

Tooele City Council and Redevelopment Agency (RDA) Business Meeting Minutes

Date: January 15, 2025

Time: 7:00 pm

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

Board Members Present

Justin Brady
Melodi Gochis
Ed Hansen
Maresa Manzione
David McCall

City Employees Present

Mayor Debbie Winn
Adrian Day, Police Department Chief
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Matt Johnson, Assistant City Attorney
Shannon Wimmer, Finance Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Planning Commissioner Chris Sloan
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Kent Page, City Planner

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Brady opened the meeting at 7:11 pm and apologized for the slight delay. Chairman Brady clarified that the meeting involved both the City Council and the Redevelopment Agency (RDA) due to the selection of the board positions. He then led the Pledge of Allegiance.

2. Roll Call

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

3. Public Comment Period

Chairman Brady opened the floor for public comment at 7:11 pm.

Becky Harvey spoke about concerns related to homelessness and its impacts on the community, referencing the Switchpoint program. She acknowledged the program's purpose but highlighted issues such as increased theft, car burglaries, and drug-related activities in areas between 400 and 700 North. She also mentioned ongoing issues with unreplaced streetlights despite requests over the past five years and observed UTA busses dropping off homeless individuals, raising questions about their origins.

There being no further public comments, Chairman Brady closed the floor at 7:14 pm.

4. Selection of City Council & Redevelopment Agency Chair and Vice Chair Positions for 2025

Motion: Councilwoman Manzione moved to nominate Justin Brady as Chair and Melodi Gochis as Vice Chair of the City Council. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

Motion: Councilman Hansen moved to reinstate Marisa Manzione as Chair of the Redevelopment Agency and Dave McCall as the Vice Chair. Councilwoman Gochis seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

Councilwoman Manzione expressed her willingness to serve on the Wasatch Front Regional Council (WFRC) if no one else was interested but understood that the final decision would be confirmed the following day at the Council of Governments (COG) meeting.

Chairman Brady emphasized the Council's collaborative approach to these roles, noting that members often assist one another by attending meetings when someone else is unavailable. He highlighted the importance of maintaining this teamwork.

Clerk's note: The assignments are attached as Exhibit A.

5. Tooele Technical College Student of the Year and Annual Update

Presented by President Paul Hacking

President Hacking expressed gratitude for the city's support of the Tooele Technical College, particularly in helping the college secure its physical building, which had enabled its growth and success. He shared updates on the college's ongoing expansion, including additional programmatic space, a new building trades facility, and increased capacity for diesel mechanics and welding programs. He also announced plans for a ribbon-cutting ceremony in March, pending confirmation of the Governor's availability, and highlighted upcoming graduation ceremonies featuring the Speaker of the House as the keynote speaker.

President Hacking discussed challenges and successes, such as the steady growth of the college's police academy program and the launch of a standalone barbering program. He also addressed the recent disappointment of a land acquisition setback but reiterated the importance of planning for future growth.

The highlight of the presentation was the introduction of LeRenzo DeGraffenreidt, Tooele Tech's Student of the Year. Mr. DeGraffenreidt shared his inspiring journey, detailing how he rediscovered his passion for software development after facing significant personal and professional challenges. He

expressed gratitude for the support of his family and Tooele Tech, which enabled him to pursue a new career path.

The Council Members praised President Hacking and Mr. DeGraffenreidt for their contributions and expressed appreciation for the college's positive impact on the community. President Hacking acknowledged the collaborative efforts of community leaders in making the college's success possible.

6. Second Quarter Economic Development Update

Presented by John Perez, Economic Development Director

Mr. Perez highlighted recent business openings, economic trends, and ongoing projects. Key points included:

Recent business openings included Chipotle, Mumbai House, Rome Italian Restaurant, and Alicia's Panadería. Vacancy rates in retail dropped to 1.7%, while industrial vacancy remained higher at 13.3%, signaling potential for growth in that sector. Hospitality occupancy rates remained healthy, above 60%.

Updates on RDA activity included confirmed leases and recent openings, such as Wingstop, Chili's, Hobby Lobby, and others. Mr. Perez noted ongoing communication and collaboration regarding infrastructure improvements at Peterson Industrial Depot.

Mr. Perez shared progress on economic development initiatives, including the first Tooele City Historic Main Street Commission meeting and the arrival of long-awaited wayfinding signs. Social media engagement saw significant growth, especially of Facebook, attributed to holiday events and economic development updates.

Mr. Perez also reported on the strategic plan survey, which garnered over 300 responses, and upcoming efforts to incorporate feedback into the updated implementation plan. Additionally, Mr. Perez noted participation in economic development events, including a site selectors guild and the Economics 2024 convention, aimed at promoting Tooele as a business destination.

Mayor Winn added that the Environmental Protection Agency (EPA) had submitted paperwork to remove the lien on the former Broadway Heritage Apartments property, with a final payment made to facilitate progress.

Councilwoman Manzione emphasized the importance of distinguishing between the RDA and broader economic development efforts. Councilwoman Gochis encouraged ongoing public engagement through open houses for future plans. Mr. Perez confirmed that public involvement remained a priority in the updated economic development strategy.

7. Ordinance 2025-01 An Ordinance of Tooele City Updating the City Fire Code by Amending Tooele City Code Title 3 Chapter 3 and Repealing Tooele City Code Title 3 Chapter 4

Presented by Matt Johnson, Assistant City Attorney

Mr. Johnson explained that Chapter 3 was revised to adopt the International Fire Code, focusing on fire prevention and safety. Collaborating with the fire department, including Chief McCoy and Fire Marshal Wall, the city streamlined the chapter by removing redundant content. The ordinance also established penalties for violations, designating them as Class C misdemeanors.

Chapter 4, dealing with fireworks, was recommended for repeal due to state preemption. The state now governed fireworks regulations, rendering local provisions either redundant or contradictory.

Motion: Councilman Hansen moved to approve Ordinance 2025-01, an ordinance of Tooele City updating the City Fire Code by amending Tooele City Code Title 3, Chapter 3, and repealing Tooele City Code Title Three, Chapter 4. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, “Aye”, Councilwoman Gochis, “Aye”, Councilman Hansen, “Aye”, Councilwoman Manzione, “Aye”, Councilman McCall, “Aye”. There were none opposed. The motion passed.

8. Ordinance 2025-02 An Ordinance of the Tooele City Council Amending Tooele City Code Chapter 6-5B Regarding Aggressive Animals

Presented by Matt Johnson, Assistant City Attorney and Adrian Day, Chief of Police

Police Chief Adrian Day presented the ordinance and explained that the changes were prompted by citizens’ concerns about aggressive dogs, particularly recent incidents involving huskies and coyotes attacking farm animals.

Chief Day highlighted two key amendments aimed at clarifying and strengthening the ordinance. First, the definition of “attacking animal” was updated to align with state code, expanding it to include behaviors such as chasing, worrying, or threatening, in addition to physical attacks. This change provided a clearer standard for enforcement. Second, the ordinance added provisions allowing individuals to capture, injure, or kill attacking animals in defense of their property, with owners held responsible for damages caused by their animals.

Chief Day also expressed support for the city’s existing hearing process to determine the disposition of aggressive animals, which expedites resolutions compared to seeking court orders.

Council Members supported the proposed changes, noting their alignment with state standards and the added clarity for citizens. They also commended Chief Day for addressing community concerns and taking proactive steps to manage aggressive animal incidents effectively.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-02, an ordinance of the Tooele City Council amending Tooele City Code Chapter 6-5B regarding aggressive animals. Councilwoman Gochis seconded the motion. The vote was as follows: Chairman Brady, “Aye”, Councilwoman Gochis, “Aye”, Councilman Hansen, “Aye”, Councilwoman Manzione, “Aye”, Councilman McCall, “Aye”. There were none opposed. The motion passed.

9. Resolution 2025-01 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Parks and Recreation Building Community Room Use Fees

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented a proposal to amend the Fee Schedule for Parks and Recreation, specifically regarding community room use fees in the newly completed Parks and Recreation building near the cemetery.

He provided an overview of the new community rooms, showcasing images for the Council and public. The facility included a smaller room, a larger room, and warming kitchens. It offered tables, chairs, refrigerators, independent entry access with a code, and an online reservation system for convenience.

The proposed fees were based on similar city facilities, with hourly rates of \$20 for the small room, \$30 for the large room, and \$50 for both. The maximum daily fees were set at \$150 for the small

room, \$200 for the large room, and \$350 for both. Non-profit organizations would pay reduced rates of \$10, \$15, and \$20 per hour, with daily maximums of \$60, \$150, and \$210, respectively. A \$50 damage deposit would also be required, which could be refunded if no damage occurred. Mr. Cook clarified that any damage exceeding \$50 would be the renter's responsibility, and cameras installed in the facility would help document the incidents.

Mr. Cook noted that the building's upper floor was funded as a Parks Tax project, which the Council had approved over three years. He shared positive feedback from initial use of the facility, including events such as a post-funeral luncheon.

Council Members praised the building and expressed hope for its frequent use. Mr. Cook confirmed that the facility was already receiving rental requests and had hosted several successful events.

Motion: Councilman McCall moved to approve Resolution 2025-01, a resolution of the Tooele City Council amending the Tooele City Fee Schedule for Parks and Recreation building community rooms. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

10. Resolution 2025-02 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for the Pratt Aquatics Center

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook provided background on the issue, noting that the party room and balcony at the Aquatic Center were frequently rented for events. However, due to limited availability, some patrons began using the flat space in front of the bleachers as an alternative, creating unscheduled and impromptu gatherings. This led to challenges in managing space and ensuring fairness for those who had reserved and paid for the designated party areas.

To address this, Mr. Cook proposed a \$40 fee for a two-hour rental of the bleachers area, aligning it with the fees for the other party spaces. This approach aimed to formalize use of the bleachers area, prevent conflicts, and ensure equitable treatment for all patrons. Mr. Cook emphasized that while this space was not as commonly rented, it was occasionally needed when demand for party facilities exceeded the available rooms.

Motion: Councilwoman Gochis moved to approve Resolution 2025-02, a resolution of the Tooele City Council amending the Tooele City Fee Schedule for the Pratt Aquatics Center. Councilman Hansen seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilwoman Manzione, "Aye", Councilman McCall, "Aye". There were none opposed. The motion passed.

11. Arbor Day Proclamation

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that the proclamation was a requirement for maintaining the Tree USA designation, which Tooele City had received for the past two years. While previous proclamations had been issued directly, the decision was made to present this one during the Council Meeting to officially record it for 2025.

Mr. Cook read the proclamation, which highlighted the origins of Arbor Day in Nebraska, its national and global observance, and the benefits of trees for the environment, economy, and community. The proclamation designated April 25, 2025 as Arbor Day in Tooele City, encouraging citizens to celebrate and plant trees to benefit future generations.

Mr. Cook also shared plans for Tooele City's Arbor Day celebration, scheduled for May 16, 2025 at Glen Eagles Park. The event would include the planting of 35 three-inch-caliber London plane trees along the park's north side, creating a barrier between the highway and the neighborhood. The Parks Department would ensure the new trees had irrigation to prevent issues experienced in the past. Attendees would also have the opportunity to take home a tree provided they met city requirements, and the event would feature planting demonstrations, informational booths, and giveaways.

Council Members expressed support for the proclamation and the event, recognizing its value in enhancing the community and addressing resident requests for tree restoration in the park.

Clerk's note: The Proclamation is attached as Exhibit B.

12. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

Ms. Pitt informed the Council that there was one invoice for the evening, amounting to \$40,760, issued to LensLock for body-worn cameras for the police department.

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

13. Minutes

~December 18, 2024 RDA Meeting

~December 18, 2024 Work Meeting

~December 18, 2024 Business Meeting

There were no corrections to the minutes.

Motion: Councilwoman Manzione moved to approve the December 18, 2024 RDA Meeting Minutes, the December 18, 2024 Work Meeting Minutes, and the December 18, 2024 Business Meeting Minutes. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "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 8:09 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 February, 2025

Justin Brady, City Council Chair