

Tooele City Council Business Meeting Minutes

Date: February 5, 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
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

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady called the meeting to order at 7:04 pm and led the Pledge of Allegiance.

2. Roll Call

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

3. Mayor's Youth Recognition Awards

Mayor Debbie Winn presented the Mayor's Youth Recognition Awards. She highlighted the achievements of three outstanding students from Settlement Canyon Elementary, all nominated by Principal Hansen.

The first award recipient was Katelynn Massa, recognized for her dedication to academics, perseverance, and kindness. Katelynn demonstrated leadership by fostering a positive classroom environment and participating in the Buddy Squad, where she served as a role model for younger students.

The second honoree was Alex De La Torre Rodriguez, acknowledged for his strong commitment to learning and respect for teachers and peers. A talented soccer player, Alex exemplified sportsmanship by encouraging his teammates and resolving conflicts with fairness and positivity.

The final recipient was Bentley Maddera, honored for his remarkable growth in academics and social engagement. Bentley showed perseverance in his studies, accountability for his work, and a positive attitude. He also emerged as a supportive friend, standing up for others and promoting inclusivity during recess.

Mayor Winn emphasized that these young individuals were making a real difference in their community, setting an example of kindness and respect. She reminded participants that the meeting was livestreamed on YouTube and would also be shared on social media and in the local newspaper. The recipients were invited to take a group photo with the City Council to commemorate their achievements.

4. Public Comment Period

At 7:19 pm, Chairman Brady opened the public comment period, inviting members of the public to address the Council.

Chelsea Fisher addressed the Council regarding the rooster ban in Tooele. She stated that animal control had visited her home multiple times regarding her roosters, despite her not having issues in the past. She expressed concern that the ban led to roosters being abandoned at the Grantsville Reservoir, and noted that barking dogs were more disruptive than roosters but did not seem to receive the same level of enforcement.

Ms. Fisher noted that many residents in her neighborhood and surrounding areas owned roosters without similar scrutiny and claimed that animal control had attempted to pressure her into reporting her neighbors, which she refused to do. She emphasized the benefits of roosters, including protecting flocks from predators, supporting agricultural livelihoods through the sale of fertilized eggs, and serving as valuable assets in the FFA programs and classrooms.

Ms. Fisher stressed that Tooele had a strong farming identity, and many residents wished to preserve its rural character. She mentioned that she had started a petition to lift the ban and had gathered 87 signatures so far. She argued that residents often unknowingly purchase chicks that turn out to be roosters and that current policies left them with few humane options for rehoming. She urged the Council to reconsider the ban to prevent unnecessary abandonment and hardship for both residents and the animals.

Calene Thurman addressed the Council about ongoing disturbances in her neighborhood, including street racing, late-night car activity, and burning in a neighbor's garage. She had invested in a vinyl fence to block out the noise but continued to experience issues. She expressed frustration with law enforcement, stating that officers never responded to a domestic disturbance she reported two years ago.

Ms. Thurman also reported that smoke from a neighbor's burning entered her home, worsening her asthma and long-term COVID symptoms. Despite notifying the Health Department, the issue persisted. She emphasized that these disturbances had significantly impacted her quality of life and urged the city to take action.

There being no further public comments, Chairman Brady closed the floor at 7:26 pm.

5. **State Funded Grant for Court Victim Advocates**

Presented by Velynn Matson, Tooele City Victim Advocate

Ms. Matson provided an update on the state-funded grant for court victim advocates. She announced that instead of reapplying yearly, the grant now allowed for two-year funding cycles, making the process more efficient.

She shared recent cases to highlight the importance of victim advocacy. One case involved a domestic violence homicide where the victim had previously obtained a protective order before moving to Tooele. The victim's mother described the devastating impact on the family, especially the victim's young child, who continued to ask about their mother. The perpetrator was sentenced to 22 years to life.

Ms. Matson also discussed two cases of child sexual abuse where the perpetrators, both known to the victims, pled guilty to first-degree felonies and received sentences of 10 years to life. She emphasized the difficulty victims face in speaking out, as they often fear family rejection or believe the abuse is normal.

She expressed gratitude for the opportunity to work with victims and guide them through the court process. The Council thanked her for her dedication, and Mayor Winn acknowledged the emotional toll of her job, praising her professionalism and commitment to helping victims.

6. **Ordinance 2025-03** An Ordinance of Tooele City Amending Tooele City Code Chapter 5-1 Regarding Business Licensing and Sales Tax

Presented by John Perez, Economic Development Director

Mr. Perez presented the Ordinance, which would add a requirement for businesses to obtain a state sales tax license before receiving a city business license.

Mr. Perez explained that the current code did not explicitly require a sales tax license, leading to instances where businesses operated without remitting sales tax to the city. This change aimed to ensure that Tooele City, rather than Tooele County or nearby municipalities, received its rightful sales tax revenue.

The issue was identified through sales tax reports reviewed by city staff, and follow-ups confirmed that some businesses were not properly reporting sales tax. The new requirement was incorporated into the business license application process, and staff would now verify compliance before issuing licenses.

Mr. Perez mentioned that while the new rule would apply to new businesses moving forward, city staff would continue reviewing existing licenses for compliance. He also worked with the business licensing coordinator and the community development director to implement this change.

The Council supported the amendment, recognizing its importance in securing tax revenue from new businesses, particularly those developing in key commercial areas.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-03, an Ordinance amending the Tooele City Code Chapter 5-1 regarding business licensing and sales tax.

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.

7. **Resolution 2025-03** A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Jack in the Box

Presented by John Perez, Economic Development Director

Mr. Perez presented the Resolution, and noted that the request covered 1.01 acre-feet of water for the restaurant, which would be situated in the northwest quadrant of the Chartway Credit Union parking lot.

Mr. Perez noted that the city engineer reviewed the calculations due to the low water requirement, confirming that the amount was correct. The reduced need resulted from Jack in the Box incorporating some of its landscaping into Chartway's existing landscaping.

He highlighted the economic benefits, stating that the restaurant would create 18 to 25 full-time jobs with wages comparable to other fast food establishments in the area. Additionally, it was projected to generate approximately \$1.9 million in annual sales, with Tooele City expected to receive between \$1000 and \$3000 in monthly sales tax revenue.

Council Members expressed support for the project, calling it a great location with strong potential for success.

Motion: Councilwoman Gochis moved to approve Resolution 2025-03, a Resolution of the Tooele City Council authorizing payment of a fee in lieu of water rights conveyance for Jack in the Box. 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.

8. **Resolution 2025-04** A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Broken Arrow, Inc., for the Completion 2024 Droubay Road Widening Project

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre explained that the city had previously contracted another company to complete the project, but after several months, work had only progressed to a certain point. The city chose to end that contract while still needing to address minor remaining issues. Broken Arrow, Inc. was then approached for a quote, which came to \$129,988.77, an amount well within the grant funding secured for the project.

Mr. Grandpre emphasized the urgency of completing the work within the grant's reimbursement timeline. Broken Arrow assured the city they could finish the necessary improvements while staying within budget. Ms. Pitt had previously sent an email to Council Members to allow the project to proceed, and now the resolution was being presented for formal ratification.

There were no questions or comments from the Council.

Motion: Councilman Hansen moved to approve Resolution 2025-04, a resolution of the Tooele City Council approving and ratifying an agreement with Broken Arrow, Inc. for the completion of the 2024 Droubay Road Widening Project. 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.

9. **Resolution 2025-06** A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers for Professional Engineering Services for the 2025 Tooele City Wells Project

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre explained that the resolution was tied to the \$4 million EPA grant funding the city received, which required an engineering firm to manage the project. J-U-B Engineers would oversee test well drilling and, if successful, transition to production wells. Their role would include project management for the grant but not the full well equipping and construction of a well house, which would require a separate contract later.

The city conducted an RFQ process and received three proposals. A four-member committee reviewed and scored the submissions, ultimately selecting J-U-B Engineers. The contract amount for the services was priced at \$74,000.

Mr. Grandpre noted that while most test wells historically had led to production wells, there was one instance where a test well near the fire station did not work out due to bedrock issues. The two proposed sites for the new test wells were on a city-owned 20-acre parcel on Rogers Road and a property near Deseret Peak High School. The city was working with the school district on an agreement for the latter location, with the possibility of purchasing the land if the test well results were favorable.

Council Members were given the opportunity to ask questions, and Mr. Grandpre confirmed that while past test wells have mostly been successful, there was no guarantee.

Motion: Councilwoman Manzione moved to approve Resolution 2025-06, a resolution of the Tooele City Council approving an agreement with J-U-B Engineers for professional engineering services for the 2025 Tooele City Wells Project. 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 2025-05 A Resolution of the Tooele City Council Approving Change Order #7 with Broken Arrow, Inc., for Roadway Improvements at Tooele City Cemetery
Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented the resolution and explained that work had been done on DeLaMare Lane and Gillette Lane before winter, but the project caused damage to the east end of Clegg Drive.

Mr. Cook noted that many of the cemetery roads had not been built with proper road base, so the city had been gradually repairing them. This change order would also fund the addition of a new road between cemetery sections 16 and 17, where cemetery expansion had occurred. Broken Arrow, Inc., which had completed the previous work, agreed to match its prior unit pricing for asphalt, curb, and gutter.

The total cost for the work was \$145,850.96, with a 5% contingency of \$7,300 to address unforeseen issues. Mr. Cook emphasized that this project would ensure that nearly all cemetery roads would be in good condition. The remaining roads, which had not been asphalted, would be maintained with slurry seal when needed.

Motion: Councilwoman Gochis moved to approve Resolution 2025-05, a resolution of the Tooele City Council approving change order #7 with Broken Arrow, Inc., for roadway improvements at Tooele City Cemetery. 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. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

Ms. Pitt presented the invoices and purchase orders, starting with a payment to Nickerson Pump Company for \$31,270 to rebuild the pump for Well #14.

She then presented the ratification of a purchase from Pacific Fitness Products for \$30,091 to provide gym equipment for the new fire station. This purchase had been previously approved via email to ensure timely ordering due to long lead times for equipment delivery.

Motion: Councilwoman Manzione moved to approve the invoices. 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.

12. Minutes

~January 15, 2025 Work Meeting

~January 15, 2025 RDA and Council Business Meeting

There were no corrections to the minutes.

Motion: Councilman McCall moved to approve the January 15, 2025 Work Meeting Minutes and the January 15, 2025 RDA and Council Business Meeting Minutes as presented.

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.

13. Adjourn

There being no further items, Chairman Brady adjourned the Work Meeting at 7:49 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 19th day of February, 2025



Justin Brady, City Council Chair