

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council will meet in a Business Meeting on Wednesday, November 19, 2025 immediately following the RDA meeting. 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, the Tooele City Website www.tooelecitey.gov, and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Shilo Baker, City Recorder at (435)843-2111 or shilob@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 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 Golf Tournament Youth Recreation Grant Awards**
4. **Public Comment Period**
5. **Invoices & Purchase Orders**
Presented by Shilo Baker, City Recorder
6. **Minutes**
~November 5, 2025 Work Meeting
~November 5, 2025 Business Meeting
7. **Adjourn**

Shilo Baker, Tooele City Recorder

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Shilo Baker, Tooele City Recorder, at 435-843-2111 or shilob@tooelecitey.gov, prior to the meeting.

City Council and Redevelopment Agency Work Meeting Minutes

Date: November 5, 2025

Time: 5:30 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

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

Minutes Prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:30 p.m.

2. Roll Call

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

3. Mayor's Report

Mayor Winn congratulated the recently elected officials and expressed enthusiasm that Councilman Dave McCall would continue his service on the Council. She also noted that Planning Commissioner

Jon Gossett, who had run for a council seat, won his election and was present at the meeting. She further congratulated Maresa Manzione on winning the mayoral race. Mayor Winn then reported that the city had recently held ribbon cuttings for two new businesses: Salt Lake Psychiatry, operated by local business owner Renee Loveless, and Bombay Kitchen, located near Panda Express and Café Rio. She shared that Bombay Kitchen offered Indian cuisine and that she enjoyed trying it for the first time. She closed by expressing appreciation for the continued growth of small businesses in the community.

4. Council Members' Report

Councilman McCall echoed Mayor Winn's remarks about the numerous recent ribbon cuttings and noted that he had participated in several events.

Councilman Hansen congratulated those elected, expressed appreciation for the upcoming changes in leadership, and acknowledged that Mayor Winn would soon be leaving office. He mentioned attending several events but did not provide details.

Councilwoman Gochis congratulated all who participated in the election and stated that she looked forward to serving with the newly elected officials. She reported attending the ribbon cutting for England Acres and Wigwam Parks on October 23, praising Parks and Recreation Director Darwin Cook and his department for their work on the facility. She also described a waste management tour where she learned about recycling processes and encouraged residents to participate in recycling. She and Councilwoman Manzione attended the Ivory Prize Summit on October 29, where they received a book on low-cost, high-impact housing solutions that had been shared with other council members. She added that she served as a poll worker during the municipal election, noting the effort involved and expressing appreciation for volunteers and for County Clerk Tracy Shaw.

Councilwoman Manzione expressed appreciation to the voters, stated she was excited to serve, and remarked on the informative waste management tour, noting that the city's recycling does not go to the landfill.

Chairman Brady reported attending many of the same events, including the waste management tour and visiting Wigwam Park, which he described as a transformed and impressive facility. He also attended a Council on Aging meeting and encouraged seniors to seek assistance through the Senior Center for Medicare questions and available county resources. He concluded by stating that the North Tooele City Special Service District was preparing for winter and continued to maintain the north end of town well.

5. Discussion Items

- a. Discussion on a Proposed Land Use Map Amendment and a Proposed Zoning Map Amendment Request for Approximately 38 Acres Located at Approximately 900 South Main Street to Re-Assign 10 Acres to the High-Density Residential Land Use Designation and to Re-Zone 38 Acres to the MR-8 PUD Multi-Family Residential and R1-7 PUD Residential Zoning Districts and to Establish the Standards of the One O'clock Hill PUD**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the proposed land use map amendment and zoning map amendment. He explained that although the applicant owned roughly 178 acres, only the 38 acres highlighted on the map had development potential due to slope and geologic limitations. He reviewed the property's history, noting that it had previously been rezoned to R1-7 and that a prior subdivision proposal for approximately 178 single-family lots had expired. He stated that the new applicant sought to reassign 10 acres to a High-Density Residential designation and rezone the 38 acres to MR-8 PUD and R1-7 PUD to permit a mix of townhomes and small-lot cottage homes. He outlined the requested PUD modifications, including reductions in lot sizes and setbacks and adjustments to architectural

requirements, and explained that the applicant proposed both a trail system and a possible conservation easement over approximately 140 acres of the surrounding hillside.

The applicant's representative, Jason Boal, presented additional details. He stated that several improvements were achieved through the revised plan, including shifting development farther from the hillside to address rockfall and drainage, adding amenity areas such as parks and trails, providing the opportunity for a conservation easement to preserve One O'clock Hill, and achieving what he described as a low overall density of 1.44 units per acre based on the entire property. He noted that concerns raised at Planning Commission regarding parking had prompted a reduction in unit count and an increase in guest parking. He described the amenity package, which included two pickleball courts, a tot lot, pavilions, and additional tot lot locations farther south. He reported researching wildlife habitat with the Department of Natural Resources and stated that the conservation easement would protect mule deer habitat. He added that the project included an eight-foot decorative precast wall along SR-36 for safety and aesthetics, and that access points had been aligned with those across the highway in coordination with UDOT. He also stated that the revised plan included an easement for future road and trail connections on the southern end of the property. He explained that the original concept contained only townhomes, but the current proposal incorporated cottage homes as for-sale units along with a smaller townhome component.

Council members asked questions about the conservation easement, the trail requirement, and compatibility with nearby one-acre lots. In response to questions from Councilwoman Gochis, the applicant confirmed that an HOA would maintain the proposed amenities. Council members expressed significant concerns about density, traffic impacts on SR-36 and Settlement Canyon Road, parking overflow, and the lack of walkable access to services. Several stated that the hillside acreage should not be used in density calculations, as it was undevelopable, and they believed the project constituted high density on the buildable portion of the site. Multiple members stated that the location was not appropriate for high-density housing and that the density should not exceed the approximately 134 units permitted under current zoning. They also questioned the likelihood of future roadway connections to the south and expressed skepticism about assurances of owner occupancy.

Mr. Boal requested additional time to revise the proposal in response to the concerns raised. Chairman Brady and other council members stated they were willing to allow additional time but reiterated that they were not inclined to support an increase in density beyond what the existing R1-7 zoning allowed.

b. Discussion About How Other Cities Along the Wasatch Front Address the Issue of Automobiles Being Parked in the Front Yards of Properties Within Single-Family Residential Zoning Districts

Presented by Andrew Aagard, Community Development Director

Mr. Aagard reported that Tooele City's current code did not prohibit operable vehicles from being parked in the front yard and reviewed existing provisions related only to inoperable vehicles, required parking spaces, recreational vehicle placement, and driveway regulations. He explained that no existing language restricted residents from parking multiple functioning vehicles in their front yards.

Mr. Aagard summarized his research into several other cities' approaches. Salt Lake City, Clinton, Midvale, South Salt Lake, and Bountiful all prohibited front-yard parking to varying degrees, with most requiring parking on paved or improved surfaces and disallowing parking on lawns, park strips, or non-paved areas. He noted that Riverton City regulated the issue indirectly through mandatory landscaping requirements, which would be difficult to implement in Tooele due to the number of unlandscaped front yards.

He presented a sample ordinance for discussion that combined elements of these models by permitting parking in side and rear yards only if surfaced with concrete, asphalt, pavers or gravel, and

by prohibiting parking in front yards except for the driveway. He acknowledged that such an ordinance could create conflicts for properties that historically paved wider areas adjacent to their driveways. He also discussed the option of requiring paving for groundwater protection when vehicles were parked on landscaped areas.

Council members discussed the challenges of balancing enforcement with existing conditions. Chairman Brady raised concerns about both fire access and aesthetics where numerous vehicles occupied front yards. Councilmembers discussed side-yard parking, corner-lot conditions, and existing horseshoe-shaped driveways that would not comply under stricter requirements. Several members noted that enforcement must be practical and clearly defined to avoid inconsistent application. Councilman Hansen discussed the need for allowances for paved or gravel parking areas, while also recognizing potential costs for residents. Councilwoman Manzione emphasized limiting full paving of front yards, and Councilwoman Gochis reiterated resident concerns about nuisance conditions created by multiple vehicles in front yards.

The council discussed possible approaches, including limiting the percentage of a front yard that could be used for parking, capping the number of vehicles, or establishing a range of acceptable surface materials. They also discussed the potential need for a transition period or grandfathering for existing properties given the cost of paving or modifying parking areas. Mr. Aagard agreed to continue developing options with more specific standards and to bring proposals back to a future work meeting.

6. Closed Meeting ~ Litigation, Property Acquisition, and/or Personnel

There was no need for a Closed Meeting.

7. Adjourn

There being no further discussions, Chairman Brady adjourned the meeting at 6:35 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 ____ day of November, 2025

Justin Brady, City Council Chair

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 Begelberg 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 ____ day of November, 2025

Justin Brady, City Council Chair