

## Tooele City Council Business Meeting Minutes

**Date:** March 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  
Roger Baker, City Attorney  
Andrew Aagard, Community Development Director  
Kent Page, City Planner  
Shannon Wimmer, Finance Director  
Paul Hansen, City Engineer  
Darwin Cook, Parks and Recreation Director  
Jamie Grandpre, Public Works Director  
Planning Commissioner Chris Sloan

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. Mayor's Youth Recognition Awards

*Presented by Mayor Debbie Winn*

Mayor Winn presented the Mayor's Youth Recognition Awards and welcomed attendees. She was assisted by Police Chief Adrian Day in distributing backpacks donated by local businesses. The first award was given to Benjamin Riemann, a sixth-grade student at Copper Canyon Elementary,

nominated by his teacher, Ms. Rita Tipton. Benjamin was recognized for his dedication to his school, serving on the Student Council, participating in flag duty and hall patrol, and assisting with school events. He was commended for his kindness, respect, and leadership, setting an example for his peers.

Mayor Winn presented the second award to Jude Bravo, a student at Copper Canyon Elementary, nominated by her fifth-grade teacher, Ms. Lisa Yarbrough. Jude was recognized for her active participation in class, exemplary behavior, and kindness toward her peers, including welcoming new students.

Mayor Winn invited the award recipients, their families, and the City Council to take a group photo, which would be shared on social media and in the local newspaper. She expressed appreciation for the students' exemplary conduct, noting that their behavior served as a model for all, including adults. There was a brief pause in the meeting for a photo.

#### **4. Public Comment Period**

At 7:09 pm, Chairman Brady opened the public comment period and read an emailed comment from *Jeff Green*, a coach for Tooele County United (TC United) Soccer. Mr. Green expressed concern that his teams no longer had permission to use England Acres Park for training and games due to the fields being allocated for flag football. He noted that this decision would require parents and players to travel to Grantsville multiple times per week, raising safety concerns about frequent travel on the highway. Mr. Green requested discussion on alternative solutions, including the possibility of sharing field space, and asked for information on future plans to improve sports field availability in the city.

Chairman Brady then invited members of the public attending in person to speak, instructing them to state their name, limit comments to three minutes, and sign in with the City Recorder.

*Kim Ornela*, President of TC United Soccer, addressed the City Council to express appreciation for the city's support of youth soccer, particularly the investment in England Acres Park and the completion of a new field. She noted that TC United has served the community for nearly 40 years, providing opportunities for over 1,200 youth players annually. She highlighted the economic benefits of hosting more than 200 competitive games in Tooele, with teams traveling from cities as far as Logan and Salem.

Ms. Ornela explained that the recent reallocation of England Acres Park for flag football had left TC United scrambling to find a suitable field for competitive games. She emphasized that Elton Park did not meet the standards for high-level competition and that consistency in field space was crucial for maintaining a strong club. She noted that some families had already begun seeking alternatives outside of Tooele.

She requested a collaborative solution that would allow soccer teams to share England Acres Park with the flag football league for competitive games. She also stressed the importance of long-term planning for shared field space and reiterated TC United's commitment to maintaining fields and partnering with the city to find long-term solutions for shared field space. She expressed appreciation for the city's ongoing support and looked forward to working together to strengthen youth soccer in the community.

*Amber Einerson*, a TC United parent, addressed the Council, emphasizing the club's reliance on public fields due to limited funding. She noted that poor field conditions impact player safety and the city's reputation. With Elton Park under repair and Grantsville's field unavailable, soccer teams lack suitable space. She suggested flag football use alternative locations, such as baseball outfields or school fields, to preserve England Acres Park for soccer. She then introduced her son, *Arlis (AJ) Einerson Jr.*, who was joined by his teammates for support.

*Arlis (AJ) Einerson Jr.*, a local soccer player, addressed the City Council to express his concerns about losing access to a field for one of his teams. He stated that he spends 14 hours a week on the



soccer fields and emphasized the importance of having a quality playing surface. He described other available fields as bumpy and worn down, making it difficult for the ball to roll properly and increasing risk of injury. He noted that competitive teams might not want to play in Tooele if the field conditions were poor. He pointed out that the field at England Acres was originally built for soccer, not flag football, and asked the Council to restore soccer's access to the field. He concluded by expressing pride in representing Tooele and urged the city to support the soccer community.

There being no further comments from the public, Chairman Brady closed the floor at 7:22 pm.

Parks and Recreation Director Darwin Cook addressed the City Council and audience to provide context on the decision to reallocate England Acres Park for flag football. He acknowledged the concerns raised by TC United but emphasized that field shifting was a common practice in public sports and necessary to maintain field conditions. He explained that Rancho Park had been severely overused, requiring significant repairs, including leveling, seeding, and turf maintenance, which led to the decision to shift field usage.

Mr. Cook stated that Tooele City prioritizes recreational leagues over competitive and accelerated play when scheduling field space, as recreational leagues have always been a partnership with the city. He noted that requests for field space come from various sports, including street hockey and accelerated softball, but the city's policy has been to schedule recreational leagues first.

Mr. Cook clarified that TC United still had access to five other fields and that the city needed to ensure that flag football, a recreational league, had a place to play. He also corrected the claim that England Acres Park was originally designed as a soccer field, stating that the city no longer designs grass fields for specific sports to allow for flexibility in use. While he acknowledged the field's unique size, he pointed out that neighboring communities also offered field space. He concluded by expressing appreciation for the ongoing collaboration between the city and local sports programs.

Chairman Brady addressed an audience member who attempted to speak after the public comment period had closed. He reiterated that the public comment period had ended and that all attendees had been given an opportunity to speak. He assured the audience that he, the council members, and the mayor would remain after the meeting to listen to any additional concerns.

**5. Public Hearing and Motion on Ordinance 2025-04 An Ordinance of the Tooele City Council Amending the Tooele City Zoning Map for Property Located Near 1405 Conifer Street**

*Presented by Andrew Aagard, Community Development Director*

Mr. Aagard explained that the property, located adjacent to Droubay Road, was currently zoned RR-5 (Rural Residential), which required five-acre lots. The applicant sought to rezone the property to R1-10 (Single-Family Residential) to allow for 10,000-square-foot lots, in compliance with the city's General Plan designation of Medium Density Residential.

Mr. Aagard stated that the applicant intended to build a single home on a three-acre section of the property but noted that rezoning to R1-10 would entitle the land to be subdivided into smaller lots in the future. He noted that the Planning Commission had held a public hearing on February 26 and recommended approval of the rezoning request.

Councilman Hansen confirmed that neighboring landowners did not wish to develop their properties at this time and that the applicant was only purchasing three acres. Councilwoman Manzione acknowledged that the zoning change would allow for future subdivision if desired. Mr. Aagard confirmed that the request was compliant with the city's land use map.

There being no further questions from the Council, Chairman Brady opened the floor for public comment at 7:31 pm. There were no comments. The floor was closed.



**Motion: Councilwoman Manzione moved to approve Ordinance 2025-04 amending the Tooele City Zoning Map for property located near 1405 Conifer Street.** 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. Resolution 2025-11 A Resolution of the Tooele City Council Approving an Agreement with Tooele County for Dispatch Services for Fiscal Year 2025-2026**

*Presented by Adrian Day, Police Chief*

Police Chief Adrian Day presented Resolution 2025-11, requesting the Council's approval of an agreement with Tooele County for dispatch services for the 2025-2026 fiscal year. He explained that the total estimated budget for dispatch services was approximately \$2 million, with half funded by state 911 tax funds and the remainder covered by user fees.

Chief Day clarified that the city's share of the cost was determined by a base fee based on population and a usage fee. He noted that the case number total was not fully reflective of all police incidents, as some cases, such as VIN checks, were recorded differently. The total dispatch fee for Tooele City was \$284,052. He offered to answer any questions before Council proceeded with a motion.

**Motion: Councilman Hansen moved to approve Resolution 2025-11, a resolution of the Tooele City Council approving an agreement with Tooele County for dispatch services for Fiscal Year 2025-2026.** 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. Resolution 2025-12 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Oquirrh Hills Golf Course Fees**

*Presented by Darwin Cook, Parks & Recreation Director*

Prior to addressing the agenda item, Mr. Cook announced that Tooele City had received its official Tree City USA designation.

Mr. Cook then presented Resolution 2025-12, which proposed amendments to the Tooele City Fee Schedule for Oquirrh Hills Golf Course. He explained that all city fees required Council approval, and the proposed adjustments were based on a comparison with similar golf courses in neighboring areas. He noted that prior fee increases had occurred before and shortly after COVID-19, but rising maintenance and equipment costs necessitated further adjustments to remain financially sustainable.

Chairman Brady observed that most fee increases ranged between \$20 and \$100, with the highest increase applying to season passes for two people, which Mr. Cook clarified equated to \$50 per person. Mr. Cook noted that season passes remained very popular among golfers who used them frequently.

Councilwoman Manzione expressed appreciation for the fee comparisons, which helped ensure Tooele's rates aligned with other similar golf courses.

After confirming that the increases were reasonable, Chairman Brady invited further questions or comments from the Council before proceeding with a motion.

**Motion: Councilwoman Gochis moved to approve Resolution 2025-12, a resolution of the Tooele City Council amending the Tooele City Fee Schedule for the Oquirrh Hills Golf Course.** 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.



8. **Resolution 2025-14 A Resolution of the Tooele City Council Approving an Agreement with Hawks Janitorial Contracting for Janitorial Services for Tooele City Buildings**

*Presented by Darwin Cook, Parks & Recreation Director*

Mr. Cook explained that the city's previous contract with Hawks Janitorial Contracting had expired, requiring a formal bid process due to the contract's dollar amount. With guidance from the City Recorder's Office and Legal Department, the city conducted a four-month long bidding process to ensure competitive and comparable proposals.

Eight contractors requested bid documents, and five submitted acceptable bids. The bids ranged from \$129,000 to \$268,125, with Hawks Janitorial submitting the lowest responsive bid at \$129,000. Mr. Cook noted that the city had an existing relationship with Hawks and found their services satisfactory.

As part of the new contract, three additional locations were added, which would be reflected in the upcoming budget presentation. Chairman Brady inquired how often the locations were being cleaned, using City Hall as an example. In response to Chairman Brady's inquiry, Mr. Cook stated that City Hall was cleaned four times per week, excluding Wednesday meeting nights and weekends. He clarified that each city facility had different cleaning schedules based on input from facility managers.

**Motion: Councilwoman Gochis moved to approve Resolution 2025-14, a resolution of the Tooele City Council approving an agreement with Hawks Janitorial Contracting for janitorial services for Tooele City buildings.** 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.

9. **Resolution 2025-13 A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers, Inc., for a Comprehensive Water Rights Study**

*Presented by Jamie Grandpre, Public Works Director*

Mr. Grandpre explained that the study was necessary due to increasing state regulations on water rights and the city's 40-year water plan. The study would provide a detailed analysis of water rights, including their legal status, connection to city water sources, acquisition, and usage.

Mr. Grandpre noted that the study's cost was \$97,000, which initially seemed high, but he determined that all proposed tasks were necessary to address ongoing questions regarding the city's water rights. He emphasized that this was the first time he was aware of that Tooele City had sought an external engineering firm for such a study, as past evaluations had been conducted in-house.

**Motion: Councilman McCall moved to approve Resolution 2025-13, a resolution of the Tooele City Council approving an agreement with J-U-B Engineers, Inc. for a comprehensive water rights study.** 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.

10. **Invoices & Purchase Orders**

*Presented by Michelle Pitt, City Recorder*

Ms. Pitt presented the invoices and purchase orders, stating that there was only one item for approval. The invoice was for the UDOT Safe Sidewalk Grant, which funded new sidewalk, curb, gutter, and storm drain improvements near 1000 North. The payment of \$208,720 was to be made to Tooele 1000 LLC.

In response to a question, Ms. Pitt confirmed that the project completed the sidewalk on 1000 North, with some work extending around the corner.

**Motion: Councilwoman Manzione moved to pay the invoice as stated.** 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.

**11. Minutes**

*~February 19, 2025 Work Meeting*

*~February 19, 2025 Business Meeting*

There were no corrections to the minutes.

**Motion: Councilwoman Gochis moved to approve the February 19, 2025 City Council Work Meeting and February 19, 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.

**12. Adjourn**

There being no further business, Chairman Brady adjourned the meeting at 7:46 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 19<sup>th</sup> day of March, 2025

  
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Justin Brady, City Council Chair