

**Tooele City Council  
Business Meeting Minutes**

Date: Wednesday, December 6, 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  
Debbie Winn

**City Employees Present:**

Mayor Patrick Dunlavy  
Jim Bolser, Community Development and Public Works Director  
Chief Ron Kirby, Police Department  
Glen 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  
Jami Carter, Library 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 Susan Callahan, Library Board Member

**2. Roll Call**

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

**3. Resolution 2017-48 A Resolution of the Tooele City Council Consenting to the Mayor's Appointment of Rick Harrison as Tooele City Fire Chief**

Presented by Mayor Patrick Dunlavy

Every two years the City has the opportunity to change fire chiefs. There have been some changes where the outgoing fire chief now becomes part of the administration department head. Mayor-elect Winn and Mayor Dunlavy interviewed Mr. Harrison and they both feel confident he will do an excellent job. If he is appointed the fire chief he'll be the sixth generation of fire chiefs in his family. Mayor Dunlavy formally presented Rick Harrison as the new Tooele City Fire Chief.

Chairwoman Winn asked the Council if they had any questions or concerns; there weren't any.

**Councilman Pruden moved to approve Resolution 2017-48.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

Chairwoman Winn mentioned that they will do the swearing in of the new fire chief and first and second assistant at the next City Council meeting on Jan 3<sup>rd</sup>, 2018 at 7 p.m.

#### **4. Tooele Applied Technology College (TATC) 2018 Student of the Year**

Presented by Scott Snelson, President of the Tooele Technical College

Allie Palmer is originally from Tooele and attended Tooele High School. She has a unique story.

Ms. Palmer gave a brief presentation on her path towards the TTC. Between the ages of six and fourteen she dreamed of being a fashion designer. She realized in high school that she wanted to be a pediatrician instead. She graduated as the valedictorian of her high school class. She decided to major at the University of Utah Business Administration and Biology, with a minor in Chemistry and Pediatric Clinical Research.

During the Summer after her freshman year of college she was realized she was not getting 1:1 in person interaction at the University. She decided to pursue a medical assistant certification. She'd heard about Tooele Tech and decided on the school for three reasons: they offer courses that students can take at their own pace, they have extremely affordable rates, and the teachers are practiced and well-versed in their fields.

She enrolled in early August of this year. She has learned a wide variety of skills such as how to administer CPR, how to draw blood, how to help patients, and how to communicate more effectively. She has been able to meet other motivated individuals who are interested in the medical field and learn from their experiences.

After she graduates she'll be able to attain employment in the medical field and begin her lifelong dream of helping to heal others. She'll be one step closer to her dream of being a pediatrician. When she does become a pediatrician she believes that having that experience as a medical

assistant will give her more empathy for those she works with. She will be forever grateful to the Tooele Technical College for the personal and dedicated education they have afforded her.

President Snelson wanted to provide an exit report as he is retiring from the College. He mentioned that the TTC would not be in existence if it weren't for the support of Mayor Dunlavy and the City Council. They had a shared vision for training to provide a workforce and economic development for employers.

After the College was established to serve Tooele County in 2009 they went to work to organize an amazing and dedicated board of directors, 10 of which are local employers, with one being from Utah State University and one being from the Tooele County School District. They have established partnerships with legislators and become education partners with Utah State University and the Tooele School District.

With the Mayor and Council's support they were able to attain funding through the legislature for their state-of-the-art, 74,000 square foot building. They have a healthy budget that offers 27 different programs, soon to be 30 programs beginning in January 2018. They are dedicated to meet the needs of local employers. They have experienced, talented, dedicated, caring, and friendly faculty and staff.

They have purchased five acres of property for the future business resource center building. They have a learning center, placement center, assessment center, media center, and an affordable café. They have received national accreditation from The Council on Occupational Education twice. They have also received national accreditation from ACEN for their nursing program. With all of those accreditations they have had zero findings with several commendations.

They enjoy clean financial audits with a healthy financial reserve. They also have the ability to offer federal financial aid and numerous scholarships. They began with a 900,000 budget and 13 staff members in 2010. Now they have a budget of over five million dollars and employ 56 faculty and staff. They have served 3,220 students, accumulating nearly a million membership hours, and awarding 1,173 certificates. They have averaged a 76% completion rate and 90% placement rate with a 95% licensure exam passage rate.

The Institution is prepared and poised to welcome for a new vision to take the college to new heights.

Mayor Dunlavy expressed his appreciation to President Snelson for his leadership in making the TTC a great success.

## **5. Presentation of Audit for Fiscal Year 2016/2017**

Presented by WSRP Certified Public Accountants

Brandon Keyes, a senior manager with WSRP, gave the Council and Mayor the current draft of the financials. They have until the end of the month to complete the review of the audit. He expressed

his appreciation to Glenn Caldwell and Shannon Wimmer with the finance department of Tooele City for their hard work in assisting them with the audit.

On page three of the audit it indicates that it's the auditor's opinion that they are responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatements. The auditor's job is to give reasonable assurance that the financials Tooele City presented to them are reasonably correct. The financial statements present fairly in all material respects.

On page four WSRP discusses the supplemental information and some of the reports they give. Part of his requirements as an auditor is to present key information to the City Council. Page 16 is called the Statement of Net Position. This is the balance sheet of Tooele City. On June 30, 2017 this is what the City had on their books including their assets, liabilities, and net position. The City has an unrestricted equity of negative 4,190,000 that is at a loss position. This is due to the settlements and legal expenses that have been incurred that have brought the City to a negative fund position.

There is a change in net position on another page indicating a 2.3 million loss from governmental activities. This indicates that the expenditures incurred were higher than the revenues collected.

Further in the report it details another loss of \$800,000, indicating that the loss exceeds the revenues. Mr. Keyes did not specify what this loss was.

On page 78 it states that it is the opinion of WSRP Certified Public Accountants that there are no internal control matters that need to be communicated to the City Council. On page 80 it indicates if there are any errors by the City that need to be reported. Mr. Keyes explained that the state auditor's office doesn't care if an error is \$5 or \$500,000; any error of any amount has to be reported. The public treasurer's bond was short about \$100,000. WSRP feels it's a quick fix on their behalf. To have just one error is remarkable for a city.

Mr. Keyes asked the Council and Mayor if they had any questions; there weren't any.

Chairwoman Winn expressed her appreciation to Mr. Keyes for all of their hard work on the audit.

## **6. Mayor's Youth Recognition Awards**

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

Mayor Dunlavy 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:

- Bryce Muli
- Damien Perez
- Owen Lorton
- Sierra Perry
- Amilla Shinkle
- Taylor Flake
- Dustin VanWagoner

Ms. Peterson presented an award to Mayor Dunlavy to pay tribute to him for the wonderful work he has done for the community. She stated that Mayor Patrick Dunlavy exemplifies the true meaning of what it is to be a public servant. As an employee of Tooele City for 50 years he worked for the police department, beginning in dispatch and advancing through the ranks as sergeant and lieutenant. He then served as the Parks and Recreation Director and later worked as the City Recorder. He has served as the Mayor for the last 12 years.

She stated that as Mayor he has kept the City financially stable through substantial economic downturns. He is loved by city employees and admired for his wisdom, humility, and consistent ability to listen, to discern, and to lead. Because he places such high values on our community's youth and families Mayor Dunlavy has shown unprecedented leadership in supporting efforts to bring a cutting-edge and evidence-based model for community prevention to Tooele.

The Communities That Care program was originally brought to the community as a grant from the University of Washington. This model uses local data to prioritize risk factors in the community. Programming is then put in place to help buffer against potential problems such as juvenile delinquency and drug use. When the grant ended it was clear that the model was having positive results. Because of the Mayor's foresight and values, he and the City Council decided to adopt the program and invest in the results that were apparent and promising.

According to the most recent SHARP survey that was administered this past Spring, the number of students in grades 6-12 who reported trying alcohol in their lifetimes reported went from 47% in 1998 to 18% in 2017. Cigarette use among those same students in that same time period fell from 40% to 9.8%. Over 1500 youth have been recognized as part of the Mayor's Youth Recognition awards for the past 12 years.

Hundreds of families have been trained in Guiding Good Choices and over 4500 people have been QPR certified-trained to recognize the warning signs of suicide. Additionally, the CDC has reported an increase in youth suicide rates in the state of Utah by 141% in recent years, however, Tooele's rates are going down. Last year Tooele was the only county in the State to see a decrease in suicidality and depressive symptoms amongst students in grades 6-12. Tooele has become known as a flagship community for other cities and towns wanting to make positive improvements in the lives of their youth and families.

Ms. Peterson stated that Craig PoVey, state administrator for prevention at the Utah Division of Substance Abuse and Mental Health, has stated that he's presented hundreds of times in Utah and

across the nation on how to establish evidence-based programs in communities. He has come to use the term "The Tooele Model" to describe what happens when a Mayor is committed to doing good, effective substance abuse, mental illness, and suicide-prevention work. In 2015 Mr. PoVey had the opportunity and invitation to travel to Washington D.C. where he was able to share with the National Academy of Sciences the Tooele prevention success story.

Ms. Peterson concluded by mentioning that Mayor Dunlavy has been married to his wife Pam for 51 years. They have four children, 12 grandchildren, with one more on the way. In his spare time he enjoys watching Gunsmoke episodes and spending time with his family.

Mayor Dunlavy expressed that it's never been about him, it's always been about the community and its families. He expressed his appreciation for the recognition given to him, but stated that the success of the programs is what's the most important thing to him. He expressed appreciation to Ms. Peterson and all that her department does to help the community. He also expressed his appreciation to the parents, grandparents, and all other individuals who support the fine students that were recognized as part of the Mayor's Youth Recognition awards.

Chairwoman Winn presented to Mayor Winn a plaque expressing their appreciation to the Mayor for his 50 years to service to Tooele City. She told him that he'd be missed and expressed to him best wishes for an enjoyable retirement.

Councilman Wardle expressed appreciation to the Mayor for all he has done for the Community. He presented a bouquet of flowers to the Mayor's wife, Pam Dunlavy, and thanked her for all of her sacrifices and support.

Councilman Pratt stated that he's known Mayor Dunlavy his entire life. He expressed his appreciation to the Mayor for his service. Mayor Dunlavy has a plaque on his wall that says, "Tooele City, the Greatest City in Utah!" Councilman Pratt stated that Mayor Dunlavy made the City the greatest city in the State because of his wonderful service. When Mayor Dunlavy began as a police officer there were around 6,000 people living in the City; now there are around 35,000 people living in the City. Councilman Pratt stated that it's been an honor to serve with him.

Councilman McCall stated that leadership is something that not everyone possesses. True leadership comes from the heart. He stated that true leadership is when you put yourself out there knowing that everything falls on you. He mentioned that Mayor Dunlavy led the City through some difficult times and thought outside of the box to help the City succeed through those hard times. He wished the Mayor and his wife all the best.

Councilman Pruden stated that he's learned in the past 14 years as a City Councilman that there are a lot of things that go on that most of the citizens are unaware of. He stated that Mayor Dunlavy has handled all of the situations with which the City has faced with a great amount of grace and experience. Mayor Dunlavy's staff is very seasoned which is a great compliment to him. There is very little turnover within the City Staff and that is due to the great leadership from Mayor Dunlavy. He expressed his love and appreciation to the Mayor for all of his service to the Community.

Mayor Dunlavy stated that he didn't deserve any of the recognition but that he is extremely grateful for the opportunity he's had to work for Tooele City and work with some of the greatest people in the world. He stated that the citizens are well-represented in Tooele. He expressed his appreciation to the City Council for their support in the past 12 years that he's been mayor. He said that the beautiful thing about this is that it's not about him, or the Council; the staff just wants to work hard and do a good job and they are very good at what they do. Mayor Dunlavy expressed his appreciation to the City Staff for all they do. He said that it's been a great honor to be able to serve in Tooele. He stated that he's spent his entire life in Tooele and been fortunate to have met some wonderful people.

Mayor Dunlavy expressed his appreciation to his wife who is his best friend, as well as his family that brings him so much joy. He stated how proud he is of his family. He looks forward to spending more time with them in his retirement.

#### **7. Public Comment Period**

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

#### **8. Recess to RDA Meeting**

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

The City Council meeting adjourned to the RDA meeting at 8:15 p.m.

#### **9. Reconvene City Council**

The City Council meeting reconvened at 8:31 p.m.

#### **10. Resolution 2017-47 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Discontinue the Collection of Fines for the Late Return of Library Materials**

Presented by Jami Carter

There was a three-page recommendation that Ms. Carter already submitted to the Council. It's been found through analysis of data that while the original intent with assessing fines was to get items returned, they are finding that the assessment of fines has been ineffective. They do have

items returned but the side effect of those items being returned late is that it becomes a large barrier to lower income and larger families when it comes to assessment of those fines. Ms. Carter stated that she feels that removing the fines will bring more individuals back into the library. She read many reports and studies about libraries who have removed late fines and how the communities have reaped the benefits of their renewed access to the library through the removal of those fines.

Although it's logical to have late fees, Ms. Carter also looked at that data of the 14,000-15,000 library cardholders in Tooele. She realized that every cardholder in the community has a story and that it's important for her to do everything she can to make sure they have access to the library.

Ms. Carter has a copy of the picture book, "Chicka Chicka 1,2,3" that a little girl had brought back to the library; the book had been loved so much that the little girl had used her princess band-aids to repair the book. She keeps it as a reminder that the library needs to serve the individual.

Ms. Carter expressed how close this issue is to her heart and how appreciative she is to the Council and Mayor for backing this recommendation and resolution.

Ms. Carter asked the Council if they had any questions or concerns; there weren't any.

Councilman Pruden stated that though the Council may not understand all of the reasons why the library has decided to take this route, that it's a compliment to Ms. Carter that they trust her and her decisions. He encouraged residents to take advantage of the wonderful things offered at the library.

Councilman McCall stated that he's had the opportunity to see that book with the princess band-aids and it's a wonderful thing.

Chairwoman Winn stated that the success of the library is attributed to Ms. Carter and her staff. She expressed her appreciation for their love and concern for the Community.

Councilman Pratt expressed that as he discussed this resolution and the results of going this way and what it could mean, he could see that Ms. Carter's motivation is only for the good of the City to bring more individuals into the library. He mentioned that the Mayor has surrounded himself with great staff.

Councilman Wardle expressed his appreciation to the board members who support the library.

**Councilman McCall moved to approve Resolution 2017-47.** Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

**11. 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**



**Councilman Wardle moved to table Resolution 2017-41.** Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

**12. Ordinance 2017-29 An Ordinance Adopting the 1000 North Retail Community Reinvestment Project Area Plan, as Approved by the 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

It is required by state statute that any redevelopment plan that is adopted by resolution by the Redevelopment Agency comes back to the City Council for their approval by ordinance. They are proposing that they adopt the redevelopment plan for 1000 North as the official redevelopment plan for the City; this allows the City to move forward and carry out the plan that has been outlined.

This ordinance would adopt the 1000 North Retail plan as discussed in the RDA meeting.

Chairwoman Winn asked the Council if they had any questions or concerns; there weren't any.

**Councilman Pratt moved to approve Ordinance 2017-29.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

**13. Ordinance 2017-30 An Ordinance Adopting the 1000 North West Industrial Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Tooele City, 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 ordinance is the official act by the City Council to adopt the plan that was passed by the RDA for the 1000 North West Industrial Community.

Chairwoman Winn asked the Council if they had any questions or concerns; there weren't any.

**Councilman Wardle moved to approve Ordinance 2017-30.** Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye,"

Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

**14. Ordinance 2017-31 An Ordinance Adopting the Tooele Business Park Community Reinvestment Project Area Plan, as Approved by the Redevelopment Agency of Tooele City, 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 is an ordinance to officially adopt the Tooele Plan for the Tooele Business Park Community Reinvestment area as was recommended by the RDA and forwarded to the Council for their approval.

Chairwoman Winn asked the Council if they had any questions or concerns; there weren't any.

**Councilman McCall moved to approve Ordinance 2017-31.** Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

**15. Resolution 2017-49 A Resolution of the Tooele City Council Authorizing the Sale of Property in the Tooele City Commercial Park to Christensen & Griffith and Approving a Real Estate Purchase Contract**

Presented by Randy Sant

The City has received an offer to purchase a piece of property that is just west of the existing location of Christensen & Griffith. This property is approximately 1.93 acres of ground that is located in the Tooele Commercial Business Park. It was originally purchased many years ago from the Chamber of Commerce with the intent that they would use it to help an existing business, Syracuse Casting, but they chose not to expand their business. This property has been available for some time. The offer price is \$109,263.00 as outlined in the purchase contract. That price is based upon an appraisal that was completed for the commercial park valuing the land at \$56,000/acre. The city attorney has reviewed the purchase contract and has no concerns with it.

Chairwoman Winn asked the Council if they had any questions or concerns; there weren't any.

**Councilman Pruden moved to approve Resolution 2017-49.** Councilman Pratt seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

**16. Mayor's Comments**

Mayor wanted to express his appreciation to Mr. Sant for all of his work on behalf of the City. He also expressed his appreciation to the City Staff and said he'd be cheering them on.

**17. Minutes**

Chairwoman Winn asked the Council if they had any questions or concerns; there weren't any.

**Councilman McCall moved to approve the minutes from the City Council Meeting dated November 15, 2017.** Councilman Pruden seconded the motion. The vote was as follows: Councilman McCall, "Aye," Councilman Pruden, "Aye," Councilman Pratt, "Aye," Councilman Wardle, "Aye," Chairwoman Winn, "Aye." The motion passed.

**18. Invoices**

Presented by Michelle Pitt

An invoice for \$28,444.74 for 486 ninety-five gallon garbage cans and the freight for those garbage cans to the Rehrig Pacific Company was presented.

Councilman Wardle asked if that meant that there were more residents moving into the community. Ms. Pitt responded in the affirmative. In addition, some of the existing cans have to be replaced.

**Councilman Pruden moved to approve the invoice.** 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 motion passed.

Chairwoman Winn expressed her appreciation to be able to serve on the Council and thanked the Councilmen for the opportunity to serve as Chair of the Council this year.

**19. Adjourn**

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

The meeting adjourned at 8:50 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 3<sup>rd</sup> day of January, 2018

---

Debra Winn, Tooele City Council Chair