persists in not correcting the problem additional measures can be taken.

At any step along the way, the owner can appeal the finding of the fire inspector to an administrative hearing officer. The administrative hearing officer is an independent person who has law training that can hear the issues and decide if they have correctly followed the Code. Also, at any point in the proceeding, the City can reach a settlement with the business owner where they can agree on a reduced level of fines and an altered method of compliance which would be called a Stipulation Agreement.

Ultimately, the objective of the program is not to generate revenue, but to gain compliance with the Fire Code and thereby increase safety for the people in them.

Chief Whitehouse stated that this program contains best practices and is similar to what other communities in the state and the United States as a whole have.

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

Councilman Pratt moved to approve Ordinance 2017-24 as explained by Mr. Baker and Chief Whitehouse. Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Vice Chairman Pruden, "Aye." The motion passed.

6. **Ordinance 2017-25 An Ordinance of Tooele City Enacting Tooele City Code Chapter 3-7 Regarding Nuisance Fire Alarms**

Presented by Roger Baker and Chief Bucky Whitehouse

Councilman Wardle moved to table Ordinance 2017-25 for a few weeks to allow for time to work out a few questions they have on it. Councilman Pratt seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Vice Chairman Pruden, "Aye." The motion passed.

7. **Resolution 2017-45 A Resolution of the Tooele City Council Reappointing Members of the Administrative Control Board of the North Tooele City Special Service District**

Presented by Roger Baker

The secretary of the administrative control board informed Attorney Baker that four of the board members' terms are expiring at the end of the year. They all expressed interest in being reappointed to new terms. Their names are: Jed Winder, Erick Brondum, Michael Maloy, and Maresa Manzione.

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

Councilman McCall moved to approve Resolution 2017-45. Councilman Wardle seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Vice Chairman Pruden, "Aye." The motion passed.

8. Resolution 2017-44 A Resolution of the Tooele City Council Accepting the Completed Public Improvements Associated with the Cooper Canyon PUD Phase 5 Subdivision

Presented by Paul Hansen

City Code requires that once a development completes the associated public improvements that the engineering department certifies that the Community Development and Engineering departments certify that the improvements are complete, that they meet city standards, and that they are ready for acceptance by the City to begin the one-year warranty. The Copper Canyon PUD Phase 5 development is a 38 lot subdivision located just west of 200 West and approximately 850 North.

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

Councilman Pratt moved to approve Resolution 2017-44. Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Vice Chairman Pruden, "Aye." The motion passed.

9. Recess to RDA Meeting

Councilman McCall moved to recess to the RDA meeting. Councilman Pratt seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Vice Chairman Pruden, "Aye." The motion passed.

The meeting adjourned to the RDA meeting at 7:40 p.m.

10. Reconvene City Council

The City Council Meeting was reconvened after the RDA meeting adjourned at 7:55.

Councilman Wardle motioned to table item numbers 11, 12, and 13 until the RDA has finished its business with the public hearings and the adoption of the plans. Councilman Pratt seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Vice Chairman Pruden, "Aye." The motion passed.

11. Ordinance 2017-29 An Ordinance Adopting the 1000 North Retail Community Reinvestment Project Area Plan, as Approved by Redevelopment Agency of Tooele City,

Utah, as the Official Community Reinvestment Project Area Plan for the Project Area, and Directing that Notice of the Adoption be Given as Required by Statute

Presented by Randy Sant

This item was tabled.

12. **Ordinance 2017-30 An Ordinance Adopting the 1000 North West Industrial Community Reinvestment Project Area Plan, as Approved by Redevelopment Agency of Tooele City, Utah, as the Official Community Reinvestment Project Area Plan for the Project Area, and Directing that Notice of the Adoption be Given as Required by Statute**

Presented by Randy Sant

This item was tabled.

13. **Ordinance 2017-31 An Ordinance Adopting the Tooele Buisness Park Community Reinvestment Project Area Plan, as Approved by Redevelopment Agency of Tooele City, Utah, as the Official Community Reinvestment Project Area Plan for the Project Area, and Directing that Notice of the Adoption be Given as Required by Statute**

Presented by Randy Sant

This item was tabled.

14. **Minutes**

Councilman Wardle moved to approve the minutes from the City Council Meeting dated October 4, 2017. Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle, "Aye," Councilman Pratt, "Aye," Councilman McCall, "Aye," Vice Chairman Pruden, "Aye." The motion passed.

15. **Invoices**

Presented by Michelle Pitt

There were no invoices to be presented.

16. **Adjourn**

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

The meeting adjourned at 7:56 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 1st day of November, 2017.

Steve Pruden, Tooele City Council Vice Chair