

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

**Date:** Wednesday, November 3, 2021

**Time:** 5:30 p.m.

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

**City Council Members Present:**

Melodi Gochis

Ed Hansen

Justin Brady

Maresa Manzione

Tony Graf

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Adrian Day, Police Department Chief

Darwin Cook, Parks and Recreation Director

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Jamie Grandpre, Public Works Director

Paul Hansen, Tooele Engineer

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jared Stewart, Economic Development Coordinator

Minutes prepared by Katherin Yei

**1. Open City Council Meeting**

Chairwoman Gochis called the meeting to order at 5:31 p.m.

**2. Roll Call**

Tony Graf, Present

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Maresa Manzione, Present

**3. Mayor's Report**

Mayor Winn did not have anything to report.

#### **4. Council Member's Report**

Chairman Gochis stated her appreciation to Tooele for allowing her to serve on the Council and congratulated Mayor Winn, Council Member Manzione, and Dave McCall. She stated she attended the Cog meeting regarding grants, Planning Commission via Facebook live, Discussion on future tourism held at UMC, Neighborhood Rapid Disaster Assistance Training, and gave a reminder on day light savings and a Christmas Concert put on by the Art Council.

Council Member Manzione stated she attended the RDA meeting via phone, the Planning Commission Meeting, the Haunted Historic event, Downtown Trick-or-Treat, pre-development meeting, ribbon cutting of the new highway, and the USU homecoming celebration.

Council Member Graf stated he attended the Planning Commission online, opening of the mid valley highway, Haunted Historical Park event, and a few citizens reached out regarding the structure near Dow James. He stated it is a hazard not being fenced. He commended all the candidates for a clean and respectful campaign.

Council Member Brady stated attended the Haunted Historic Park event, Council on Aging, North Tooele County Special Service District, and the RDA meeting.

Council Member Hansen stated he participated in the Trick-or-Treating on Main, Soup and Chili contest, and shared his appreciation for the staff and Council.

#### **5. Mosquito Abatement District Presentation**

*Presented by Scott Bradshaw, Mosquito Abatement District*

Mr. Bradshaw gave a presentation on the Mosquito Abatement District regarding on what the District does and how they handle treating the mosquitos. He reviewed the treatment happens at night reducing the mosquitos and keeping public safety.

Chairwoman Gochis asked about the seat on the Council and the cost for Tooele City to receive the services.

Mr. Bradshaw stated the they are funded by property tax.

Chairwoman Gochis asked if it has to be voter approved.

Mr. Bradshaw stated he believes the Council can do a resolution.

Council Member Hansen asked if there was a way to fund it without using property tax.

Mr. Bradshaw stated he understands that it has to be done through taxes, but would have to check with legal.

Chairwoman Gochis asked how it is funded by property tax. She asked if it is a cross the board to each resident based on home value.

Mr. Bradshaw stated it is based on home value, like the Special Service District.

Chairwoman Gochis stated her appreciation for the review of how they take care of the mosquitoes. She asked about the process of the fog.

Mr. Bradshaw stated the treatment uses a permethrin chemical. He stated he follows the label which states to wait for the sun to go down, keep a 300-foot buffer between bees and the spray, and to notify the people when spraying happens.

Chairwoman Gochis asked when the optimal time is to begin the service.

Mr. Bradshaw stated they can begin as soon as the City approves it.

Chairwoman Gochis asked if it a 12-month process.

Mr. Bradshaw stated they are in the water in the middle of March.

Council Member Brady asked with the size of Tooele City, if they chose to join, would he need to hire another full-time employee.

Mr. Bradshaw stated they would hire another full-time employee, seasonal workers, and dedicate a truck to the evening spray. He stated they have a machine they use specifically for Golf-Courses.

Council Member Brady asked if they use any natural substances. He stated a citizen brought forward natural ways, like using bats, instead of chemicals.

Mr. Bradshaw stated they use the primary ways they discussed. He stated he has seen bat houses and the use of fish, but they are not as affective.

Council member Graf stated one of the concerns was implementing a program that only affects certain portions of Tooele. He asked looking at the geographical layout, how far can a mosquito travel from a water source and how big of an effect does it have.

Mr. Bradshaw stated some water mosquitoes can travel up to a mile a day and live about 25 days. He stated some can travel 2 miles from its source and head to the mountains. He stated if they could put pieces together, the western half would be ideal.

Council Member Graf asked if they have a mechanism that allows for taxation for just the western portion or do they have no choice but to tax the entire City.

Mayor Winn stated to join the District, they have to annex the entire City. She stated they did have an estimate for an average home, would cost \$59 per year and would be a separate line item on the tax. She stated a commercial building would pay \$108 per year.

Council Member Manzione asked for clarification during the previous discussion a portion of the City could petition to be annexed in.

Mr. Baker stated there are two mechanisms in play. He stated if the City Council wanted to take the initiative to bring the entire City into the district, they could. He stated if not, others can petition the district to be a part of the district.

Council Member Manzione asked if they chose to not treat them, will it become a wider spread issue. Is it localized because there is water in that area.

Mr. Bradshaw stated it is localized because of the water, but in the future, they don't know weather patterns that may be coming. He stated with development, there could potentially be many mosquitoes.

Chairwoman Gochis stated they are an agricultural area with a large property where they use water for their alfalfa. She asked if that is a breeding ground.

Mr. Bradshaw stated it could be, but most of the time a mosquito goes from an egg to adulthood in 7 days. He stated sometimes when it is hot, it could be 3 to 4 days.

Council Member Graf stated if standing pools of water are an issue, another potential issue could be personal pools. He asked how they deal with that in the areas they are servicing now.

Mr. Bradshaw stated private pools stated they are smaller entities. He stated several people call about mosquitoes trying to get into homes due to weather and the climate.

Council Member Hansen asked if the City has any liability if they do not participate.

Mr. Baker stated the City would not have any liability for the acts of the mosquito's district or vice versa. He stated a municipality can join the district by resolution of the Council. He stated it does require a public hearing of everyone in the potential district. He stated if a certain number of protests are received, it will trigger an election. He stated if protests do not exceed 10%, there does not need to be an election, but would need to be a resolution. The district also would need to approve a resolution annexing the City into the district.

## **6. Discussion on the Proposed Comprehensive Tooele City Economic Development Strategic Plan**

*Presented by Jared Stewart, Economic Development Coordinator*

Mr. Stewart stated he has been updating the draft of the proposed Comprehensive Tooele City Economic Development Strategic Plan. He stated they took a survey to the public and asked what was most important to them. He stated they received over 500 responses with most popular answers including dining, restaurants, infrastructure, entertainment, corporate recruitment, and recreation. He stated a part of the mission goals include, increasing sales tax and property tax revenue, strategies on focusing on workforce development, bringing target industries in, increasing quality of life, and having a healthy, inclusive economy. He asked for feedback.

Chairwoman Gochis stated she is thrilled for the down town program. She asked about grants and incentives for businesses to join the City.

Mr. Stewart stated it depends on the restaurants. He stated he was in contact with Chick-fil-a. He stated they need to get on the radar. He stated there could be financial incentive, though it could be a case by case bases. He stated there is some policy discussion to have for incentives.

Chairwoman Gochis asked about State Grants.

Mr. Stewart stated there are some great grants. He stated they focus on job creation and high paying jobs. He stated business like Carvana have received State incentives because of the jobs they bring in. He stated retail and restaurant industry, they do not meet the threshold for the high paying industry.

Council member Manzione stated it depends on the number of roofs, because they are at a point where it could bring in business. She stated she thinks it is important to stay on the radar, but believes they are not big enough yet.

Mr. Stewart stated they are getting there.

Council Member Hansen asked if there is a population amount, larger restaurants are looking at. Mr. Stewart stated it depends on the restaurant. He stated they are aware of the restaurants that Tooele Citizens want to see come to town.

Council Member Graf asked when it comes to businesses, what would be a professional statement to give.

Mr. Stewart stated it is a sign to businesses that the City is ready to accept them and welcome them. He stated they are planning for the future to accept them.

Council Member Graf shared his appreciation.

Council Member Brady stated he read some of the comments. He stated they have to ease some of the public mind by fixing the traffic and water concerns, then bring the businesses in.

Council Member Manzione stated it is good to stay on the radar, so when they reach the magical number, they will know and can move in here.

Chairwoman Gochis shared her appreciation.

Council Member Hansen stated Tooele's traffic problem is nothing compared to Salt Lakes traffic.

## **7. Discussion on a Proposed Ordinance of Tooele City Enacting Tooele City Code Chapter 8-17 Regarding Trees**

*Presented by Justin Brady, Council Member & Roger Baker, City Attorney*

Council Member Brady stated the goal is to be a part of Tree City USA. He stated they received an email from a citizen near Skyline that shared there are many dead trees there. He stated they want to fix it and prevent it from happening in the future. He stated Mayor Winn, Mr. Baker, and Mr. Cook went over the requirements to be a part of it Tree City USA, including having a \$2 capita to be a part of it. He stated in the last budget \$30,000 was put aside for trees. He stated another requirement is to have a department or tree advisory board. He stated there was two different ordinances to choose from for Tree City USA, including having the tree advisory board or one that doesn't. He stated Mr. Cook would be the head of the committee with a board of 7 members. He stated they have enacted the ordinance and have an arbor day celebration. He stated they are on the cusp of being a part of it. He stated Mr. Baker wrote the ordinance and benefits of the trees.

Mr. Baker stated it was suggested to have provisions including having the Council intention to have money appropriated in the budget, to have it led by the Mayor and department head, and

have a Council liaison to attend and participate in the advisory board. He stated it is important to add an exhibit giving the big picture view of open space conservation to former City Councils and Mayors.

Council Member Brady stated he wanted to have a discussion.

Council Member Hansen stated they did well. He asked if there was a provision to help with the dying to trees and the prevention of it.

Council Member Brady stated it turns into an administrative action. He stated it is an important part of the board.

Council Member Hansen asked if it is the board that goes out to find those trees.

Council Member Brady stated it would be up to the board. He stated the goal is to have lots of trees and that is part of the board's jobs. He stated part of the discussion is allowing citizens say where they want trees.

Council Member Hansen asked if they have reached out to Grantsville about their Ordinance.

Council Member Brady stated he has not reached out to Grantsville City.

Chairwoman Gochis stated Grantsville allows them to buy their trees at a discounted rate.

Council Member Brady stated when they build a new subdivision, it has been decided that they homeowners will plant trees. He stated they are trying to determine how the trees are planted in the park strips and if it is even apart of it. He asked if it is a separate ordinance.

Mr. Baker stated it is a separate ordinance and program. He stated there is an opportunity to work together and improve the current program.

Council Member Hansen asked if they can require them to plant trees in the park strip.

Council Member Graf stated when he built his house, he was unaware of the program. He stated the program has a time frame and a list of trees. He stated apart of the program could have an educational part for the citizens.

Council Member Brady stated he believes the other ordinances need to be talked about as well.

Chairwoman Gochis asked if the dead trees were removed.

Mr. Cook stated they need to tighten up the contract with the contracted maintenance team. He stated the trees have been dead for a while and have been removed. They are in the process of planting 29 new trees.

Chairwoman Gochis stated the City partnered with Utah Power lines that provided trees for the parks.

Mr. Cook stated when they did the Arbor Tree celebration, they purchased half the trees used that day. He stated they have committed to make the same donations for the next year.

Council Member Brady stated they did talk about donating multiple trees.  
Mr. Cook stated another nursery has donated close to 300 trees to be planted.

**8. Closed Meeting - Litigation, Property Acquisition, and/or Personnel**

There was no closed meeting.

**9. Adjourn**

**Chairwoman Gochis adjourned the meeting at 6:30 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 1<sup>st</sup> day of December, 2021

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Melodi Gochis, City Council Chairwoman