

## PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, February 19, 2025 at the hour of 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website [www.utah.gov](http://www.utah.gov), the Tooele City Website [www.tooelecitey.gov](http://www.tooelecitey.gov), and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or [michellep@tooelecitey.gov](mailto:michellep@tooelecitey.gov).

We encourage you to join the City Council meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://www.youtube.com/@tooelecitey> or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a comment for the public comment period or for a public hearing item, please email [cmpubliccomment@tooelecitey.gov](mailto:cmpubliccomment@tooelecitey.gov) anytime up until the start of the meeting. Emails will be read at the designated points in the meeting.

## AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Mayor's Community Recognition Awards**
4. **Public Comment Period**
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*
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*
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*
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*
9. **Invoices & Purchase Orders**  
*Presented by Michelle Pitt, City Recorder*

**10. Minutes**

- ~February 5, 2025 Budget Business Meeting
- ~February 5, 2025 City Council Business Meeting

**11. Adjourn**

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Michelle Y. Pitt, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or [michellep@tooelecity.gov](mailto:michellep@tooelecity.gov), prior to the meeting.

## TOOELE CITY CORPORATION

### 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.**

WHEREAS, Tooele City Code Chapter 7-26 governs the exaction by Tooele City of water rights as a condition of land use approval (see also UCA 10-9a-508); and,

WHEREAS, TCC Section 7-26-2(2) empowers the City Council to adopt a legislative policy allowing for the payment of a fee in lieu of water rights conveyance: “Fee-in-lieu. Pursuant to established City Council policy, in lieu of actual conveyance of water rights pursuant to this Chapter, certain development applicants may pay to the City an amount per acre-foot for access to water rights controlled by the City in a quantity necessary to satisfy the anticipated future water needs of the proposed development to be served and supplied by the City water system”; and,

WHEREAS, on November 1, 2023, the City Council approved Resolution 2023-93, adopting an updated fee-in-lieu of water rights conveyance policy referred to in TCC 7-26-2(2), with an effective date of November 1, 2023 (with the original policy being adopted in 2007) (see the November 1 policy attached as Exhibit B); and,

WHEREAS, the November 1 policy encourages the consideration of at least the following factors in considering requests to pay the fee-in-lieu:

- The number of acre-feet of water rights requested.
- The availability of City-owned water rights and corresponding water sources.
- The number of jobs the development is anticipated to create, together with the nature of the jobs (e.g., full-time) and job compensation (e.g., wage levels, benefits).
- The amount of sales tax the development is anticipated to generate.
- The amount of property tax the development is anticipated to generate.
- The anticipated environmental, social, and community impacts of the development.

WHEREAS, the City Council retains sole and exclusive legislative discretion in deciding to allow the payment of the fee-in-lieu; and,

WHEREAS, Tooele City received from Elliot Abel with IRVA Development requesting the allocation of 1.5 acre-feet of City-owned municipal water rights to the IRVA’s drive through restaurant and retail development project (“Project”), or, in other

words, requesting to pay the fee-in-lieu rather than convey water rights for the Project (see the letter attached as Exhibit A); and,

WHEREAS, the City Council's authorization reserving water rights for building sites in the Project, and allowing building permit applicants for buildings in the Project to pay to Tooele City a fee in lieu of conveying up to 1.5 acre-feet of municipal rights, is conditioned upon the Project obtaining City approval of a site plan, City approval of a first building permit, and commencement of vertical construction of a first building within two years of the date of approval of this Resolution, unless the City Council, in its sole discretion, decides in a public meeting to extend this two-year deadline or modify these conditions; and,

WHEREAS, the Project will consist of approximately 5,100 square feet in new retail construction; and,

WHEREAS, the Project letter addresses the policy considerations identified above and in the November 1 policy in the following ways:

- The Project requests 1.5 acre-feet of water.
- The creation of an estimated 32 full-time jobs, with remuneration ranging from \$19/hour to \$44/hour.
- The generation of new sales tax and commercial activity with annual expected retail sales of approximately \$3.3 million.
- Capital investment of approximately \$2.37 million.

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that, in light of the legislative policies and considerations discussed above, the City Council hereby finds that the request of the Project complies with the City Council's November 1, 2023, policy, and hereby authorizes the reservation of 1.5 acre-feet of municipal water rights for the Project, as well as the payment of the fee-in-lieu of water rights, made at the time of building permit application for Project buildings, for up to 1.5 acre-feet of municipal water rights, for the fee amount established in the November 1 policy of \$35,000 per acre-foot, conditioned upon the Project obtaining City approval of a site plan, City approval of a first building permit, and commencement of vertical construction of a first building within two years of the date of approval of this Resolution, unless the City Council, in its sole discretion, decides in a public meeting to extend this two-year deadline or modify these conditions.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

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ABSTAINING: \_\_\_\_\_

TOOELE CITY MAYOR

(Approved)

(Disapproved)

\_\_\_\_\_

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form: \_\_\_\_\_  
Roger Evans Baker, Tooele City Attorney

## Exhibit A

Fee in Lieu Analysis/Letter for Hollywood Plaza



Elliot Abel  
IRVA Development  
411 West 7200 South  
Suite 201  
Midvale, Utah, 84047  
elliott@iraut.com  
(801)231-8722

2/7/25  
Tooele City  
Attn: John Perez, MPA  
Economic Development Director  
90 North Main Street  
Tooele, UT, 84074

**Subject: Request for 1.5 Acre-Foot of Water Rights for Drive-Through Restaurant & Retail Development**

Dear John Perez,

I am writing to formally request 1.5 acre-feet of water rights through payment in lieu for a proposed drive-through restaurant and retail development in Tooele City. As advised by City Engineer Paul Hansen, I understand that this request will need to go before the city council for approval.

The proposed development is expected to generate significant economic benefits for the city, including job creation, capital investment, and future sales tax revenue. Below is an overview of the anticipated impact from the development so far:

- **Expected Number of Jobs:**
  - Fiiz Drinks (1,000 sq ft): 5-10 employees
  - Oakley Roasting Company (1,350 sq ft): 5-10 employees
  - Xfinity (In Process) (1,650 sq ft): 8-12 employees
  - Future Tenant (1,100 sq ft): TBD
- **Estimated Average Remuneration:**
  - Fiiz Drinks: \$19/hour
  - Oakley Roasting Company: \$35,000 annually
  - Xfinity: \$44/hour
  - Future Tenant : TBD
- **Total Capital Investment:** Just over \$2.37 million
- **Estimated Sales Tax Revenue:**



- Fiiz Drinks: ~\$58,000 annually (based on \$800,000 gross revenue)
- Oakley Roasting Company: ~\$36,250 annually (based on \$500,000 gross revenue)
- Xfinity: Estimated between \$72,500 - \$145,000 annually (assuming \$1M-\$2M gross revenue)

Additionally, I can disclose the following details regarding the proposed tenants:

- **Drive-Through Concept:** Fiiz Drinks
- **Other Expected Retail Tenants:** Oakley Roasting Company (coffee and doughnuts), Xfinity is in negotiations.
- **Available Space:** 1,100 sq ft remains available for lease

We appreciate the City's support in facilitating this development, and we are eager to contribute positively to the local economy. Please let me know if you need any additional information to move forward with this request. I look forward to working with you and the City Council on this matter.

Thank you for your time and consideration.

Sincerely,  
Elliot Abel  
Principal  
IRVA Development

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**Sources:**

1. Salary Data for Fiiz Drinks: [Salary.com](https://www.salary.com)
2. Salary Data for Xfinity: [Salary.com](https://www.salary.com)
3. Sales Tax Rate for Tooele City: [Utah State Tax Commission](https://www.tax.commission.utah.gov)
4. Estimated Revenue Data for Fiiz Drinks and Oakley Roasting Company: Internal Business Estimates



## Exhibit B

November 1, 2023, Fee-in-lieu Policy



### City Council Policy

RE: Payment of a Fee In Lieu Of Water Rights Conveyance under Tooele City Code §7-26-3(2).

Effective Date: November 1, 2023

Tooele City Code Chapter 7-26 requires the conveyance of water rights as a condition of approval of all land use applications. Section 7-26-3(2) states the following:

Fee-in-lieu. Pursuant to established City Council policy, in lieu of actual conveyance of water rights pursuant to this Chapter, certain development applicants may pay to the City an amount per acre-foot for access to water rights controlled by the City in a quantity necessary to satisfy the anticipated future water needs of the proposed development to be served and supplied by the City water system.

This City Council Policy is established pursuant to the legislative authority embodied in §7-26-3(2).

**Residential Development.** Beginning on the Effective Date, Tooele City will allow the owner(s) of an existing single-family parcel of record that, as of the Effective Date, is not part of a recorded subdivision, and the owner(s) of a single-family lot that is part of a recorded subdivision, either of which parcel or lot is subdivided through a two-lot subdivision (e.g., a lot split), to pay a fee (the "Fee") for the new lot in lieu of the residential water right requirement established in TCC §7-26-2(1). The administrative departments are authorized to determine eligibility and to approve payment of the Fee for such a two-lot residential subdivision. The item for which the Fee is paid shall be known for purposes of this Policy as a Water Rights Credit or Credit.

Persons who are eligible under this Policy may purchase Credits by paying the Fee. Credits will be purchased on a first-come first-served basis. The Fee shall be paid in full prior to building permit issuance. Should a building permit for which the Fee was paid expire under the terms of the permit, the City will refund the Fee, minus a \$100 administrative service charge. A person who previously paid the Fee and received a Fee refund due to an expired building permit may submit a new building permit application and may again request to pay the Fee on a first-come first-served basis behind others who paid the Fee and whose building permits remain valid.

**Non-residential Development.** Beginning on the Effective Date, Tooele City will allow owners of a non-residential development project ("Project") to request to pay the Fee if the Project is determined by the City to need less than 20 acre-feet of municipal water rights. Additional Credits may be made available, upon recommendation of the Public Works Director and Economic Development Director, and with written approval of the Mayor. A Request shall be in



writing from the property owner or agent and addressed to the City Council or Mayor. Approval of a request may be granted only after full consideration of the following criteria in relation to the amount of water used for the Project:

- The number of jobs the Project is anticipated to create, together with the nature of the jobs (e.g., full-time) and job compensation (e.g., wage levels, benefits).
- The amount of sales tax the Project is anticipated to generate.
- The amount of property tax the Project is anticipated to generate.
- The anticipated environmental and social benefits and impacts of the Project.

The Council may consider additional criteria as it thinks appropriate. Persons who are eligible under this Policy and approved by the City Council may purchase Credits by paying the Fee. Credits will be purchased on a first-come first-served basis. The Fee shall be paid in full prior to building permit issuance. Should a building permit for which the Fee was paid expire under the terms of the permit, the City will refund the Fee, minus a \$100 administrative service charge. A person who previously paid the Fee and received a Fee refund due to an expired building permit, or due to the approval sunsetting, may submit a new building permit application and may again request to pay the Fee. If authorized by the City Council, the Credits may be purchased on a first-come first-served basis behind others who paid the Fee and whose building permits remain valid. The City Council may partially approve a request, for example, by authorizing 10 Credits out of 20 Credits requested.

#### Sunset for Non-residential Projects.

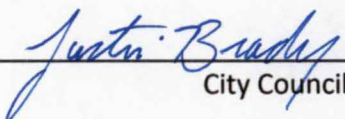
The City Council's authorization to pay the Fee for one or more buildings in a non-residential development Project containing more than one primary structure (e.g., more than one restaurant or store) is conditioned upon the Project obtaining City approval of a building permit for a first primary structure in the Project, and commencing vertical construction of the permitted structure, within two years of the date of approval of the Resolution authorizing payment of the Fee. Thereafter, the Project shall obtain a building permit for at least one additional primary structure, and commence vertical construction, within each successive twelve months following the commencement of construction of the prior building. By way of example, if a Resolution is approved on January 1, 2024, a first building permit must be obtained, and vertical construction commenced, prior to December 31, 2025; the next building must be permitted and construction commenced prior to December 31, 2026; and so on. Should any of these events not occur before the applicable sunset date, the City Council approval shall lapse and the remaining Credits shall revert to the City. The City Council, in its sole discretion, may extend these sunset deadlines or modify these conditions in a public meeting.

#### General.

1. **Fee Cost.** The Fee shall be established at \$35,000 per 1.0 acre-foot of depletion of municipal water rights. This Fee amount is not intended or calculated to reflect market value. The Fee applicable to any Request shall be the Fee in effect on the date of the Request, provided the



- building permit application for which the Fee is paid is filed with the City within one year of the Request, and otherwise shall be the Fee in effect on the date of the building permit application.
2. Annual Limit. The number of Credits purchased pursuant to this Policy shall not exceed a total of 50 in any calendar year or in any period of 12 consecutive months without the approval of the City Council, in its discretion.
  3. Acceptance of Credits. Upon payment of the Fee, the City will indicate the payment on the approved building permit. Payment of the Fee to the City constitutes surrender of the Credits to the City. No Credit certificate is required.
  4. Integration. This Policy shall supersede any prior oral or written policies, practices, and understandings on the subject of this Policy.
  5. Use of Revenues. Revenues derived from payment of the Fee shall be utilized for the protection of existing water rights and/or the acquisition of additional water rights, except that the City Council may authorize the use of the revenues for other Tooele City water-related projects and needs upon a finding of good cause. The water rights revenue fund is a fund in the City's General Fund and is not an enterprise fund.
  6. Limited Availability. The payment of the Fee under this Policy is subject to the availability of corresponding water rights, in the sole discretion of Tooele City.
  7. Resolution Required. The City Council's authorization to pay the Fee for a non-residential Project shall be pursuant to approved City Council Resolution.
  8. No Entitlement or Security. Approval of a Resolution for a Project containing multiple lots or buildings (e.g., subdivision, site plan) shall be a temporary reservation of Credits for the Project's building permit applicants. Approval of a Resolution shall not constitute a vested development right or a land use entitlement, or the creation of a marketable security. The City will accept the Fee only from building owners, the authorized agents of building owners, or building permit applicants for buildings in a Project.
  9. No Assignment or Transfer. Credits shall not be assignable or transferrable but are reserved by the City in the City's sole discretion for specific Projects and sold for specific buildings.
  10. No Pre-payment. Project owners may not pre-purchase Credits for their Project or any Project building in advance of building permit application.
  11. No Precedent. City Council authorization to pay the Fee for one Project, at whatever Fee amount per Credit, shall not be considered a precedent in any way in reference to any other Project.
  12. Refunds. If water usage projection for a building are reduced by the City after payment of the Fee for that building, the City will reimburse the difference between the Fee paid and the Fee that would have been paid under the reduced usage projection. If a Fee payor withdraws a building permit application prior to its approval, the City will reimburse the Fee, with a \$100 administrative charge.

  
\_\_\_\_\_  
City Council Chair

**TOOELE CITY CORPORATION**

**RESOLUTION 2025-08**

**A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE COPPER CANYON DEVELOPMENT AGREEMENT REGARDING LOT SIZES FOR CERTAIN LOTS.**

WHEREAS, on June 18, 1997, the City Council approved Ordinance 1997-25, approving the Copper Canyon PUD, which PUD was amended by Ordinance 1999-15, the terms which PUD were codified on March 20, 2024, by Ordinance 2024-06; and,

WHEREAS, by resolutions, Tooele City entered into a Development Agreement for the Copper Canyon PUD, dated April 13, 2012, and amended it twice thereafter, on April 12, 2022, and September 21, 2022; and,

WHEREAS, on December 18, 2024, the City Council approved Ordinance 2024-36, amending the Copper Canyon PUD to reduce the lot sizes of lots 7018-7032, 12014-12024, and 13001 from a minimum of 6,000 square-feet to a minimum of 5,000 square-feet; and,

WHEREAS, Ordinance 2024-36 required “a forthcoming City Council resolution to amend the Development Agreement for Copper Canyon PUD” regarding lot sizes, and the reduction in lot sizes was “conditioned upon conveyance of the depicted sewer collector parcel in fee to Tooele City”; and,

WHEREAS, the City proposes that Section 1.3 of the Development Agreement be amended as shown below, and that Section 1.4 be added:

1.3. Total Lots; Location. The Project is situated on the west side of Tooele, and is approximately bounded on the south by 670 North Street, on the west by the railroad tracks, on the North by 1000 North Street, and on the east by 200 West Street. Each Lot shall contain a minimum of 6,000 square feet, except that the following lots shall contain a minimum of 5,000 square feet: 7018-7032, 12014-12024, and 13001.

1.4. Sewer Collector Parcel. As a condition precedent to the City’s approval of any subdivision containing any lot identified by number in Section 1.3, the subdivider shall convey to the City in fee a parcel of land at least 12 feet wide, adjacent to the lot(s), within the subdivision. The conveyance may occur by Warranty Deed, by Deed of Dedication, or by subdivision plat recordation, with the conveyance document form being subject to City approval.

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the Copper Canyon Development Agreement, Amendment #3, is hereby approved as shown above.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Ordinance is passed by the Tooele City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

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ABSTAINING: \_\_\_\_\_

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

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ATTEST:

\_\_\_\_\_  
Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

\_\_\_\_\_  
Roger Evans Baker, Tooele City Attorney

**TOOELE CITY CORPORATION**

**RESOLUTION 2025-09**

**A RESOLUTION OF THE TOOELE CITY COUNCIL AMENDING THE TOOELE CITY FEE SCHEDULE FOR PRATT AQUATICS CENTER SUMMER PASSES.**

WHEREAS, Tooele City Code §1-26-1 authorizes the City Council to establish City fees by resolution for activities regulated by the City and services provided by the City; and,

WHEREAS, Utah Code §10-3-718 authorizes the City Council to exercise administrative powers, such as establishing city fees and regulating the use of city property, by resolution; and,

WHEREAS, under the Council-Mayor form of municipal government, established and governed by the Tooele City Charter (2006) and Utah Code §10-3b-201 et seq., the Mayor exercises all executive and administrative powers; however, it has been the practice of Tooele City for all fees proposed by the Mayor and City Administration to be approved by the City Council; and,

WHEREAS, the City Administration proposes to establish a Summer Pass, with corresponding fees, as shown here:

Summer Membership	12 weeks		
Memorial day until August shutdown	Resident		Non Res
Family 2 adults w/children (same household)	\$ 115.00		\$ 125.00
Single parent w/children (same household)	\$ 85.00		\$ 95.00
Military Family 2 adults w/children (same household)	\$ 100.00		\$ 110.00
2 party adult	\$ 75.00		\$ 85.00
2 party senior 61 & older	\$ 60.00		\$ 70.00
Youth 17 & under	\$ 30.00		\$ 35.00
Adult 18 & older	\$ 45.00		\$ 50.00
Military adult	\$ 40.00		\$ 45.00
Senior	\$ 40.00		\$ 45.00



NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE COUNCIL that Summer Passes and fees for the Pratt Aquatics Center are hereby approved.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

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ABSTAINING: \_\_\_\_\_

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

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ATTEST:

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Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

\_\_\_\_\_  
Roger Evans Baker, City Attorney

## TOOELE CITY CORPORATION

### 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.**

WHEREAS, on April 3, 2024, the City Council approved Resolution 2024-23, approving an agreement with BrightView Landscape Services, Inc., for landscaping maintenance at various City parks and facilities, for which project BrightView was the lowest responsible responsive bidder; and,

WHEREAS, the City administratively approved Amendment #1 to the BrightView agreement for landscaping maintenance the Tooele Valley Railroad Museum, because the amendment amount did not reach the City Council approval threshold; and,

WHEREAS, the agreements with BrightView have demonstrated administrative and cost efficiencies, and the Parks and Recreation Department desires to privatize landscaping maintenance at the Tooele City Cemetery; and,

WHEREAS, BrightView has submitted a cost proposal of \$34,752.60 for Cemetery maintenance for the period of April 14 through June 30, 2025, and the City Administration recommends approving an Amendment #2 to the BrightView agreement for that purpose; and,

WHEREAS, BrightView is the City's current parks and facilities landscape maintenance contractor, and the only area contractor capable of maintaining a property of the Cemetery's size and complexity, triggering the sole source provision of the City's bidding and procurement policies; and,

WHEREAS, competitive bidding for Amendment #2 is not required by state of Utah procurement law; and,

WHEREAS, the proposed Amendment #2 to the BrightView agreement, together with other illustrative and explanatory documents, is attached as Exhibit A:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL the City Council hereby approves Amendment #2 to the BrightView landscape maintenance agreement, in the amount of \$34,752.60, and hereby authorizes the Mayor to execute the amendment.

This Resolution shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council  
this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

TOOELE CITY COUNCIL

(For)

(Against)

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ABSTAINING: \_\_\_\_\_

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

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ATTEST:

\_\_\_\_\_  
Michelle Y. Pitt, City Recorder

S E A L

Approved as to Form:

\_\_\_\_\_  
Roger Evans Baker, Tooele City Attorney

## Exhibit A

Amendment #2 and other Agreement Documents



**AMENDMENT #2 TO TOOELE CITY CORPORATION  
BETWEEN  
TOOELE CITY CORPORATION AND BrightView Landscape Services Inc**

This Amendment ("Amendment") is entered into as of March 7, 2025 between Tooele City Corporation and BrightView Landscape Services Inc.

WHEREAS, Tooele City Corporation and BrightView Landscape Services Inc entered into a Amendment dated 2/14/2025, (the "Agreement").

WHEREAS, Tooele City Corporation and BrightView Landscape Services Inc desire to amend the Agreement pursuant to the terms of this Amendment.

NOW THEREFORE, for valuable consideration, including but not limited to the mutual covenants contained herein, Tooele City Corporation and BrightView Landscape Services Inc desire to amend the Agreement as follows:

1. Effective April 14, 2025, the attached Exhibit A shall be added to the Agreement.

This Amendment does not, and shall not be construed to; modify any term or condition of the Agreement other than those specific terms and conditions expressly referenced herein. Capitalized terms not otherwise defined herein shall be as defined in the Agreement. In all other respects, the Agreement shall remain in full force and effect. In the event of any inconsistency or discrepancy between the Agreement and this Amendment, the terms and conditions set forth in this Amendment shall control. This Amendment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date written above.

Tooele City Corporation

BrightView Landscape Services Inc

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit B







<b>April 14th</b>	<b>\$3,915.77</b>
April 21st	\$1,876.33
April 28 <sup>th</sup>	\$3,915.77
May 5th	\$1,876.33
May 12th	\$3,915.77
May 19th	\$1,876.33
May 26 <sup>th</sup>	\$3,915.77
June 2nd	\$1,876.33
<b>June 9<sup>th</sup></b>	<b>\$3,915.77</b>
June 16 <sup>th</sup>	\$1,876.33
June 23rd	\$3,915.77
June 30 <sup>th</sup>	\$1,876.33
Total weekly mowing, blowing and bi-weekly mowing, blowing and headstone trimming from April 14 <sup>th</sup> -June 30 <sup>th</sup> 2025	\$34,752.60

DOCUMENT 00 43 00

BID SCHEDULE

**PART 1 GENERAL**

**1.1 DOCUMENT INCLUDES**

- A. Price schedules.
- B. Measurement and payment provisions.

**1.2 CONSTRUCTION CONTRACT**

- A. The Construction Contract is known as:

**2024 Landscape Maintenance Project**

**1.3 REFERENCES**

- A. APWA 01290: Payment Procedures.
- B. Short form Agreement

**1.4 SCHEDULE TO BE ADDED TO THE AGREEMENT**

- A. This document will be added to the Agreement by reference.

**PART 2 PRICE SCHEDULES**

**2.1 BID**

NO.	LOCATION	AREA* (ACRES)	MAINTENANCE (PER WEEK)	TOTAL ANNUAL COST (26 Weeks)
1	City Hall	0.37	\$22.65	\$589.00
2	City Library	0.91	\$53.81	\$1,399.00
3	City Park & Soft Ball Fields	4.03	\$237.91	\$6,186.00
4	Copper Canyon Park	7.41	\$437.39	\$11,372.00
5	530 S 525 W Detention Basin	0.20	\$11.73	\$305.00
6	1430 E 270 S Detention Basin	0.45	\$26.70	\$694.00

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2024 Landscape Maintenance Project

Bid Schedule  
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RETURN WITH BID DOCUMENTS

NO.	LOCATION	AREA* (ACRES)	MAINTENANCE (PER WEEK)	TOTAL ANNUAL COST (26 Weeks)
7	520 E Kings Landing Detention Basin	0.36	\$ 21.44	\$ 558.00
8	Aaron Dr & Berra Blvd Detention Basin	0.50	\$ 29.54	\$ 768.00
9	620 East 1150 North Detention Basin	0.19	\$ 11.33	\$ 295.00
10	Dow James Park / Ball Fields	8.58	\$506.57	\$ 13,171.00
11	Elton Park	10.22	\$603.28	\$ 15,685.00
12	England Acres Park	9.34	\$551.49	\$ 14,339.00
13	Fire Station #2	0.20	\$ 11.73	\$ 305.00
14	Glen Eagles Park	3.70	\$218.49	\$ 5,681.00
15	Linear Park	1.58	\$93.47	\$ 2,430.00
16	Main Street Park Strips	0.75	\$44.10	\$ 1,147.00
17	Oquirrh Ball Field	0.68	\$40.06	\$ 1,041.00
18	Parkers Park	3.75	\$221.32	\$ 5,754.00
19	Rancho / Spencer Field	6.00	\$354.04	\$ 9,205.00
20	Red Del Papa Ball Field	3.90	\$230.22	\$ 5,986.00
21	Settler's Park	1.33	\$78.49	\$ 2,041.00
22	Skyline Park	1.57	\$92.66	\$ 2,409.00
23	Smelter Park	1.55	\$91.44	\$ 2,378.00
24	Veterans Park	0.87	\$51.39	\$ 1,336.00
25	700 S 900 W Booster Station	0.10	\$6.07	\$ 158.00
<b>Total Bid</b>				<b>\$ 105,232.00</b>

Note: \* The acreage shown is for relative information only and may not be relied upon. **BIDDERS** are responsible to verify the actual area measurements and to base their Bid upon the actual site conditions and area at each of the separate project locations.

### PART 3 MEASUREMENT AND PAYMENT

#### 3.1 Landscape Maintenance

- A. METHOD OF MEASUREMENT. Landscape Maintenance for each of the twenty five (25) work areas shall not be measured.
- B. BASIS OF PAYMENT. Work completed under this bid item shall be paid for at the weekly contract unit bid price listed in the bidder's proposal for each of the twenty five (25) various park locations. Payment shall be considered complete

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2024 Landscape Maintenance Project

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compensation for all labor, equipment, and materials, including but not limited to removal and off site disposal of all trash and debris; mowing of all grass areas (bag and off site disposal of all grass clippings if not mulched), string trim sidewalk and curb edges, fence lines, and tree rings; blow sidewalks and parking areas to remove all grass and debris following mowing; and all other operations, incidentals and materials required to complete this item.

3.2 Bidder's Subscription

The BIDDER acknowledges that:

1. OWNER may elect to award any or all of the twenty five (25) separate work areas to a single BIDDER, or to multiple BIDDERS, as in the best interest of the OWNER.
2. The Bid is based upon an assumed 26 weeks annual maintenance. However, the actual number of weeks maintenance required at any of the sixteen (16) separate work areas may be adjusted, at the sole discretion of the OWNER, based upon site specific conditions, climate, or any other parameter. Final payment will be based upon the actual number of weeks maintenance performed, times the unit weekly price, for each of the various work areas.
3. The OWNER and BIDDER shall have the option to extend the Contract for an additional two (2) years, by mutual agreement.

- A. Date: 03/07/2024
- B. Bidder's Signature: *Holly Martinez*
- C. Print Bidder's name here: Holly Martinez
- D. Title: Market Sales Manager, Municipality
- E. Address: 4112 S. 500 W. Murray, UT 84123
- F. Phone No: 719-237-9733 - Holly Martinez
- G. E-Mail: Holly.Teague@brightview.com

END OF DOCUMENT

RETURN WITH BID DOCUMENTS

**Tooele City Council and the  
Redevelopment Agency (RDA) of Tooele City  
Budget Business Meeting**

Date: Wednesday, February 5, 2025  
Time: 5:30 p.m.  
Place: Tooele City Hall, Large Conference Room  
90 North Main St., Tooele, Utah

**City Council Members Present:**

Chairman Justin Brady  
Ed Hansen  
Maresa Manzione  
Dave McCall  
Melodi Gochis

**City Employees Present:**

Mayor Debbie Winn  
Shannon Wimmer, Finance Director  
Kami Perkins, Human Resource Director  
Michelle Pitt, City Recorder  
Jamie Grandpre, Public Works Director  
Loretta Herron, Deputy Recorder  
Chris Neilson, I.T. Director  
John Perez, Economic Development Director  
Adrian Day, Chief of Police  
Darwin Cook, Parks and Recreation Director

Minutes prepared by Michelle Pitt

**1. Open Meeting**

Chairman Brady called the meeting to order at 5:30 p.m.

**2. Roll Call**

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

**3. Discussion:**

Ms. Perkins provided the City Council with a human resource presentation, the Council reviewed fund balances and long-term debt, discussed the RDA debt and sunset, property tax rates, and their projects and goals for the FY 2026 budget.

**4. Adjourn**

Chairman Brady adjourned the meeting at 6:44 p.m.

*The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief outline of what occurred at the meeting.*

Approved this 19th day of February, 2025

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Justin Brady, Tooele City Council Chair

## Tooele City Redevelopment Agency Meeting Minutes

**Date:** February 5, 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  
Shannon Wimmer, Finance Director  
Paul Hansen, City Engineer  
Planning Commissioner Chris Sloan  
Jamie Grandpre, Public Works Director  
John Perez, Economic Development Director

Minutes prepared by Alicia Fairbourne

#### 1. Open RDA Meeting

Chairwoman Manzione called the meeting to order at 7:00 pm.

#### 2. Roll Call

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

#### 3. Renumbering RDA Resolution 2024-06 to RDA Resolution 2024-07 A Resolution of the Redevelopment Agency of Tooele City, Utah Rescinding RDA Resolution 2024-03

*Presented by Michelle Pitt, City Recorder*

Chairwoman Manzione introduced the agenda item and noted it was due to a clerical error in the numbering of a previously passed resolution. Resolution 2024-06, which pertained to the Denny's parking lot, had been mistakenly assigned a number that was already in use. To correct the issue and

avoid confusion in record-keeping, the Board needed to renumber it as Resolution 2024-07. There was no discussion on the matter.

**Motion: Board Member Hansen moved to approve renumbering RDA Resolution 2024-06 to Resolution 2024-07, a Resolution of the Redevelopment Agency of Tooele City, Utah, rescinding the RDA Resolution 2024-03.** Board Member Brady seconded the motion. The vote was as follows: Board Member McCall, "Aye"; Board Member Hansen, "Aye"; Board Member Brady, "Aye"; Board Member Gochis, "Aye", and Chairwoman Manzione, "Aye". There were none opposed. The motion passed.

**4. Adjourn**

There being no further items, Chairwoman Manzione adjourned the meeting at 7:02 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

\_\_\_\_\_  
Maresa Manzione, Chair



## 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 \_\_\_\_ day of February, 2025

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Justin Brady, City Council Chair