

Tooele City Council Business Meeting Minutes

Date: March 19, 2025

Time: 7:00 pm

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

City Council Members Present

Justin Brady
Melodi Gochis
Ed Hansen
Maresa Manzione
David McCall

City Employees Present

Mayor Debbie Winn
Police Chief Adrian Day
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Derrick Larson, Assistant City Attorney
Andrew Aagard, Community Development Director
Chase Randall, Library Director
Shannon Wimmer, Finance Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Jamie Grandpre, Public Works Director
Planning Commissioner Chris Sloan
Planning Commissioner Kelley Anderson
Planning Commissioner Melanie Hammer

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Brady called the meeting to order at 7:00 pm and led the Pledge of Allegiance.

2. Roll Call

Dave McCall, Present
Ed Hansen, Present
Melodi Gochis, Present
Maresa Manzione, Present
Justin Brady, Present

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

Mayor Winn presented the Mayor's Community Recognition Award to Brian Scott Burgess. She shared that Mr. Burgess was nominated anonymously by multiple people in the community for his consistent acts of kindness and service. Since moving to Tooele City in 2015, Mr. Burgess, despite personal challenges and disabilities, had gone out of his way to help others – particularly with transportation issues. He had assisted people stuck in snow, recovered vehicles at night, and helped those locked out of their cars, often without expecting payment. Mayor Winn praised his generosity and willingness to serve, stating the city could use more individuals like Mr. Burgess. He received a certificate and was recognized by the Council and audience.

4. **Public Comment Period**

Chairman Brady opened the floor for public comment at 7:06 pm. There were no comments. Chairman Brady closed the floor at 7:07 pm.

5. **Ordinance 2025-06 An Ordinance of Tooele City Amending Tooele City Code Section 8-4-4 Regarding Nuisance Abatement**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard summarized the proposed changes, including removing the six-inch weed height standard, enforcing weed removal based on safety hazards or visibility issues, adjusting the enforcement threshold from five acres to one acre, and maintaining the six-inch height limit within 30 feet of property lines for lots one acre or larger. Chairman Brady noted the Council had previously discussed the item in detail during the Work Meeting and confirmed the plan to table the ordinance for further revisions.

Motion: Councilwoman Manzione moved to table Ordinance 2025-06, an Ordinance of Tooele City amending Tooele City Code Section 8-4-4 regarding nuisance abatement in light of the discussion during the March 19, 2025 Work Meeting for some minor clarifications and additions in regards to commercial properties. Councilman Hansen seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

6. **Ordinance 2025-08 An Ordinance of Tooele City Amending Tooele City Code Chapter 2-1 Regarding the Tooele City Public Library**

Presented by Chase Randall, Library Director

Mr. Randall explained that much of the existing code dated back to the 1960s-1980s and no longer reflected the library's actual operations. The revisions aimed to clarify that the Library Board serves in an advisory capacity, with administrative and policy authority residing with the mayor. Additional changes included correcting outdated language, improving grammar, and ensuring consistent references to the Board's role.

Motion: Councilman McCall moved to approve Ordinance 2025-08, an Ordinance of Tooele City amending Tooele City Code Chapter 2-1 regarding the Tooele City Public Library. Councilwoman Gochis seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

7. Resolution 2025-15 A Resolution of the Tooele City Council Approving an Agreement with Mountain States Fence for Fencing at the Tooele Valley Museum

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that the project involved removing the current fence near Maple Street and extending it west around the remaining city-owned property. An automated gate would be installed to align with museum hours and improve access to the adjacent parking lot behind the train depot. The goal was to enhance public use of the space, clean up the area near the Parks Department warehouse, and be a better neighbor.

Although the bids were close, the city selected Mountain States Fence due to the superior functionality of their gate opener system, which was used on other sites throughout the city. Mr. Cook noted the project was already approved in the current General Fund budget.

Motion: Councilwoman Gochis moved to approve Resolution 2025-15, a Resolution of the Tooele City Council approving an agreement with Mountain States Fence for fencing at the Tooele Valley Museum. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

8. Resolution 2025-16 A Resolution of the Tooele City Council Approving an Agreement with Asphalt Preservation for the 2025 Roadway Maintenance Project, Schedule A

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre explained that this portion of the project involved slurry seal work, with a bid amount of \$190,000 and a \$9,500 contingency. Of that total, \$103,000 would be funded by developers through escrow, leaving approximately \$87,000 to be paid from the city's Road Fund. Mr. Grandpre referenced a color-coded map outlining the project areas and clarified the funding sources. He also noted that road selection was based on a pavement management system and emphasized a heavier focus on chip seal work for this year's maintenance program. There were no questions or objections from the Council.

Motion: Councilman Hansen moved to approve Resolution 2025-16, a Resolution of the Tooele City Council approving an agreement with Asphalt Preservation for the 2025 Roadway Maintenance Project, Schedule A, regarding slurry seal. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

9. Resolution 2025-17 A Resolution of the Tooele City Council Approving an Agreement with Staker & Parsons for the 2025 Roadway Maintenance Project, Schedule B

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre explained that this phase focused on chip seal work for several high-priority roads, with a total cost of \$917,608.50 and a \$46,000 contingency. Staker & Parsons had previously completed similar work for the city with good results.

Major roads included in this project were Droubay Road, Pine Canyon Road, and 2000 North. Mr. Grandpre noted that chip sealing adds a protective wear surface especially important for new or heavily traveled roads. Councilwoman Gochis inquired about chip seal longevity, to which Mr. Grandpre stated that, when done well, chip seal treatments typically last seven to ten years, depending on factors like weather, traffic, and contractor performance.

Chairman Brady asked about impacts on traffic, particularly on busy roads like Pine Canyon. Mr. Grandpre explained that chip sealing generally allowed traffic flow with minimal disruption, as only one half of the road was worked on at a time.

Motion: Councilwoman Manzione moved to approve Resolution 2025-17, a Resolution of the Tooele City Council approving an agreement with Staker & Parsons for the 2025 Roadway Maintenance Project, schedule B, regarding chip seal. Councilman Hansen seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

10. Resolution 2025-18 A Resolution of the Tooele City Council Approving an Agreement with Morgan Asphalt for the 2025 Roadway Maintenance Project, Schedule C

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre explained that this Schedule focused on roto-mill and overlay work for roads that had deteriorated beyond the point of minor maintenance. The selected areas included Southwest Drive, a portion of 1000 West near Utah Avenue, and a section on Buzianis Way. The contract was awarded for \$308,250 with a \$15,000 contingency.

Mr. Grandpre noted that mill and overlay projects are more costly and disruptive, but necessary for roads in poor condition. Southwest Drive was highlighted as a high-priority area following recent storm drain work. In response to questions, Mr. Grandpre estimated a timeline of about three to four weeks for the work, with minimal impact to residents aside from short periods during milling and paving. He added that while unforeseen issues such as drainage problems could cause delays, the selected roads were expected to see significant improvement.

Motion: Councilwoman Gochis moved to approve Resolution 2025-18, a Resolution of the Tooele City Council approving an agreement with Morgan Asphalt for the 2025 Roadway Maintenance Project, Schedule C, regarding mill and overlay. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

11. Resolution 2025-19 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property

Presented by Michelle Pitt, City Recorder

Ms. Pitt explained that the police department requested to surplus three animal carriers that were no longer usable due to their small size, making them unsuitable for transporting large dogs. The carriers would be disposed of either through sale or donation. The Council was asked to officially declare the items as surplus.

Motion: Councilman Hansen moved to approve Resolution 2025-19, a resolution of the Tooele City Council authorizing the Tooele City Purchasing Agent to dispose of surplus personal property. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

12. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

Ms. Pitt presented four invoices for approval, which included:

- \$114,262.96 to UDOT for traffic signal parts at 2000 North and Aaron Drive
- \$30,000 to iWorQ for annual software maintenance fees for the Community Development Department
- \$33,017.50 to IWorQ for software maintenance fees for Public Works and Code Enforcement
- \$40,458 to Rehrig Pacific Company for the purchase of 702 garbage cans

There was a brief discussion and clarification that the UDOT invoice was for the signal purchase at Aaron Drive. No objections or further questions were raised.

Motion: Councilwoman Gochis moved to approve the invoices. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

13. Minutes

~March 5, 2025 Business Meeting

There were no corrections to the minutes.

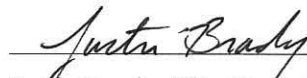
Motion: Councilwoman Manzione moved to approve the March 5, 2025 Business Meeting minutes as presented. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

14. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 7:35 pm.

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 2nd day of April, 2025


Justin Brady, City Council Chair