

Tooele City Council Business Meeting Minutes

Date: April 2, 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
Roger Baker, City Attorney
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Jamie Grandpre, Public Works Director
Planning Commissioner Chris Sloan
Planning Commissioner Kelley Anderson

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 Youth Recognition Awards

Mayor Winn presented the Mayor's Youth Recognition Awards, emphasizing the value of highlighting the positive contributions of young individuals in the community. She recognized two students from Overlake Elementary. Fern Jorgensen was honored for her constant kindness,

attentiveness to the needs of her classmates, and willingness to help others feel included. She was nominated by her teacher, Mrs. Mecham.

Jaden Gosnell was recognized for his resilience and positive attitude after being involved in a serious accident, which served an inspiration to his peers. He was nominated by Principal Burge. Mayor Winn also acknowledged the parents of both students for their support and involvement. Following the presentations, a group photo was taken with the students and City Council. The recognitions would be shared in the Tooele Transcript Bulletin and on the City's social media pages.

4. Public Comment Period

Chairman Brady opened the floor for public comment at 7:11 pm. There were no comments. The floor was closed.

Chairman Brady proceeded to item 13 on the agenda prior to addressing item 5.

13. Tooele City Water Special Service District to Consider a Request to Approve Assignment of GeoFortis Utah Minerals Water Rights Lease to Ash Grove Cement Company

Presented by Roger Baker, City Attorney

(This item was addressed out of order, prior to item 5.)

Acting as the Tooele City Water Special Service District Board, the Council considered a request to approve the assignment of a water rights lease agreement from GeoFortis to Ash Grove Cement Company. Mr. Baker explained that the original agreement, approved in 2022, granted the use of 40 acre-feet of City-owned water rights located near the Mercur area to GeoFortis under a five-year lease. With Ash Grove's recent acquisition of GeoFortis, the company requested assignment of the lease.

Mr. Baker noted that the lease included a tiered fee structure based on the status of the associated change application with the State Division of Water Rights. If the application was approved, Ash Grove would pay \$200 per acre-foot annually for all 40 acre-feet, regardless of actual usage, totaling \$8,000 per year. Until approval, the company would pay only for the water actually used, with a minimum annual fee of \$1,000. He confirmed that staff had reviewed the request and raised no concerns with the proposed assignment, which would allow Ash Grove to assume all terms of the existing lease for the remainder of the assignment.

Motion: Board Member Hansen moved to approve the request for the Tooele City Water Special Service District to consider a request to approve assignment of the GeoFortis Utah Minerals Water Rights Lease to Ash Grove Cement Company. Board Member Manzione seconded the motion. The vote was as follows: Board Member Brady, "Aye", Board Member Hansen, "Aye", Board Member Gochis, "Aye", Board Member Manzione, "Aye", Board Member McCall, "Aye". There were none opposed. The motion passed.

5. Public Hearing and Motion on Ordinance 2025-07 An Ordinance of Tooele City Enacting Tooele City Code Section 7-19-6.2 and Amending Section 7-1-5 Regarding Non-Standard Subdivisions

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the item, noting that the proposed amendments had been discussed in detail during the Council's Work Session two weeks earlier.

Mr. Aagard explained that the purpose of the ordinance was to align the City's code more closely with state law and to provide staff with the authority to require a formal subdivision process for parcels created through non-standard land divisions. The proposed changes included an update to the definitions section to clarify that "subdivision" did not include non-standard divisions of land, and the

addition of a new section outlining the treatment of such divisions. The ordinance would ensure that parcels created outside of the subdivision process must undergo formal subdivision review before development, allowing the City to obtain necessary public improvements and dedications.

The Planning Commission reviewed the ordinance on March 26 and unanimously recommended approval. No questions or comments were raised by the Council during the discussion.

Chairman Brady opened the floor for public comment at 7:19 pm. There were none. The floor was closed.

Motion: Councilwoman Gochis moved to approve Ordinance 2025-07, an Ordinance of Tooele City enacting Tooele City Code Section 7-19-6.2 and amending Section 7-1-5 regarding non-standard subdivisions. 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.

6. Public Hearing and Motion on Ordinance 2025-09 An Ordinance of the Tooele City Council Amending Tooele City Code Chapter 7-6i Regarding Townhouse Setbacks in the Western Acres PUD

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the item, noting that it had been discussed during the preceding Work Session.

Mr. Aagard explained that the amendment would revise PUD standards to establish a rear yard setback of eight feet for townhomes, with increased setbacks of 10 to 20 feet where properties adjoin public or private streets. It would also permit side yard setbacks of one foot, again increasing to 10 to 20 feet adjacent to public streets. The intent of the amendment was to resolve potential nonconformity issues related to the dedication of a drainage corridor within the development.

The Planning Commission held a public hearing on March 26 and unanimously recommended approval. No questions or comments were raised by the Council.

Chairman Brady opened the floor for public comment at 7:21 pm. There were no comments. The floor was closed.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-09, an Ordinance of the Tooele City Council amending Tooele City Code Chapter 7-6i regarding townhouse setbacks in the Western Acres PUD. 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.

7. 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 explained that this item had been discussed in detail during a recent Work Session and revisions had been made based on Council feedback, particularly concerning commercial properties.

The proposed changes would eliminate the blanket six-inch height restriction of weeds and instead give code enforcement officers more discretion to determine when weeds posed a hazard, particularly in park strips or areas adjacent to public rights-of-way. For parcels under one acre, enforcement could occur when weeds created fire hazards or nesting conditions. For properties one acre or larger, weeds within 30 feet of a property line would still be required to be maintained under six inches in height. Additionally, a strict six-inch height limit would continue to apply to all commercial and industrial zoning districts.

Councilwoman Manzione inquired whether the ordinance would apply to weeds obstructing sidewalks, and Mr. Aagard clarified that while such conditions could be addressed at the officer's discretion. Mr. Baker noted a separate ordinance also existed to handle sidewalk obstructions. No further questions or comments were raised.

Motion: Councilman McCall moved to approve Ordinance 2025-06, an Ordinance of Tooele City amending Tooele City Code Section 8-4-4 regarding nuisance abatement. 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.

8. Resolution 2025-20 A Resolution of the Tooele City Council Approving an Agreement with McCormick & Sons Excavating and Utilities LLC for the 200 West Road Widening Project

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre explained that the road widening project would improve the section of 200 West between 500 North and 600 North, including the piping of a large open ditch on the west side and the addition of curb and gutter. The lowest bid submitted was deemed non-responsive, so the contract was awarded to McCormick & Sons in the amount of \$251,265.37, with a contingency of \$12,500.

Chairman Brady confirmed that this project location included the area near the rodeo grounds where trees had previously been removed. Council members discussed the lack of sidewalks on the west side of the street, particularly near residential areas and school routes. Mr. Grandpre stated that the project, as bid, did not include sidewalks, but all tree stumps would be removed and the area cleaned up.

Mayor Winn noted that the property adjacent to the west side was City-owned and that remaining funds in the sidewalk budget for the current fiscal year might allow for sidewalk installation if the Council desired. Several council members expressed strong support for adding a sidewalk to improve pedestrian access and safety. Mayor Winn reported that preliminary estimates indicated sidewalk installation could be feasible within the current budget, and staff would pursue bids to determine final costs. The Council expressed general consensus to proceed with including a sidewalk if funds allowed.

Motion: Councilman McCall moved to approve Resolution 2025-20, a Resolution of the Tooele City Council approving an agreement with McCormick & Sons Excavating and Utilities LLC for the 200 West Road Widening Project. 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.

9. Resolution 2025-23 A Resolution of the Tooele City Council Approving an Agreement with Play Space Designs for Play Equipment Installation and Pool Plaster Maintenance Services at the Pratt Aquatic Center

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented the item and explained that both the existing plaster in the leisure and kiddie pools, as well as the original water play features, had significantly deteriorated. Some features were no longer functional, and areas of the plaster had worn to the point of requiring repair.

The proposed improvements would include removing the old play structures, replastering the pools, retrofitting the mechanical systems, and installing new interactive water features. Among the upgrades was a new slide designed for younger or smaller children, addressing frequent public requests for an age-appropriate alternative to the existing slide.

The total project cost was \$301,868.07. Work would begin during the facility's planned August shutdown, with efforts made to reopen the lap pool on schedule even if work on the leisure pool was not complete. Mr. Cook confirmed the project would be funded through PAR tax revenue and noted that the delayed timeline was partly due to the lack of detailed as-built plans for the facility, which required additional investigation and surveying. No objections or concerns were raised by the Council.

Motion: Councilwoman Gochis moved to approve Resolution 2025-23, a Resolution of the Tooele City Council approving an agreement with Play Space Designs for play equipment installation and pool plaster maintenance services at the Pratt Aquatic Center. 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.

10. Resolution 2025-21 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 presented the item and explained that the Tooele City Animal Shelter had approximately 35 cat carriers that were no longer needed. The intent was to first offer the carriers to other agencies within Tooele County, followed by sale to the general public if necessary.

In accordance with the City's purchasing policy, Council approval was required to formally declare the items as surplus before disposal. No questions or comments were raised by the Council.

Motion: Councilwoman Manzione moved to approve Resolution 2025-21, a Resolution authorizing the Tooele City Purchasing Agent to dispose of surplus personal property.

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.

11. Resolution 2025-22 A Resolution of the Tooele City Council Authorizing an Agreement with Tooele County for Municipal Elections

Presented by Michelle Pitt, City Recorder

Ms. Pitt presented the item and noted that Tooele City held elections every odd-numbered year and had traditionally contracted with the Tooele County Clerk's Office for election support. Services provided included ballot programming, testing, printing, mailing, and tabulation.

Ms. Pitt explained that the per-ballot cost had increased from \$2.00 to \$2.25, and due to the City's growing population, the estimated cost for each election was approximately \$41,289.75. If both a primary and general election were required, the total cost would be around \$82,579.50. She requested Council approval of the agreement under the new pricing structure.

Chairman Brady and Councilwoman Manzione briefly discussed recent state legislation that would eventually modify the vote-by-mail process, though it would not significantly affect the current year. Ms. Pitt confirmed that while some cost changes could arise in future years, the County's services remained significantly more cost-effective than running an election independently, particularly given the City's lack of necessary equipment.

Motion: Councilman Hansen moved to approve Resolution 2025-22, a Resolution of the Tooele City Council authorizing an agreement with Tooele County for municipal elections. 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.

12. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

There were none.

14. Minutes

~March 19, 2025 Work Meeting

~March 19, 2025 Business Meeting

~February 17, 2021 Water Special Service District Meeting

Chairman Brady noted that one reason the Water Special Service District meeting was included on this agenda was due to the infrequent approval of its meeting minutes.

Councilwoman Manzione sought clarification regarding the 2021 meeting date, which Chairman Brady confirmed was correct.

There were no corrections to the minutes.

Motion: Councilwoman Manzione moved to approve the March 19, 2025 Work Meeting minutes, March 19, 2025 Business Meeting minutes, and the February 17, 2021 Water Special Service District meeting minutes as presented. 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.

15. Adjourn

At 7:43, Chairman Brady adjourned the Business Meeting.

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 7th day of May, 2025


Justin Brady, City Council Chair