

**Tooele City Council and the
Tooele City Redevelopment Agency of Tooele City, Utah
Work Session Meeting Minutes**

Date: Wednesday, November 15, 2017
Time: 5:00 p.m.
Place: Tooele City Hall, Large Conference Room
90 North Main St., Tooele, Utah

City Council Members Present:

Debbie Winn
Steve Pruden
Scott Wardle
Brad Pratt
Dave McCall

City Employees Present:

Mayor Patrick Dunlavy
Glenn Caldwell, Finance Director
Michelle Pitt, Recorder
Roger Baker, City Attorney
Jim Bolser, Community Development and Public Works Director
Brian Roth, Parks Director
Rachelle Custer, City Planner
Randy Sant, Economic Development and Redevelopment Agency Director
Paul Hansen, City Engineer

Minutes prepared by Michelle Pitt

1. Open Meeting

Chairwoman Winn called the meeting to order at 5:00 p.m.

2. Roll Call

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

3. Discussion:

- Resolution 2017-41 A Resolution of the Tooele City Council Authorizing the Purchase of Property from Storage City, L.L.C., for the Extension of 1280 North Street
Presented by Roger Baker

Mr. Baker stated that the City has been in discussion with Doug White for about a year regarding purchasing this piece of property. It is important to acquire the property in order to continue 1280 North to the properties to the east of this location. The property has been appraised, but the length of the property has not yet been surveyed. After the agreement has been signed, the property will be surveyed. The estimate for the property purchase is \$72,000.00. Mr. Baker further explained that he drafted the contract for the purchase of the property, and a copy was included in the Council packet. After the packet was compiled, revisions were made to the contract. Mr. Baker handed out to the Council the revised contract. Mr. Baker stated that the prior contract include a provision allowing Mr. White temporary use of the property. Mr. Baker stated that he had concerns about allowing a commercial business on City property because of liability in case of fire, injury, etc. The contract was amended so that this provision was not included.

- Ordinance 2017-32 An Ordinance of Tooele City Amending Tooele City Code Chapter 8-4 to Make Technical Corrections, Clarify Service of Process, and Limit Monetary Penalties
Presented by Roger Baker

Mr. Baker explained that one of the main purposes of this ordinance is to provide clarification of how documents are served in the nuisance abatement process. The City Code specifies options of how a Notice of Violation can be served. This change would codify the existing practice to mail a notice to the address of record, and the property address that is the subject of the abatement. Another change would allow the use of certified mail. It also codifies the practice of limiting the monetary penalties assessed to the abatement period of 14 days at \$100 per day, for a cap of \$1,400.00. If the violation continues after the 14 days, the City would abate, rather than increase fines.

Councilman Wardle asked about unlicensed vehicles. Mr. Baker said that this was an additional amendment to the code. He said that the City has had some challenges with the concept of citing an otherwise perfectly good car simply because it wasn't registered. Sometimes there are vintage cars, or cars that are headed in that direction and are well maintained, just not registered. Mr. Baker explained that the real concern is junked and inoperable vehicles.

- Resolution 2017-46 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Add a Code Enforcement Administrative Fee
Presented by Jim Bolser

Mr. Bolser stated that this was a housekeeping item. He said that the City has had this fee for some time, but they discovered that it no longer existed in the fee schedule for whatever reason. This resolution would formally add it to the fee schedule. Any time a fine or lien is assessed, this fee would help cover the administrative costs associated with the fine or lien. Councilman

Wardle asked if the City was charging this fee already. Mr. Bolser answered that the City was charging the fee, but when they realized it had been removed, they stopped.

4. Council Reports

Councilman Wardle: Councilman Wardle asked the RDA board if they would like to move forward with a study on the benefits of working with the school district on projects. The board would like to see the study done. Councilman Wardle stated that he was not able to attend the Council of Governments (COG) meeting, but has asked for the minutes. He had not received them yet. He said there was a presentation proposing a tunnel from Tooele to Herriman. Chairwoman Winn said that she was at the COG meeting. The commissioners were not happy with any of the tunnel options.

Councilman Pruden: The Tooele City Arts Council is sponsoring The Missoula Children's Theater this Saturday. The Holiday Concert is on December 4th.

Councilman Pratt: Part of presentation at COG was presented in the Wasatch Front Regional Council. Councilman Pratt stated he had asked for it to be presented at the COG meeting. A large amount of the calls of complaints are about the bottle neck at the overpass. The complaints were more than the complaints about the entire 1-15 corridor. Communities that Care (CTC) made a presentation of grants to the school district. Councilman Pratt said that CTC is an amazing program. Results are coming in on the SHARP study and they show positive results. He said he was thrilled with the cooperation of the program with the school district. He felt it was important to protect that program, if the City is able. Chairwoman Winn stated the school district mentioned the grants from CTC and were very appreciative. The school district provided a sneak peek at the SHARP survey results and they showed positive results. Councilman Pratt stated that he has had a lot of feedback about the recognition awards from parents and grandparents. It really makes a difference in those youth's lives. Mayor Dunlavy added that it was emotionally gratifying to hear from the kids that have received the awards. He agreed that it was a great program. Councilman Pratt stated that the recognition makes parents and grandparents feel as if they're a part of the community and increases their desire to do more.

Chairwoman Winn: met with the North Tooele City Special Service District. The board had questions on which lights had been repaired. Chairwoman Winn said that she asked Ms. Shilo Baker about the lights and received the answers she needed. Chairwoman Winn said she felt that this was an effective program.

5. Close Meeting to Discuss Litigation and Property Acquisition

Councilman Pratt moved to close the meeting. Councilman Wardle seconded the motion. The vote was as follows: Councilman Wardle "Aye," Councilman McCall "Aye," Councilman Pruden "Aye," Councilman Pratt "Aye," and Chairwoman Winn "Aye."

Those in attendance during the closed session were: Mayor Patrick Dunlavy, Glenn Caldwell, Roger Baker, Paul Hansen, Michelle Pitt, Jim Bolser, Brian Roth, Randy Sant, Council-elect

Melodi Gochis, Councilman Wardle, Councilman Pratt, Councilman McCall, Councilman Pruden, and Chairwoman Winn.

The meeting closed at 5:24 p.m.

Councilman McCall joined the meeting at 6:10 p.m.

No minutes were taken on these items.

6. Adjourn

Councilman Pratt moved to adjourn the meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman Wardle “Aye,” Councilman Pratt “Aye,” Councilman Pruden “Aye,” Councilman McCall “Aye,” and Chairwoman Winn “Aye.”

The meeting adjourned at 6:49 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 6th day of December, 2017

Debra E. Winn, Tooele City Council Chair