

Tooele City Council Business Meeting Minutes

Date: December 18, 2024

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
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. Pledge of Allegiance

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. Public Comment Period

Chairman Brady opened the floor for public comment at 7:04 pm. There were no comments. Therefore, the public comment period was closed.

- 4. Public Hearing and Motion on Ordinance 2024-36** An Ordinance of Tooele City Amending the Copper Canyon PUD Regulation Regarding Lot Sizes for Certain Lots
Presented by Roger Baker, City Attorney

Mr. Baker presented an amendment to the Copper Canyon PUD regulation. The amendment would allow a reduction in lot sizes from 6,000 to 5,000 square feet for specific lots to facilitate the city's acquisition of a 12-foot sewer easement. This change would resolve issues faced by homeowners who currently owned unusable land within the easement and would provide the city with better access for sewer maintenance.

The amendment would apply to designated lots within the subdivision, as detailed in the ordinance and supporting materials. The city planned to use the acquired land as a gravel access road for maintenance. The ordinance would mark the first step, with a development agreement amendment to follow in the coming months.

There being no further discussion from the Council Members, Chairman Brady opened the floor for public comment at 7:11 pm. There were no comments. Chairman Brady closed the floor for public comments.

Motion: Council Member Manzione moved to approve Ordinance 2024-36 amending the Copper Canyon PUD regulation regarding lot sizes for certain lots. Council Member Hansen seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

- 5. Ordinance 2024-35** An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2025
Presented by Michelle Pitt, City Recorder

Ms. Pitt presented the proposed schedule for the Tooele City Council's public meetings in 2025. The Ordinance, as required by the city charter and code, set the dates, times, and locations for meetings.

The Council would hold Work Meetings at 5:30 pm and Business Meetings at 7:00 pm on the first and third Wednesdays of each month at Tooele City Hall, with exceptions for holidays and the July Fourth celebration. Adjustments included holding only one meeting in January due to New Year's Day and one in July to avoid conflicts with the city's Independence Day festivities.

Motion: Council Member Gochis moved to approve Ordinance 2024-35, An Ordinance of the Tooele City Council establishing the dates, times and places of its public meetings in 2025. Council Member McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

- 6. Resolution 2024-97** A Resolution of the Tooele City Council Declaring Surplus Certain Technology-Related Equipment, and Authorizing its Disposal
Presented by Michelle Pitt, City Recorder

Ms. Pitt explained the proposal to declare surplus a range of outdated technology equipment from the IT and Library Departments. The resolution aligned with city policy, which mandated the full use of equipment before it was disposed of. The listed items, detailed in the resolution, were no longer needed and would be disposed of via a recycling company.

Motion: Council Member Hansen moved to approve Resolution 2024-97, A Resolution of the Tooele City Council declaring surplus certain technology related equipment and authorize the disposal of the items listed in the supplemental materials. Council Member Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

- 7. Resolution 2024-95** A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers for the Water Reclamation Facility Phase 1 Upgrades Design
Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented an agreement with J-U-B Engineers for the design of Phase 1 upgrades at the Water Reclamation Facility. He clarified that this was a new Phase 1 project under an updated Master Plan from 2021, focusing on essential upgrades to aging infrastructure.

Key improvements included replacing the obsolete ultraviolet disinfection system with a new system in a second channel to maintain operations during the transition, rehabilitating Clarifier 2 (similar to prior work on Clarifier 1), and making water pump station improvements. The \$114,700 agreement would ensure the project would be shovel-ready in preparation for upcoming bond funding. Mr. Grandpre emphasized J-U-B's proven track record with previous projects like the Headworks building.

Motion: Council Member McCall moved to approve Resolution 2024-95, A Resolution of Tooele City Council approving the agreement with J-U-B Engineers for the Water Reclamation Facility, Phase 1 upgrades design. Council Member Gochis seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

- 8. Resolution 2024-98** A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule by Adding Public Improvement Permit Review Fees
Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre summarized the proposal to amend the city's Fee Schedule by introducing a \$300 per hour review fee for public improvement permit reviews. This fee was intended to cover costs associated with reviewing off-site utility projects, which did not fall under existing subdivision or site plan fee structures.

Mr. Grandpre explained that this change addressed a gap in the Fee Schedule identified over recent months and ensured that costs were not unfairly absorbed by the city. A deposit system would be used to estimate and adjust charges based on the project scope. The Resolution had been thoroughly discussed in the Work Meeting, and no additional questions or concerns were raised during the Business Meeting.

Motion: Council Member Manzione moved to approve Resolution 2024-98 amending the Tooele City Fee Schedule by adding public improvement permit review fees. Council Member Gochis seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

- 9. Resolution 2024-100** A Resolution of the Tooele City Council Approving an Agreement with Rhino Pumps LLC for Repairs to Well 5
Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented an agreement with Rhino Pumps LLC for repairs to Well 5. He explained that the well, which had not been fully serviced since the 1960's, was currently producing only 500 gallons of

water per minute, far below its historical capacity of 5,000 gallons per minute. The proposed work included installing a new pump, rebuilding the motor, repairing the well column, cleaning the screens, and conducting a final inspection, with the goal of increasing water output to help meet the city's growing needs.

The \$89,895 project was part of a broader effort to evaluate and improve the performance of older wells, with plans to address Well 14 next. Mr. Grandpre emphasized the importance of regular maintenance to increase capacity and ensure reliable water resources. The funding for this project was included in the water department's budget, and the Council expressed support for the initiative.

Motion: Council Member Gochis moved to approve Resolution 2024-100, A Resolution of the Tooele City Council approving an agreement with Rhino Pumps LLC for repairs to Well number five. Council Member Hansen made the second. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

10. Resolution 2024-96 A Resolution of the Tooele City Council Reappointing Katrina Call, Brian Roth, and Jeff Hammer to the Administrative Control Board of the North Tooele City Special Service District
Presented by Justin Brady, Council Chairman

Chairman Brady addressed the reappointment of Katrina Call, Brian Roth, and Jeff Hammer to the Administrative Control Board of the North Tooele City Special Service District. The resolution also highlighted corrections needed in the resolution materials, including removing Amanda Graf, who was no longer on the Board, and ensuring proper spelling of Kim Stenquist's name.

Motion: Council Member Hansen moved to approve Resolution 2024-96, A Resolution of the Tooele City Council Reappointing Katrina Call, Brian Roth, and Jeff Hammer to the Administrative Control Board of the North Tooele City Special Service District. Council Member McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member McCall, "Aye". Voting Abstaining: Council Member Manzione. The motion passed 4-0.

11. Resolution 2024-99 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for Police Department Fees
Presented by Adrian Day, Chief of Police

Police Chief Adrian Day presented a proposed amendment to the city's Fee Schedule for the police department. The changes involved removing outdated or unused fees, such as consultation fees for security recommendations and fees for scaled accident diagrams, which were no longer produced due to advancements in technology like the department's Faro scanner.

Additionally, the resolution removed fees for bicycle registration, as the department had not maintained a bike registration program in over two decades. Chief Day noted that while some cities provided free online registration services, the effectiveness of such programs in reducing theft was minimal. Fingerprinting fees would remain unchanged, with no charge for local residents and a \$5 fee for non-residents.

Motion: Council Member Manzione moved to approve Resolution 2024-99 amending the Tooele City Fee Schedule for the police department fees. Council Member McCall seconded the motion. The

vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

12. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

Ms. Pitt presented two invoices for Council approval. The first was for Young Chevrolet for a 2025 Chevy Silverado for the fire department, purchased through a state contract for \$50,098. The second was for \$39,213.28 to Mountainland Supply Company for water meter parts.

Motion: Council Member Gochis moved to approve the invoices. Council Member McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

13. Minutes

~December 4, 2024 Business Meeting

There were no corrections to the minutes.

Motion: Council member Hansen moved to approve the December 4, 2024 Business Meeting

Minutes as presented. Council Member Gochis seconded the motion. The vote was as follows: Chairman Brady, "Aye", Council Member Gochis, "Aye", Council Member Hansen, "Aye", Council Member Manzione, "Aye", Council Member McCall, "Aye". The motion passed.

14. Adjourn

There being no further items, Chairman Brady adjourned the Work Meeting at 7:39 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 15th day of January, 2025



Justin Brady, City Council Chair