

90 N. Main St.  
Tooele, UT 84074

## Tooele City Council Business Meeting Minutes

**Date:** Wednesday, December 4, 2024

**Time:** 7:00 pm

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

### City Council Members Present:

Justin Brady  
Melodi Gochis (*via telephone*)  
Ed Hansen  
Maresa Manzione  
Dave McCall

### City Employees Present:

Mayor Debbie Winn  
Adrian Day, Police Department Chief  
Michelle Pitt, City Recorder  
Loretta Herron, Deputy City Recorder  
Darwin Cook, Parks and Recreation Director  
Shannon Wimmer, Finance Director  
Kent Page, City Planner  
Roger Baker, City Attorney  
Chase Randall, Library Director  
Chris Sloan, Planning Commissioner  
Paul Hansen, City Engineer  
Jamie Grandpre, Public Works Director

Minutes prepared by Alicia Fairbourne

Chairman Brady called the meeting to order at 7:00 p.m.

#### **1. Pledge of Allegiance**

The Pledge of Allegiance was led by Chairman Brady.

#### **2. Roll Call**

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

Prior to discussion of the agenda items, Chairman Brady announced that the former Tooele City Mayor, Grant L. "Bud" Pendleton, passed away. Chairman Brady thanked him for his service to the community.

**3. Public Comment Period**

Chairman Brady opened the floor at 7:01 pm for public comment.

*Richard Stribling, a resident of Tooele City, had several items of concern with the dog park located at the England Acres Park. He noted there were no dog waste bins, dog drinking water fountains, or dog-specific playground equipment. He also stated there was a lack of adequate lighting and park benches.*

There being no further comments, Chairman Brady closed the public comment period at 7:05 pm.

**4. Public Hearing & Motion on Resolution 2024-92 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2024-2025**

*Presented by Shannon Wimmer, Finance Director*

Ms. Wimmer presented the quarterly budget adjustments for Council review and approval. Key points highlighted included a \$500,000 allocation for capital projects, funded by accrued interest from the 41 Fund over the past year and a half. This Fund, primarily tied to the fire station bond, had accumulated substantial interest. Ms. Wimmer clarified that while the projects funded by this allocation were not included in the original budget, each project would still require Council approval before proceeding.

She noted additional adjustments, which addressed staff reassignments, notably between the animal shelter, police department, and community development, necessitating corresponding operating budget changes. Other amendments involved developer-paid fees for external reviews, an adjustment to the swim team's fees due to incorrect coding, and updates to expense accounts to align with revenues. She invited questions or comments from the Council on the proposed adjustments, to which there were none.

Chairman Brady opened the floor for public comment at 7:07 pm.

There being no comments, Chairman Brady closed the public comment period.

**Motion: Council Member Manzione moved to approve Resolution 2024-92, a Resolution of the Tooele City Council approving budget amendments for FY24-25.**

Council Member McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

**5. Audit Presentation**

*Presented by Larson and Company, Certified Public Accountants*

Jon Haderlie presented the results of the FY24 audit, completed and filed by November 23, 2024. The City received an unmodified (clean) opinion on its financial statements, confirming they were materially correct with no significant issues. The audit also reviewed compliance with the Utah State Auditor's requirements, including budgets,

fraud risk assessment, fund balances, and adherence to the Open and Public Meetings Act, all of which also received clean opinions.

The federal single audit, focused on ARPA funds, verified compliance with federal spending requirements and internal controls. The City again received an unmodified opinion, with no findings of non-compliance or weaknesses. Additionally, the City was classified as a low-risk auditee due to its clean audit history and timely filings.

Mr. Haderlie commended City Staff for their cooperation and encouraged the Council to reach out with any questions after reviewing the report.

There being no questions from the Council, Chairman Brady thanked Mr. Haderlie and acknowledged the Staff's efforts before proceeding to the next agenda item.

**6. Ordinance 2024-34 An Ordinance of the Tooele City Council Ratifying the Approval of Ordinance 2024-21 and Re-approving the Annexation Petition of Howard Schmidt, Annexing 61.16 Acres of Land Into the Tooele City Corporate Limit, and Assigning the R1-8 Residential Zoning District to the Annexed Property**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt explained that this Ordinance was reintroduced due to an issue with the original submission of annexation to the Lieutenant Governor's Office. She stated that despite timely submission on October 9, 2024, the Lieutenant Governor's Office indicated in November that they had not received the necessary documentation. This led to the Ordinance being placed back on the agenda to satisfy procedural requirements. However, after Ms. Pitt provided proof of her original submission, the Lieutenant Governor's Office accepted the documentation and issued the certificate of annexation.

Ms. Pitt reported that the annexation process was now complete, and no further action on the Ordinance was necessary. The Council acknowledged her efforts and expressed appreciation for the resolution of the matter.

City Attorney Roger Baker noted that since the item was no longer necessary, it had been removed from the agenda.

**7. Resolution 2024-93 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule Regarding Appeals of Land-Use Related Civil Citations and Reviews**

*Presented by Roger Baker, City Attorney*

Mr. Baker presented Resolution 2024-93, and explained that the changes stemmed from updates made in August to City Code, introducing civil penalties as an alternative to criminal penalties for land use violations, with the aim of achieving compliance more efficiently.

The proposed appeal fee was set variously at \$50, \$100, and \$150, which was higher than the \$25 appeal fee typically charged for other appeals (e.g. parking tickets). This was to reflect the complexity and effort involved in certain cases. For example, reviewing

reasonable accommodation decisions or citations related to legal non-conforming uses required extensive research and resources, often involving outside counsel. Mr. Baker emphasized that these fees were not intended to fully recover costs, but to reduce the City's financial burden while remaining reasonable.

Council Members discussed the rationale behind the fee structure and clarified that appeal fee would be refunded if the appellant won their case.

**Motion: Council Member Hansen moved to approve Resolution 2024-93 amending the Tooele City Fee Schedule regarding appeals of land use related civil citations and reviews.** Council Member Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

**8. Resolution 2024-94 A Resolution of the Tooele City Council Approving an Agreement with S.F.T. Concrete for the Tooele Library Stamped Concrete Project**

*Presented by Chase Randall, Library Director*

Mr. Randall explained that this project involved replacing the turf on the park strip along 150 West and Vine with stamped concrete to match the existing decorative concrete at the library's entrance. Additionally, two picnic tables and a buffalo statue would be installed, with the project anticipated to be completed by May 30, 2025.

Mr. Randall noted that the contractor, S.F.T. Concrete, had previously completed quality projects for the City and was the lowest responsible bidder. The project would also include the planting of a third tree to offset a tree removed for the library's canopy project. A drip irrigation system would be installed for the tree, supporting water conservation efforts.

**Motion: Council Member McCall moved to approve Resolution 2024-94, a Resolution of the Tooele City Council approving an agreement with S.F.T. Concrete for the Tooele Library stamped concrete project. Council Member Hansen seconded the motion.** The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

**9. Invoices & Purchase Orders**

*Presented by Michelle Pitt, City Recorder*

There were no invoices presented.

**10. Minutes**

~November 20, 2024 Work Meeting

~November 20, 2024 Business Meeting

There were no changes or corrections to the minutes.

**Motion: Council Member Manzione moved to approve the November 20, 2024 Work Meeting and November 20, 2024 Business Meeting minutes as presented.** Council Member McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Council Member Gochis, "Aye"; Council Member Hansen, "Aye"; Council Member Manzione, "Aye"; Council Member McCall, "Aye". There were none opposed. The motion passed.

**11. Adjourn**

The meeting adjourned 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 \_\_\_\_ day of December, 2024

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Justin Brady, City Council Chair