

City Council Business Meeting Minutes

Date: November 5, 2025

Time: 7:00 p.m.

Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele City, Utah

Council Members Present

Justin Brady
Dave McCall
Ed Hansen
Maresa Manzione
Melodi Gochis

Staff Present

Mayor Debbie Winn
Matthew Johnson, City Attorney
Shannon Wimmer, Finance Director
Andrew Aagard, Community Development Director
Loretta Herron, Deputy City Recorder
Shilo Baker, City Recorder
Paul Hansen, City Engineer
Adrian Day, Police Chief
Kelley Anderson, Planning Commissioner
Chris Sloan, Planning Commissioner
John Perez, Economic Development Director
Jamie Grandpre, Public Works Director
Nathan Farrer, Assistant Public Works Director
Jon Gossett, Planning Commissioner

Minutes Prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Brady called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

2. Roll Call

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

3. Mayor's Youth Recognition Awards

Mayor Winn stated that she was honored to recognize outstanding youth in the community and expressed appreciation for the partnership between the city, local schools, and charter schools in

identifying students who demonstrate exceptional character and service. She invited Mayor-elect Maresa Manzione to assist with presenting the awards.

The first award was presented to Kyle Ushio, a Stansbury High School student nominated by his drama teacher, Glen Carpenter. Mayor Winn summarized his nomination, noting his commitment to the drama program, his leadership as a drama officer, his reliability, his willingness to help struggling students and his consistent display of good citizenship.

The second award was presented to Angelee Dyson, also from Stansbury High School and also nominated by Mr. Carpenter. Mayor Winn described her leadership as a drama club president, her work directing the children's workshop, her involvement in show choir and her reputation for kindness, service and support toward fellow students.

Mayor Winn recognized the families of both students for their support and invited them to stand and be acknowledged. She then noted that the meeting was livestreamed and available for later viewing online and invited the students and their families to join the Council in the rotunda for photographs, which would be shared on social media and provided to the local newspaper.

4. Public Comment Period

Chairman Brady opened the floor at 7:12 p.m. and stated that an emailed comment had been received and read a message submitted by Tricia Armijo regarding the discontinued trap and release (TNR) program at the Tooele City Animal Shelter. Ms. Armijo expressed concern about the growing number of abandoned and feral cats in the community, the lack of available resources, and the impacts of ending the TNR program around 2022. She described the strain placed on nonprofit rescues, the challenges volunteers were facing, and her belief that reinstating the TNR program would significantly improve animal welfare conditions in Tooele. She also noted difficulties she experienced when attempting to speak with city departments and expressed disappointment that she was unable to have the item placed on the agenda. She urged the city to reconsider funding and support for the program.

Chairman Brady then opened the floor for in-person public comments. No individuals came forward, and the public comment period was closed at 7:15 p.m.

5. Small Business Development Center Presentation

Presented by Jess Clifford, SBDC Director Tooele Region

During the Small Business Development Center presentation, Jess Clifford, SBDC Director for the Tooele Region, reported on the center's 2025 activity and outcomes. He stated that the SBDC had assisted 165 clients during the year, providing approximately 361 hours of counseling and support services that included market research, business planning and loan preparation assistance. He reported that these efforts had resulted in the creation of 45 new jobs in Tooele City. He noted that the financial impact to the local economy was just over 3.7 million dollars, based on client-reported increases in sales, secured capital and investments. He also reviewed charts comparing year-to-year activity levels, explaining that counseling hours had increased significantly and that business interest in the community continued to rise, with roughly seventy percent of clients originating from Tooele City.

Mr. Clifford discussed additional resources offered through the SBDC, including the statewide Entrepreneurial Academy, an online self-service training platform accessible to all registered clients. He explained that the center had also partnered with other institutions to expand available services, particularly in analytics and market research.

He then announced the SBDC Small Business of the Year, Christian's Draft Lines and Maintenance, and shared a video highlighting the owner's personal journey, the development of the business, and

the support received from the SBDC. Mr. Clifford stated that the award considered both business performance and the dedication and resilience shown by the business owner.

He concluded by referencing the supplementary section in the written report regarding custom-fit training through Tooele Tech and the assistance provided to local employers in covering training costs. Councilwoman Manzione expressed appreciation for the SBDC's work, noting positive feedback from local businesses and the value of the custom-fit program. Mr. Clifford thanked the council for its continued support.

6. Public Hearing and Motion on Ordinance 2025-29 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 10 Acres Located at Approximately 900 South Main Street (South Side of SR-36) from Medium Density Residential to High Density Residential

Presented by Andrew Aagard, Community Development Director

Clerk's note, Item 6 and 7 were discussed together.

Mr. Aagard provided a brief overview of the applications, noting that the council had discussed them in detail during the earlier work meeting. He explained that the applicant sought a land use map amendment to assign ten acres a High Density Residential (HDR) designation and a zoning map amendment to rezone approximately thirty-eight acres to MR-8 PUD and R1-7 PUD. He summarized the proposed PUD standards, including reduced lot sizes, modified setbacks and adjustments to architectural requirements. He also reported that the Planning Commission held its public hearing on October 8 and forwarded a negative recommendation on both the requested HDR designation and the MR-8 PUD zoning.

At 7:33 p.m., Chairman Brady opened the public hearing on Item 6.

Rebecca Smith addressed the council first. She stated that she lived in the blue house on the corner of 1220 South and explained that conditions had not improved since the previous development proposal years earlier. She expressed concerns about the 55-mile-per-hour speed limit on SR-36, describing numerous accidents at her corner and at the Three O'clock and Nine O'clock intersections. She stated that UDOT had not reduced the speed limit. She also expressed concerns about instability of the mountainside, noting falling rocks and ongoing slope movement, potential impacts to deer that typically migrate through the area and safety issues for children who would need to cross SR-36 to attend school. She added concerns about insufficient parking for trail access and about water availability for the development and existing trees.

Jen Hinton then spoke and stated that she lived on Heritage Hill Drive near the Masonic Temple. She described living in the area for sixteen years and stated that she opposed any increase in density at the site. She expressed concerns about truck traffic on SR-36, noting that she had tracked between ten and twenty double belly dump trucks per hour. She also expressed concerns regarding homes being placed closer to the highway where noise and truck engine braking already created significant disturbance. She described the lack of enforcement of the engine brake restriction and referenced previous truck brake failures near her property. She further expressed concern about students crossing SR-36, explaining that junior high and high school students were not bused across the highway and would be forced to walk to a distant signal without sidewalks.

Kalani Mascherino next addressed the council. She stated that she lived on Two O'clock Drive and preferred exiting her neighborhood from Three O'clock Drive, where visibility was safer. She expressed concern about the upcoming Holiday Oil gas station and the resulting increase in truck traffic. She referenced bottlenecks at Three O'clock and 1220 South, which she believed would worsen with additional housing. She stated that she had been in two car accidents in the area within the past year, as had her husband, and expressed concern about where the public would park to use

the nature trail. She noted that the surrounding area already experienced significant strain from traffic, industrial uses and residential growth.

Scott Degelbeck also addressed the council. He stated that he did not live within the immediate area but agreed with the concerns expressed by previous commenters. He expressed concern about the reduced setbacks and the 3,500-square-foot lot sizes proposed through the PUD, which he believed were too small and would not leave adequate space between homes. He also raised concerns about the number and location of power lines across the property and referenced a prior home on Settlement Canyon Road that could not be completed for several years due to a power line issue. He advised the council to be cautious about approving developments that sought additional density or changes after initial approval.

Hearing no further comments, Chairman Brady closed the public hearing on Item 6 at 7:47 p.m. He stated that the council had discussed the proposal extensively during the work meeting and agreed that the requested increases in density were too great for this location. He noted that the applicant had asked that the matter be tabled to allow time to consider the feedback provided.

Motion: Councilwoman Gochis moved to table Ordinance 2025-29, an Ordinance of Tooele City reassigning the land use designation for approximately 10 acres located at approximately 900 South Main Street (south side of SR-36), from Medium Density Residential to High Density Residential. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Councilman Brady, "Aye". There were none opposed. The motion carried 5-0.

7. **Public Hearing and Motion on Ordinance 2025-30 An Ordinance of Tooele City to Amend the Zoning Map, Reassigning the Zoning for Approximately 38 Acres Located at Approximately 900 South Main Street (South Side of SR-36) from R1-7 Residential Zoning District to MR-8 PUD Multi-Family Residential and R1-7 Residential Zoning Districts, and Establishing the Conditions of the One O'clock Hill PUD**

Presented by Andrew Aagard, Community Development Director

During the public hearing for Ordinance 2025-30, Chairman Brady opened the floor for comments at 7:50 p.m. for agenda item #7.

Rebecca Smith again addressed the council. She reiterated the same concerns she expressed during the first public hearing, including traffic hazards on SR-36, impacts to wildlife and the growing instability of the mountainside. She stated that rocks continued to rise higher each year as vegetation thinned, likely due to drought conditions, and she believed additional development would worsen water flow issues. She described past problems with water on her property and noted that her tall poplar trees were dying because the ground was no longer as wet as it had been historically. She stated that development would further reduce the natural water flow coming down the mountain and expressed her opposition to the proposal.

Hearing no additional comments, at 7:52 p.m., the public hearing was closed.

Mayor Winn then provided traffic data she had obtained from UDOT. She stated that in February 2024, traffic counts between 1220 South and 400 South showed more than 13,000 vehicles per day, including 1,730 single-unit semi-trailers. She added that an additional 905 trucks pulling double trailers traveled that section of SR-36 daily. She emphasized that Tooele City continued to push aggressively for funding of the Midvalley Highway extension and had sent letters to legislators, the Utah Transportation Commission and UDOT leadership stressing the need to divert truck traffic off Main Street. She noted that between 600 North and 2000 North, truck counts exceeded 3,000 per day, and she acknowledged ongoing problems with engine braking despite enforcement efforts.

The council then discussed the timing for bringing the items back. Members agreed that additional time was needed to allow the applicant to address the concerns raised by both the council and the public. Chairman Brady suggested a maximum return period of three months, which would place the item near the end of January. The council concurred. The applicant also confirmed that they were requesting the item be tabled to allow for revisions.

Motion: Councilwoman Manzione moved to table Ordinance 2025-30, an Ordinance of Tooele City amending the zoning map, reassigning the zoning for approximately 38 acres located at approximately 900 South Main Street (south side of SR-36), from R1-7 residential zoning district to MR-8 PUD Multi-Family Residential and R1-7 Residential Zoning Districts, and Establishing the Conditions of the One O'clock Hill PUD for no later than three months.

Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Councilman Brady, "Aye". There were none opposed. The motion carried 5-0.

8. **Resolution 2025-83 A Resolution of the Tooele City Council Approving a Lease Purchase Agreement with PNC Bank National Association for the Lease and Purchase of a Pierce Velocity Aerial Platform Fire Truck (Supplementing Resolution 2025-78)**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer explained that the council had previously approved the construction and seven-year lease of a new Pierce Velocity aerial platform fire truck on September 3. She stated that the earlier resolution identified Siddons Martin Emergency Group as the leasing entity, but the actual lease agreement would be finalized through PNC Bank. She noted that the amendment would update the leasing party to PNC Bank while leaving all other terms unchanged, including the down payment, payment structure and purchase price. She stated that the update was needed in order to complete the lease agreement. She then invited any questions from the council.

Motion: Councilman McCall moved to approve Resolution 2025-83, a Resolution of the Tooele City Council approving a lease purchase agreement with PNC Bank National Association for the lease and purchase of a Pierce Velocity Aerial Platform Fire Truck (supplementing Resolution 2025-78). Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Councilman Brady, "Aye". There were none opposed. The motion carried 5-0.

9. **Resolution 2025-84 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Include Increased Water Meter Costs**

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre explained that the resolution updated the Tooele City fee schedule to reflect increased costs for water meters. He reported that meter prices had continued to rise over the past year and that the new fees would ensure the city collected the full cost of each meter. He reviewed the changes, noting that the most common one-inch meter would increase from four hundred fifty-five dollars (\$455) to four hundred eighty-four dollars (\$484), approximately a 6% increase. He stated that inch-and-a-half and two-inch meters would increase by about 10%, and three-quarter-inch and six-inch meters by approximately 7%. He explained that these fees were typically passed through to builders rather than residents. He then offered to answer any questions from the council.

Motion: Councilwoman Manzione moved to approve Resolution 2025-84, a Resolution of the Tooele City Council amending the Tooele City Fee Schedule to include increased water meter costs. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Councilman Brady, "Aye". There were none opposed. The motion carried 5-0.

10. Resolution 2025-85 A Resolution of the Tooele City Council Authorizing the Sale of Lot 13 of The Ranch at Pine Canyon Subdivision to Celtic Bank Corporation, Under the Terms of the Prior Agreement Dated November 7, 2019

Presented by John Perez, Economic Development Director

Mr. Perez explained that the resolution authorized the sale of Lot 13 in The Ranch at Pine Canyon Subdivision to Celtic Bank Corporation under the terms of the existing 2019 agreement. He stated that the agreement included a right of first refusal and that the purchase price was required to reflect the fair market value of the property, less specified deductions. He reported that the property had been appraised at three hundred sixty thousand dollars (\$360,000) at the end of September and that, in accordance with the agreement, the price was reduced by seventy-five thousand dollars (\$75,000) for improvements and an additional fifteen percent (15%), bringing the total to two hundred forty-two thousand two hundred fifty dollars (\$242,250). He noted that the city and the purchaser agreed to split the two-thousand-dollar (\$2,000) appraisal fee, resulting in a final purchase price of two hundred forty-three thousand two hundred fifty dollars (\$243,250).

Mr. Perez addressed a question raised previously about water availability, clarifying that appraisals assume utilities, including water, are available or accessible. He noted that the appraisal documentation stated this assumption explicitly and that the county assessor's records likewise reflected utility availability. He stated that the transaction was expected to close in mid-December. Councilwoman Manzione commented that the appraisal was very thorough, and Mr. Perez noted that the city utilized best practices in the process. He added that the parcel was no longer needed by the city. Chairman Brady then invited any further questions or comments.

Motion: Councilwoman Gochis moved to approve Resolution 2025-85, a Resolution of the Tooele City Council authorizing the sale of lot 13 of The Ranch at Pine Canyon Subdivision to Celtic Bank Corporation, under the terms of the prior agreement dated November 7, 2019.

Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Councilman Brady, "Aye". There were none opposed. The motion carried 5-0.

11. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

Ms. Baker presented three invoices for the council's review. She reported that the first invoice was for a 2008 Freightliner dump truck with a plow from Cate Machinery Company in the amount of forty-one thousand dollars (\$41,000). The second invoice was for the purchase of seven hundred two (702) ninety-five (95)-gallon green residential trash containers from Rehrig Pacific Company in the amount of forty thousand eight hundred ninety-eight dollars and seventy-eight cents (\$40,898.78). The third invoice was for two Tee and Green Reelmaster mowers for the golf course from Turf Equipment & Irrigation in the amount of one hundred thirty-four thousand eight hundred eleven dollars and twenty cents (\$134,811.20).

In response to a question from the council regarding equipment replacement, Ms. Baker stated that the new mowers would replace the current tee and green mowers, which would then be reassigned for use on the fairways. Chairman Brady added that the timing of the order would allow the equipment to arrive in time for spring use. He then invited any additional questions or comments.

Motion: Councilman Hansen moved to approve the invoices as presented. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Councilman Brady, "Aye". There were none opposed. The motion carried 5-0.

12. Minutes

~October 15, 2025 Work Meeting

~October 15, 2025 Business Meeting

There were no corrections to the minutes.

Motion: Councilwoman Manzione moved to approve the October 15, 2025 Work Meeting minutes and the October 15, 2025 Business Meeting minutes as presented. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Councilman Brady, "Aye". There were none opposed. The motion carried 5-0.

13. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 8:06 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 overview of what occurred at the meeting.

Approved this 19th day of November, 2025


Justin Brady, City Council Chair

Shilo Baker

From: Tricia A <babyhita@hotmail.com>
Sent: Tuesday, November 4, 2025 12:49 PM
To: Council Meeting Public Comment
Cc: Stevens, Taylor
Subject: Public Comment for City Council Meeting 11/5/2025- Return of the TNR program

[External Email]
Good Evening,

I hope this email finds everyone well. I'm a community member who needs to discuss the option of bring back the TNR program through the Tooele City Animal Shelter, especially now with a new Mayor about to take office.

I'm not sure if you are aware of the issues the community is running into with lack of resources for our animals. While volunteering with the only resource that the county has for cats, I see too many stories of people doing horrible things to these animals because they have no other options. There are indoor cats being taken to the canyons and dumped, cats being abandoned by their family when moving and feral colonies becoming too large to control. The animal shelters in multiple cities within the county are taking THEIR cats to this non-profit rescue and NOT OFFERING financial assistance at all!! Putting the entire problem back into the communities' hands and watch the city wash their hands of the problem.

While I understand that there are budgets to take into consideration, I also understand that these animals are A PART of this community, our responsibility and with the lack of programs is only making things worse. While our city is growing and new parks are being built, it may be time to reallocate some of those funds to ensure LIVING THINGS get the help we owe them. The small amount it would take for our community to once again fund the TNR program would help out tremendously. A single unneutered male is capable of fathering up to 2500 kittens in one year, with the potential for exponentially more offspring in the long run. That would mean since the program was cut in 2022(ish), that one cat has turned into at least 7500+, and we all know there are more then one unneutered male cat running around. The end of the TNR program has literally added thousands of stay cats to our community.

I've reached out to different offices and feel like I get the run around. I'm proud to be from Tooele, but am very disappointed that our community that is KNOWN for discarding their animals on Drouby Road, in front of the animal shelter and up Settlement Canyon. I'm would love to have the opportunity to discuss this and show how this one program could change this for the better!! I've contacted the city council to add this to the agenda and was denied. I was told to contact the mayor's office and they wouldn't help me since animal services budget was under the police department. Even though the mayor is the one who approves their budget, I was not allowed to meet with her. This is a big issue we need to work on and the TNR program is the bare minimum our animals deserve! But our community needs our city to take some responsibility and do their part in this too.

I LOOK FORWARD TO TALKING TO SOMEONE SOON!!!

Sincerely,
Tricia Armijo
801-889-7225