

Tooele City Council Business Meeting Minutes

Date: February 19, 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
Roger Baker, City Attorney
Andrew Aagard, Community Development Director
Shannon Wimmer, Finance Director
Paul Hansen, City Engineer
Darwin Cook, Parks and Recreation Director
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Planning Commissioner Kelley Anderson
Planning Commissioner Chris Sloan

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Brady opened the meeting at 7:00 pm and led the Pledge of Allegiance.

2. Roll Call

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

3. Mayor's Community Recognition Awards

Mayor Winn presented the Mayor's Community Recognition award. She explained that the award honors individuals in the community who contribute significantly but often go unrecognized. This month's recipient was Andrea Rawlings, a fifth-grade teacher at Overlake Elementary and the founder of the nonprofit organization Kickin' Cancer's Can.

Mayor Winn detailed how Ms. Rawlings started the organization after her neighbor, Candace, was diagnosed with non-Hodgkin's lymphoma. Wanting to help beyond meals and household support, Ms. Rawlings and her neighbors organized a community event, including a 5K run, bake sale, raffle, and auction, to raise funds for Candace's medical expenses. The event grew into an annual fundraiser that has now assisted nearly 40 families in Tooele County, raising hundreds of thousands of dollars to support individuals battling cancer.

Mayor Winn praised Ms. Rawling's dedication to service and her ability to mobilize the community to support those in need. She emphasized Ms. Rawling's belief that using one's talents, time, and resources leads to efforts being multiplied beyond individual capacity. Ms. Rawlings was recognized as an outstanding example of generosity and leadership in Tooele.

4. Public Comment Period

At 7:09 pm, Chairman Brady opened the floor for public comment.

James Elliott, a longtime Tooele resident spoke. Mr. Elliott expressed frustration over ongoing code enforcement issues related to his neighbor's property, which he claimed had an excessive number of animals, including goats, pigs, and a horse, despite being in an R-1 residential zone where such livestock was not permitted.

He described significant damage to his property caused by the animals, including destruction of his fence, grapevines, and landscaping. He also reported unlicensed vehicles, illegal dumping, and past issues with people living in RV's on the property. Despite filing complaints for several years, Mr. Elliott stated that he had not received a resolution and had encountered resistance from law enforcement and city officials. He criticized the lack of enforcement of existing zoning regulations and expressed his intent to escalate the issue publicly if action was not taken.

Mr. Elliott concluded by emphasizing that he would not let the matter drop and urged the city to address the ongoing violations immediately.

Virginia Hooper addressed the Council regarding public nuisance violation notices she had received since Christmas. She explained that her property included a pollinator garden on the corner of her lot, which served as an educational space supported by multiple organizations, including the USDA, Utah State University, and Southern Utah University. She noted that the garden followed conservation and landscaping best practices but did not conform to certain city nuisance codes, particularly regarding vegetation height requirements. She urged the Council to consider adjustments to the code to accommodate native and water-wise landscaping practices.

Ms. Hooper also raised concerns about windblown trash on her property, explaining that despite her efforts to clean up litter not originating from her property, she was still cited for debris. Additionally, she addressed stored landscaping materials, which she had set aside for spring projects but were flagged in the violation notices. Finally, she expressed frustration over being cited for junk or abandoned vehicles, clarifying that all four vehicles at her home were registered, maintained, and parked in the driveway, including one belonging to her son, who recently left on a church mission.

Following Ms. Hooper's comments, Chairman Brady reminded attendees that Council Members would remain after the meeting for further discussion if needed.

With no additional public comments, Chairman Brady closed the floor at 7:26 pm.

5. Resolution 2025-07 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for The Hollywood Plaza Development Project

Presented by John Perez, Economic Development Director

Mr. Perez presented the resolution and explained that the project was planned for the northwest corner of Utah Avenue and SR-36 and included a 5,100-square-foot retail development.

Mr. Perez explained that the developer, IRVA Development, requested 1.5 acre-feet of water for the project, which was expected to create 32 full-time jobs with wages ranging from \$19 to \$44 per hour. The development's anticipated annual retail sales were approximately \$3.3 million, with an estimated capital investment of \$2.37 million. Businesses expected to occupy the space included Fiiz Drinks, Oakley Roasting Company, and potentially Xfinity. Based on projected sales tax revenue, the city could receive approximately \$75,000 annually.

Chairman Brady expressed support for the project, particularly appreciating its location on the south end of town, an area he felt needed more business development.

Motion: Councilwoman Manzione moved to approve Resolution 2025-07, a Resolution of the Tooele City Council authorizing payment of a fee in lieu of water rights conveyance for the Hollywood Plaza Development 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.

6. Resolution 2025-08 A Resolution of the Tooele City Council Amending the Copper Canyon Development Agreement Regarding Lot Sizes for Certain Lots

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the resolution and explained that the amendment followed a previously approved change to the Planned Unit Development (PUD) that reduced certain lot sizes to accommodate a 12-foot sewer easement at the rear of the affected properties.

Mr. Aagard explained that the resolution would ensure that the easement was officially dedicated to the city rather than remaining under private ownership, allowing for consistent access and maintenance of city utilities. The amendment specified that certain lots may be reduced to 5,000 square feet and clarified the process for conveying the easement through deed or plat recordation.

Chairman Brady raised concerns about clearly marking the easement area to prevent future encroachment by homeowners. Mr. Aagard noted that the Development Agreement and PUD did not currently require fencing but that the city intended to use clear demarcation methods, potentially including gravel or other materials, to distinguish the easement from private property. Councilwoman Manzione sought further clarification on the materials that would be used, and staff indicated that a clear plan would be developed as the final plat process moved forward.

Motion: Councilman Hansen moved to approve Resolution 2025-08, a Resolution of the Tooele City Council Amending the Copper Canyon Development Agreement regarding lot sizes for certain lots. 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.

7. Resolution 2025-09 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Pratt Aquatic Center Summer Passes

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented the resolution, which proposed an amendment to the Tooele City Fee Schedule to introduce summer passes for the Pratt Aquatic Center.

Mr. Cook explained that the idea for the resolution stemmed from requests by patrons who wanted a more convenient way for their children to access the pool during summer. Since an annual pass was often not practical for families with children involved in school-year activities, and the largest existing punch pass was limited to 10 visits, the proposed 12-week summer pass aimed to provide a more flexible option.

The summer pass would be valid from Memorial Day until the pool's annual August closure for maintenance, which typically aligned with the start of the school year and the beginning of the swim season. Pricing structures were set for residents and non-residents, with categories for families, single parents, military families, seniors, and individuals.

Chairman Brady asked if the August closure date remained consistent each year, to which Mr. Cook confirmed that it was planned to balance school start dates and swim team schedules. Councilwoman Gochis asked whether class fees or daily entry rates were being raised, and Mr. Cook clarified that they were not. He noted that the summer pass offered a small financial benefit compared to daily entry fees, while also reducing the burden on parents needing to provide frequent funds for their children to visit the pool.

Motion: Councilwoman Gochis moved to approve Resolution 2025-09, a Resolution of the Tooele City Council amending the Tooele City Fee Schedule for Pratt Aquatic Center Summer Passes. 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 2025-10 A Resolution of the Tooele City Council Approving Amendment #3 to the Agreement with Brightview Landscape Services, Inc., for Landscaping Maintenance at the Tooele City Cemetery

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented the resolution and noted a correction to the agenda item, clarifying that this was Amendment #2 to the contract, not Amendment #3.

Mr. Cook provided background on the contract, explaining that Brightview had been awarded the city's turf maintenance contract last year and had since proven to be a reliable contractor. The company currently maintained most city parks and, through a previous amendment, was also responsible for the Tooele Valley Museum grounds. This new amendment proposed adding cemetery maintenance, which would include mowing, trimming, and upkeep.

Initially, the amendment covered the period from April to June 30, with an additional cost of \$34,752.60. However, Mr. Cook sought the Council's input on whether to extend the amendment through the full contract term, which would last until November 1, 2025 at a total cost of \$90,797.27. He noted that Brightview's efficiency would significantly improve the cemetery maintenance, reducing mowing time from the city's current nine-day cycle to a consistent weekly schedule.

Council Members discussed whether to approve the contract in two stages or as a single extension through November. Mr. Cook expressed confidence in Brightview's performance and stated that delaying a vote was an option if the Council preferred to finalize the resolution with a clean version reflecting the full-term extension.

After discussion, Council Members indicated they were comfortable voting on the resolution during the meeting, with the necessary adjustments to the contract dates and total cost.

Motion: Councilwoman Manzione moved to approve Resolution 2025-10, approving Amendment #2, the agreement with Brightview Landscape Services for landscaping maintenance at the Tooele City Cemetery, with the contract date to end October 31, 2025 and the amount of the amendment to \$90,797.27. 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.

9. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

There were none.

10. Minutes

~February 5, 2025 Budget Business Meeting

~February 5, 2025 City Council Business Meeting

There were no corrections to the minutes.

Motion: Councilwoman Manzione moved to approve the February 5, 2025 Budget Business Meeting Minutes and the February 5, 2025 City Council 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.

11. Adjourn

There being no further business, Chairman Brady adjourned the 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 ____ day of March, 2025

Justin Brady, City Council Chair