

Tooele City Council Business Meeting Minutes

Date: May 21, 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
Matt Johnson, Assistant City Attorney
Shilo Baker, Mayor's Assistant
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Jamie Grandpre, Public Works Director
Shannon Wimmer, Finance Director
Kami Perkins, HR Director
Kent Page, City Planner
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. Boys & Girls Club Utah State Youth of the Year, Taylor Gorringer (Tooele Club)

Presented by Taylor Gorringer

Taylor Gorringer, a longtime member of the Tooele Boys and Girls Club, was recognized as Utah State Youth of the Year and shared her personal story and competition speech with the Council. She spoke movingly about overcoming trauma and hardship with the support of the Boys and Girls Club, crediting the club for inspiring her passion for art and guiding her toward a future legal career. Taylor will soon compete for the Pacific Region Youth of the Year title. Mayor Winn and Chairman Brady praised her speech and expressed admiration for her achievements. Mayor Winn also recognized Darlene Dixon for her 40 years of service with the Boys and Girls Club, thanking her and her team for their life-changing impact on thousands of children.

4. Public Comment Period

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

5. Public Hearing and Motion on Ordinance 2025-13 An Ordinance of Tooele City Amending Tooele City Code Section 7-19-35 Regarding Minor Subdivisions

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented Ordinance 2025-13, a staff-initiated code amendment that would expand the minor subdivision process to include commercial and industrial zones. Previously, the code only applied to residential subdivisions. The change would strike the word “residential,” thereby streamlining and reducing the cost and timeline for subdividing commercial and industrial properties. Mr. Aagard noted that the Planning Commission had unanimously recommended approval of the amendment during its May 14 meeting. He concluded by offering to answer any questions from the Council. There being none, Chairman Brady opened the floor for public comments at 7:08 p.m. There were no comments from the public. The floor was closed.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-13, an Ordinance of Tooele City amending Tooele City Code Section 7-19-35 regarding minor subdivisions.

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.

6. Public Hearing and Motion on Ordinance 2025-14 An Ordinance of Tooele City Amending Tooele City Code Title 7 Regarding Parking for Town Homes and Affordable Single-Family Housing, as Required by Utah Legislature House Bill 181

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented Ordinance 2025-14, which implemented mandatory updates to Tooele City Code in response to Utah House Bill 181. The amendments affected several sections of Title 7, including parking requirements for both townhomes and affordable single-family housing. Key revisions included reducing the minimum garage depth for townhomes from 22 feet to 20 feet and allowing garage spaces to count toward required parking. Additionally, homes qualifying as affordable – defined as costing no more than 80% of the county’s median home price – would now be exempt from the garage requirement.

In light of anticipated parking shortages resulting from HB 181, the City Administration recommended increasing the required number of visitor parking stalls from one stall per four townhomes to one stall per three, as a proactive measure to address projected demand. Mr. Aagard

noted the Planning Commission reviewed and unanimously forwarded a positive recommendation for approval from the Council.

During discussion, Council members raised concerns about the adequacy of 20-foot garages for larger vehicles commonly driven in Utah and questioned the practicality of waiving garage requirements entirely. Mr. Aagard confirmed that these changes were driven by state legislation and clarified the application of the affordable housing exemption.

At 7:13, Chairman Brady opened the floor for public comments. There were none. The floor was closed.

Motion: Councilman Hansen moved to approve Ordinance 2025-14, an Ordinance of Tooele City amending Tooele City Code Title 7 regarding parking for town homes and affordable single-family housing, as required by Utah Legislature House Bill 181. 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. Public Hearing and Motion on Ordinance 2025-15 An Ordinance of the Tooele City Council Amending the Tooele City General Plan Land Use Map for 11.7 Acres of Property Located Near 249 East 1000 North from the Medium Density Residential (MDR) Land Use Designation to the Light Industrial (LI) Land Use Designation

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the proposal and noted that the area, located between a fire station and an assisted living facility, anticipated a small-scale industrial business park that could include a mix of owner-occupied and rental units for uses such as light manufacturing, offices, and warehousing. Mr. Aagard noted that LI zoning allows a variety of commercial uses but excludes high-impact industrial operations. The Planning Commission had previously recommended against the change by a 6-0 vote.

Applicant Boyd Brown gave a presentation detailing the vision for the site, describing the types of businesses that might occupy the park, its compatibility with surrounding land uses, and the intent to provide retail or office space along 1000 North. He emphasized that the project was designed to accommodate smaller, community-oriented businesses that would be unlikely to create heavy noise or traffic impacts.

Chairman Brady opened the floor for public comments at 7:40 p.m.

Richard Stribling, a nearby resident, spoke in opposition, expressing concerns about traffic, noise near the adjacent assisted living facility, potential helicopter flight risks, and the loss of MDR-designated land. He questioned the availability of water and noted the presence of similar vacant business spaces elsewhere in the city.

There being no further comments, Chairman Brady closed the public hearing at 7:44 p.m.

In discussion, Council members acknowledged the concerns but expressed overall support for the amendment. Councilman Hansen and Chairman Brady stated the proposal was better aligned with the city's goals than a high-density residential project previously proposed on the parcel, citing the benefits of increased commercial tax base and reduced traffic. Councilwoman Manzione supported the change from a transportation planning perspective, noting the lower traffic impact compared to residential development. Councilman McCall raised concerns about buffering and potential impacts on the nearby senior facility but did not oppose the project outright. Councilwoman Manzione also clarified the city's cautious approach to selling water to commercial users.

Motion: Councilman Hansen moved to approve Ordinance 2025-15, an Ordinance of the Tooele City Council amending the Tooele City General Plan Land Use Map for 11.7 acres of property

located near 249 East 1000 North from the Medium Density Residential (MDR) land use designation to the Light Industrial (LI) land use designation. 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 2025-43 Resolution of Tooele City Corporation Supporting America250 Utah and Recognizing and Approving of the Tooele City Utah250 Community Committee

Presented by John Perez, Economic Development Director

Mr. Perez explained that the Utah Department of Cultural and Community Engagement was encouraging cities to form committees in celebration of America's 250th anniversary. Tooele City's existing Fourth of July Committee would serve in this role, with additional staff such as Mr. Perez and Clarissa Pankratz joining the effort. Shilo Baker had already completed the application to participate in the initiative. While participation could lead to receiving \$1,500 in funding for Fourth of July celebrations, this funding was not guaranteed. The initiative is structured as a grant opportunity contingent upon application approval. Council members asked clarifying questions, including whether this was separate from the county's efforts and how committee appointments were made. Mr. Perez confirmed the committee was not open to public applications, as it consisted of existing city personnel already involved in the Fourth of July planning. The Council expressed excitement and appreciation for the opportunity.

Motion: Councilman McCall moved to approve Resolution 2025-43, a Resolution of Tooele City Corporation supporting America250 Utah and recognizing and approving of the Tooele City Utah250 Community Committee. 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 2025-45 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Jill McIntyre to the Tooele City Historic Main Street Commission as a Commission Member

Presented by John Perez, Economic Development Director

Mr. Perez presented the Resolution, which acknowledged the Mayor's appointment of Jill McIntyre to the Tooele City Historic Main Street Commission. He explained that this commission had been created approximately a year prior to distinguish it from the Downtown Alliance and that Councilman Hansen currently served on it. Mr. Perez described Ms. McIntyre as the county's tourism director and emphasized her qualifications and prior collaboration on various initiatives. He highlighted the strategic value of her appointment, noting that, through her county position, she had access to funding opportunities from the Utah Office of Tourism not directly available to the city. Her participation on the commission could potentially unlock additional resources and support for Main Street projects. The Council expressed appreciation, and there were no objections or further discussion.

Motion: Councilwoman Manzione moved to approve Resolution 2025-45, a Resolution of the Tooele City Council acknowledging the Mayor's appointment of Jill McIntyre to the Tooele City Historic Main Street Commission as a commission member. 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.

10. Ordinance 2025-16 An Ordinance of Tooele City Updating the City Code by Amending Tooele City Code Title 6 (Animal Control) Chapter 2 and Tooele City Code Title 6 Chapter 4 Part 1

Presented by Adrian Day, Police Chief

Police Chief Adrian Day presented the ordinance, which amended sections of Tooele City Code Title 6 regarding animal control. The changes had been previously discussed during a work session. Key updates included removing cats from the definitions of "animals at large" and "stray animals," thereby exempting them from related violations. The ordinance added farm animals to the "animals at large" category, meaning their owners could now be cited if those animals roamed freely. Ferrets were reclassified from wild to domesticated animals. Additionally, under section 6-4-1, the update clarified that residents could temporarily harbor stray animals while attempting to find the owner, provided they notified the animal shelter within 24 hours. It also changed the language from "shall impound" to "may impound" to allow discretion. The Council had no further questions.

Motion: Councilman Hansen moved to approve Ordinance 2025-16, an Ordinance of Tooele City updating the city code by amending Tooele City Code Title 6 (Animal Control) Chapter 2 and Tooele City Code Title 6 Chapter 4 Part 1. 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 2025-42 A Resolution of the Tooele City Council Approving the Form of the Lease/Purchase Agreement with Zions Bancorporation, N.A., Salt Lake City, Utah, for a Ford-550 with Camera Equipment and Authorizing its Execution and Delivery

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the resolution and explained that the current camera vehicle, a 2005 model, suffered from numerous mechanical and operational issues, prompting the need for replacement. The new van, purchased through Dawson under a state contract, would cost \$383,903.18, with \$310,000 financed through a five-year lease and the remainder paid upfront as a down payment from budgeted funds. The city would own the vehicle outright after the five lease payments. Mr. Grandpre noted that the equipment was used frequently, especially in summer, and emphasized the urgency of approving the purchase before July 1 to avoid a price increase.

Motion: Councilman McCall moved to approve Resolution 2025-42, a Resolution of the Tooele City Council approving the form of the lease/purchase agreement with Zions Bancorporation, N.A., Salt Lake City, Utah, for a Ford-550 with camera equipment and authorizing its execution and delivery. 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. Resolution 2025-46 A Resolution of the Tooele City Council Approving an Agreement Change Order No. 3 with Broken Arrow for the Installation of Water Connections at England Acres Park

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented information that construction on Phase III of England Acres Park had been progressing steadily, with irrigation installation and court preparation underway, and a youth group scheduled to assist with tree planting on June 11. As the irrigation system was designed, it became evident that the two existing water connections would not provide sufficient capacity to adequately irrigate the new areas. Although crossing Devil's Ditch to access an existing connection was considered, the necessary authorization from the Army Corps of Engineers would require a lengthy

and complex permitting process. Based on the recommendation of the contracted engineering consultant, the decision was made to install a new connection on the west side of the park. The change order, totaling \$110,285.36, also included a reverse pressure zone (RPZ) device for both the new connection and the previously installed but unconnected line. Mr. Cook explained that the park would continue to use culinary water, as no secondary water source was available in the area. The Council briefly discussed RPZ requirements and potential future water options.

Motion: Councilwoman Gochis moved to approve Resolution 2025-46, a Resolution of the Tooele City Council approving an agreement change order number 3 with Broken Arrow for the installation of water connections at England Acres Park, with the amount corrected on page 2 of the Resolution to \$110,285.36. 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.

Following the discussion of the additional water connection at England Acres Park, Councilman McCall inquired about the ninja course planned for the site. Mr. Cook confirmed that the ninja course equipment was already in the City's possession. Installation was scheduled to begin once the contractor moved on to constructing the surrounding hard surfaces, including sidewalks, which was anticipated to occur in approximately two weeks. Mr. Cook noted that July would be a particularly active month for visible progress at the park. He also mentioned that the lighting contractor was on standby and expected to begin work soon after receiving notice to proceed.

13. Resolution 2025-44 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Vehicles)

Presented by Michelle Pitt, City Recorder

Ms. Pitt noted that although the packet initially listed five vehicles, a sixth was added. The vehicles included three older Chevrolet Impalas, a 1997 Ford Ranger, a 1999 Chevrolet S10 pickup, and a 2006 Dodge Ram – all with various issues such as rust, dents, interior damage, engine problems, or mechanical wear. The City proposed disposing of the vehicles through a live auction. Councilman Hansen expressed that the City might earn more by advertising the vehicles directly to the public, although Ms. Pitt noted that previous attempts at that method had mixed results.

Motion: Councilman McCall moved to approve Resolution 2025-44, a Resolution of the Tooele City Council authorizing the Tooele City Purchasing Agent to dispose of surplus personal property (public works vehicles). 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.

14. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

Ms. Pitt noted the addition of a new item that had arrived earlier that day – a purchase order to Nickerson Company in the amount of \$40,956 for a backup pump motor for Well No. 12.

Motion: Councilwoman Manzione moved to approve the purchase order. 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. Minutes

~May 7, 2025 Work Meeting

~May 7, 2025 Business Meeting

There were no corrections noted to the minutes.

Motion: Councilwoman Gochis moved to approve the May 7, 2025 Work Meeting and May 7, 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.

16. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 7:43 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 4th day of June, 2025



Justin Brady, City Council Chair

Tooele City Open Forum Record Sheet

Date: May 21, 2025

Please PRINT the following information:

[illegible]