

PUBLIC NOTICE

Notice is hereby given that the Tooele City Council and the Tooele City Redevelopment Agency will meet in a Business Meeting on Wednesday, January 7, 2026 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, the Tooele City Website www.tooelecity.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@tooelecity.gov.

Tooele City public meetings may be recorded and transcribed for documentation and quality assurance purposes. By attending this meeting, you consent to being recorded. If you do not consent, we encourage you to join the City Council meeting electronically by visiting the Tooele City YouTube Channel, at <https://www.youtube.com/@tooelecity> or by going to YouTube.com and searching "Tooele City Channel". If you are attending electronically and would like to submit a written comment for the public comment period or for a public hearing item, please email cmpubliccomment@tooelecity.gov. If submission by email is not an option, written comments may be submitted to the City Recorder. Written comments must be submitted no later than the day prior to the meeting. Written comments will be addressed at the designated points in the meeting.

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Recognition of Maresa Manzione's Service on the Tooele City Council**
Presented by Justin Brady, Council Chairman
4. **Mayor's Youth Recognition Awards**
5. **Public Comment Period**
6. **Selection of City Council & Redevelopment Agency Chair and Vice Chair Positions for 2026**
7. **Tree City USA Proclamation**
Presented by Darwin Cook, Parks & Recreation Director
8. **Resolution 2025-90** A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Parks and Recreation Equipment)
Presented by Shilo Baker, City Recorder
9. **Resolution 2026-01** A Resolution of the Tooele City Council Authorizing a Water Rights Allocation for the WinCo Foods Retail Development Under UCA Section 10-8-2
Presented by John Perez, Economic Development Director
10. **Invoices & Purchase Orders**
Presented by Shilo Baker, City Recorder



11. Minutes

- ~November 19, 2025 RDA Budget Minutes
- ~December 17, 2025 Work Minutes
- ~December 17, 2025 Business Minutes

12. 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@tooelecity.gov, prior to the meeting.



TREE CITY USA®

An Arbor Day Foundation Program

★★★ **OFFICIAL PROCLAMATION** ★★★

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, _____, Mayor of the City of _____, do hereby proclaim _____ as **ARBOR DAY**
In the City of _____, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS _____ day of _____, _____
Mayor _____



Arbor Day Foundation®

TOOELE CITY CORPORATION

RESOLUTION 2025-90

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING THE TOOELE CITY PURCHASING AGENT TO DISPOSE OF SURPLUS PERSONAL PROPERTY (PARKS AND RECREATION EQUIPMENT).

WHEREAS, Section VI of the Tooele City Purchasing Policy, Guidelines, and Procedure ("Policy")¹ provides that "When goods are deemed surplus, outdated, or no longer needed by a department, and are valued at \$100 or more, the Purchasing Agent will recommend the transfer or disposal of the goods. If the Purchasing Agent is recommending disposal, he/she will present a list of all goods valued at \$100 or more to the City Council for approval of disposal"; and,

WHEREAS, Policy Section X1(17) defines "goods" to mean "supplies, materials, equipment, wares, merchandise, and similar items"; and,

WHEREAS, the City is in possession of goods ("Goods"), specifically various lawn mowers (quantity 10), a snow blower, and a weed trimmer from the Tooele City Parks and Recreation Department, which it deems to be surplus to the needs of Tooele City, the Goods being enumerated in the attached Exhibit A, and requests the assistance of the Purchasing Agent to dispose of those Goods by resolution presented to the City Council; and,

WHEREAS, the Goods are not evidence in a criminal prosecution, disposed of under UCA Chapter 24-3, and are not lost or mislaid property in the possession of the police department, disposed of under UCA Chapter 77-24a:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that the City Council hereby declares the Goods to be surplus to the needs of Tooele City and hereby authorizes the Purchasing Agent and the City Administration to dispose of the goods through sale, donation, recycling, or other disposal.

This Resolution shall take effect upon passage.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this _____ day of _____, 2026.

¹ Adopted by Ordinance 2022-27 on August 3, 2022.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING:_____

MAYOR OF TOOELE CITY

(For)

(Against)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, City Attorney

Exhibit A

List of Surplus Goods

2005 JACOBSON G-PLEX III GREEN-TEE MOWER (S/N: DN00690)



2007 JACOBSEN G-PLEX III GREEN-TEE MOWER (S/N: FJC00325)



GRASSHOPPER LAWN MOWER (S/N: 5314532)



2013 GRASSHOPPER LAWN MOWER (S/N: 5813646)



2008 GRASSHOPPER LAWN MOWER (S/N: 5814039)



2013 GRASSHOPPER LAWN MOWER (S/N: 6313130)



2018 GRASSHOPPER LAWN MOWER (S/N: 5618108)



2006 GRASSHOPPER LAWN MOWER (S/N: 5621161)



TORO POWER MAX 1028 SNOWBLOWER (S/N: 250001337)



CRAFTSMAN WEED TRIMMER (S/N: 1204035822334)



HONDA HRX 217 LAWN MOWER (S/N: MAGA2327721)



HONDA HRX 217 LAWN MOWER (S/N: MAGA1681255)



TOOELE CITY CORPORATION

RESOLUTION 2026-01

A RESOLUTION OF THE TOOELE CITY COUNCIL AUTHORIZING A WATER RIGHTS ALLOCATION FOR THE WINCO FOODS RETAIL DEVELOPMENT UNDER UCA SECTION 10-8-2.

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, Tooele City received correspondence from Greg Goins with WinCo Foods, LLC, requesting the allocation of 18.45 acre-feet of City-owned municipal water rights to the proposed WinCo Foods Retail Development (see the email request and benefit analysis attached as Exhibit A); and,

WHEREAS, at \$35,000 per acre-foot, the 18.45 acre-feet would be valued at \$645,750; and,

WHEREAS, the WinCo Foods Retail Development will consist of approximately 151,000 square feet of new commercial construction; and,

WHEREAS, UCA Section 10-8-2(3) requires a study of the year-to-year benefits received by a municipality from a development project as a condition to that municipality providing significant incentives or benefits to the project; and,

WHEREAS, Tooele City's Economic Development Director has performed a study of the benefits anticipated to be received by the City from the WinCo Retail Development over the life of the project (see the documents and tables attached as Exhibit B); and,

WHEREAS, the WinCo Retail Development proposal (see the set of documents and correspondence attached as Exhibit A) addresses economic development policy considerations in the following ways:

- The WinCo Retail Development requests 18.45 acre-feet of water rights.
- An estimated capital investment of \$67,712,000 in acquisition, improvements, and building costs at project buildout.
- The creation of approximately 210 full time jobs and 75 part time jobs at project buildout, with average hourly wages ranging from \$34,000 to \$98,000 annually.
- The generation of new sales tax and commercial activity with annual expected retail sales of approximately \$7,500,000, at project buildout.

WHEREAS, despite the allocation of 18.45 acre-feet of water rights for WinCo Retail Development, the actual water rights utilized in any given year would be in relation

to each phase or building of the Center as it develops rather than providing the entire \$645,750 value in the first year; and,

WHEREAS, the portion of sales tax revenue estimated to be received from WinCo Retail Development's annual taxable sales is estimated to be \$531,051.24, at project buildout (see Exhibit B); and,

WHEREAS, the City Council considers commercial development, such as the proposed WinCo Retail Development, to be generally favorable to Tooele City's fiscal health, and finds it to be an appropriate and lawful governmental purpose to provide the financial and water benefits identified below for the WinCo Retail Development in exchange for the sales tax and other benefits to be obtained by the City from the WinCo Retail Development over the life of the project and during each year of the project, through buildout; and,

WHEREAS, this Resolution and the one-time policy contained therein shall not be considered binding upon the City, in nature or extent, for any other development or project, no matter the benefits anticipated for the City:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOELE CITY COUNCIL that, in light of the economic development policies and considerations discussed above, the City Council hereby finds that the request for the WinCo Retail Development substantially furthers the economic development policy objectives of the City Council and City Administration, and hereby authorizes the reservation of 18.45 acre-feet of municipal water rights for the WinCo Retail Development conditioned upon the WinCo Retail Development 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 (2) years of the date of approval of this Resolution, and thereafter pursuant to the time frames established in the November 1, 2023, water rights fee-in-lieu policy approved by Resolution 2023-93 (attached as Exhibit C), 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 _____, 2026.

TOOELE CITY COUNCIL

(For)

(Against)

ABSTAINING: _____

TOOELE CITY MAYOR

(Approved)

(Disapproved)

ATTEST:

Shilo Baker, City Recorder

S E A L

Approved as to Form:

Matthew C. Johnson, Tooele City Attorney

Exhibit A

WinCo Foods, LLC, Request



Greg Goins
Vice President of Real Estate
WinCo Foods, LLC
650 N. Armstrong Place
Boise, ID 83704

December 19, 2025

Attn: John Perez, MPA
Economic Development Director 90 North Main Street
Tooele, UT, 84074

Subject: Request for 18.45 Acre-Feet of Water Rights for WinCo Foods Retail Development

Dear John,

I am writing to formally request 18.45 acre-feet of water rights for the proposed WinCo Foods retail development in Tooele City at the NEC of 200 West St. & 1000 North St. This includes water rights for the WinCo Foods grocery store and for the pad sites. With the anticipated tax revenue and job growth because of this development, I am asking that the rights be granted with no associated fee. As advised by our architect, based on city staff guidance during the Pre-Development Meeting, 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:**

- WinCo Foods (84,000 sq. ft.): 125 – 175 employees; 50% full-time and 50% part-time
- Medical or Professional Office (30,000 sq. ft.): 75 employees (400 sq. ft./employee).
- Restaurant (full service, dine in) (6,000 – 7,000 sq. ft.): 35 - 40 employees
- Gym (31,000 q. ft.): 62 employees (500 sq. ft./employee)

• **Estimated Average Remuneration:**

- WinCo Foods: \$20/hour or \$41,600 annually.
- Medical or Professional Office: \$20.41/hour or \$42,500 annually (support staff); \$47.42/hour or \$98,600 annually (technical/professional)
- Restaurant (full service, dine in): average pay, \$16.20/hour or \$33,696 annually.



- Gym: \$19.10/hour or \$39,700 annually (personal care & service); approximately \$44,000 annually (average for typical non-management gym worker).

• **Total Capital Investment:**

- WinCo Foods: \$37,412,000
- Pad Sites: \$30,300,000 (includes Medical Office, Gym, and Restaurant)

• **Estimated Sales Tax Revenue:**

- WinCo Foods: \$4,218,760 from sales; \$176,500 property tax.
- Medical or Professional Office: Based on a typical medical office with no tangible goods sold, \$0; based on a small retail component such as optical services, assume 500 sq. ft. at \$325/sq. ft., then \$11,375/annually.
- Restaurant (full service, dine in): Estimated annually \$120,000 - \$224,000 (assuming annual taxable sales of \$300/sq. ft. on 6,500 sq. ft.; 7% sales tax plus 1% restaurant tax).
- Gym: Assume \$2.9M taxable sales/year for 31,000 sq. ft.; \$206,150/annually in sales tax.

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 collaborating with you and the City Council on this matter. Thank you for your time and consideration.

Sincerely,

Greg Goins
Vice President of Real Estate
WinCo Foods, LLC

Sources:

1. Salary Data for WinCo Foods: WinCo Foods, LLC.
2. Salary Data for Dine-in Restaurant: BLS wage data for Salt Lake City-Murray UT Metro Statistical Area, www.bls.gov/regions/mountain-plains/news-release/2025/occupationalemploymentandwages_saltlakecity_20250710.htm
3. Salary Data for Gym: BLS wage data for Salt Lake City-Murray UT Metro Statistical Area, www.bls.gov/regions/mountain-plains/news-release/2025/occupationalemploymentandwages_saltlakecity_20250710.htm
4. Salary Data for Medical Office: BLS wage data for Salt Lake City-Murray UT Metro Statistical Area, www.bls.gov/regions/mountain-plains/news-release/2025/occupationalemploymentandwages_saltlakecity_20250710.htm



5. Number of employees estimates: Online research, Metropolitan Council Local Planning Handbook, Space Conversion Factors & SIC (NAICS) – Land Use Conversion.
6. Capital Investment for pad sites: RS Means and AGC data, 2019 data with escalations applied to equate to 2025 dollars.
7. Sales Tax Rate for Tooele City: [Utah State Tax Commission](#), Utah Publication 25

Attachments:

1. Comparable WinCo Foods store water usage for 3 years; zip files.
2. Water calculations as completed by DC Engineering and Womer Engineering.

Exhibit B

Tooele City Cost/Benefit Analyses



December 23, 2025

City Council,

The table below represent a sales tax analysis of the Winco Foods Commercial Center at the northeast corner of 1000 N and 200 W.

Winco Foods requesting a fee-in-lieu payment be waived.

The total yearly number is based on the concept of the center being fully built out and I compiled a 4 months average of sales tax received by the city of similar types of existing businesses.

Please let me know if you have any questions.

Winco Commercial Center (1000 N & 200 W)		
	Sales Tax Received by City	
Type of Business	Monthly	Yearly
Grocery Store	\$ 39,402.86	\$ 472,834.36
1 Full Service Restaurant	\$ 2,608.41	\$ 31,300.88
Gym	\$ 1,234.00	\$ 14,808.00
1 Medical/Office	\$ 1,009.00	\$ 12,108.00
Total	\$ 44,254.27	\$ 531,051.24
<i>*Estimates based off of 4 months average from sales tax received by similar type of existing Tooele business.</i>		

Regards,

John Perez, MPA | Tooele City Corporation

Economic Development Director

90 North Main Street | Tooele, UT | 84074

Ph: (435) 843-2169 | Cell: (480) 667-9015

johnp@tooelecity.gov | <https://tooelecity.gov> | [LinkedIn](#)



December 23, 2025

The table below represent a benefits analysis of the Winco Commercial Center at 1000 N & 200 W.

Winco Commercial Center	
Costs	Benefits
Immediate Revenue Loss: Waiving the fee or discounting the fee would result in a loss of revenue for Tooele City, impacting adversely until sales tax and fiscal return of the Winco Commercial Center is received.	Economic Growth: By drawing companies, generating employment, and boosting regional trade, the Winco Commercial Center will promote economic growth in this area of Tooele City.
Infrastructure Costs: If the Winco Commercial Center requires additional infrastructure or services due to increased water usage, there could be additional costs incurred by Tooele city to accommodate these needs, even after a fee has been discounted or waived.	Increased Tax Revenue: Tooele City will receive tax money from Winco Commercial Center in the form of sales taxes and property taxes.
Precedent Setting: Waiving or discounting fees could set a precedent for other developments or businesses to request similar concessions, potentially leading to further financial loss for the city.	Long-Term Investment: Waiving or discounting fees in the short term could be seen as an investment in the long-term economic health and vitality of Tooele City, potentially yielding significant returns through sales tax received over time.

John Perez, MPA | Tooele City Corporation

Economic Development Director

90 North Main Street | Tooele, UT | 84074

Ph: (435) 843-2169 | Cell: (480) 667-9015

johnp@tooelecity.gov | <https://tooelecity.gov> | [LinkedIn](#)

Exhibit C

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.

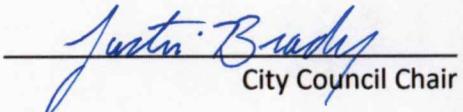
The City Council's authorization to pay the Fee for one or more buildings in a non-residential development Project containing more than one primary structure (e.g., more than one restaurant or store) is conditioned upon the Project obtaining City approval of a building permit for a first primary structure 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.



Justin Brady
City Council Chair

Tooele City Redevelopment Agency (RDA) Budget Meeting Minutes

Date: November 19, 2025

Time: 7:00 p.m.

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

Board Members Present

Justin Brady
Dave McCall
Ed Hansen (via telephone)
Maresa Manzione
Melodi Gochis

Staff Present

Debbie Winn, Mayor
Matthew Johnson, City Attorney
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Jon Gossett, Planning Commissioner
Chris Sloan, Planning Commissioner
Police Chief Adrian Day
Paul Hansen, City Engineer
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder

Minutes Prepared by Shilo Baker

1. Open RDA Meeting

Chairwoman Manzione opened the meeting at 7:00 p.m.

2. Roll Call

Dave McCall, Present
Ed Hansen, Present (via telephone)
Justin Brady, Present
Melodi Gochis, Present
Maresa Manzione, Present

3. **Resolution 2025-03: A Resolution of the Redevelopment Agency of Tooele City, Utah, Authorizing RDA Participation in Roadway Upgrades in the Area of O Avenue at Peterson Industrial Depot**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution proposing Redevelopment Agency (RDA) participation in infrastructure improvements at the Peterson Industrial Depot. He reminded the Board that, as reported in the most recent quarterly update, the Depot's assessed valuation has grown by more than \$300 million over the past four years and more than 500 new jobs have been added during the same period. The requested RDA participation would fund the widening of O Avenue and the installation of required ribbon curbing and other infrastructure to support current and future business development. Mr. Perez noted that these improvements would benefit existing businesses and help in attracting new businesses to the area. He referred to Exhibit A, which outlines the detailed project costs, and stated that the total reimbursement-based participation amount is \$1,300,052.78.

Mr. Perez explained that the resolution does not currently include an expiration date and that the Board may add one if desired. Board Member Brady asked whether an expiration date was necessary. Chairwoman Manzione noted that the Petersons are highly motivated to complete the road improvements, as they are planning to construct new buildings along the corridor, which would further support economic development. She also noted that the road is in poor condition and will be a City road. Mayor Winn reminded the Board that RDA funds must be spent within the next five years. Board Member Gochis suggested a two-year expiration requirement, while Board Member Brady expressed that an additional deadline may be unnecessary given the built-in expiration tied to the RDA's funds which must be spent within five years of the RDA sunset, which was at the end of the previous year. Board Member McCall commented that Peterson Industrial Depot already has tenants lined up for the new buildings and is prepared to proceed with the project. Mr. Perez confirmed that engineering work for the project is complete.

Motion: Board Member Brady moved to approve Resolution 2025-03, A Resolution of the Redevelopment Agency of Tooele City, Utah, Authorizing RDA Participation in Roadway Upgrades in the Area of O Avenue at Peterson Industrial Depot. Board Member McCall 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 5-0.

4. **Minutes**

~ June 18, 2025 Business Meeting Minutes

There were no corrections to the minutes.

Motion: Board Member Brady moved to approve the June 18, 2025 RDA Business Meeting Minutes as presented. Board Member Gochis seconded the motion. The vote was as follows: Board Member Gochis, "Aye"; Board Member Brady, "Aye"; Board Member Hansen, "Aye"; Board Member McCall, "Aye"; and Chairwoman Manzione, "Aye". There were none opposed. The motion passed.

5. **Adjourn**

Chairwoman Manzione adjourned the meeting at 7:05 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 December, 2025

Maresa Manzione, RDA Board Chair

DRAFT

City Council and RDA Work Meeting Minutes

Date: December 17, 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 (in at 5:35 p.m.)
Melodi Gochis
Maresa Manzione (in at 6:00 p.m.)

Staff Present

Debbie Winn, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Assistant Public Works Director
Jamie Grandpre, Public Works Director
Darwin Cook, Parks & Recreation Director
John Perez, Economic Development Director
Jon Gossett, Planning Commissioner
Adrian Day, Police Chief
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Kelly Anderson, Planning Commissioner
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder
Tiffany Day, Executive Assistant to Mayor
Clarissa Pankratz, Web & Digital Content Coordinator

Minutes Prepared by Teresa Young

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:34 p.m.

2. Roll Call

Justin Brady
Dave McCall
Melodi Gochis
Ed Hansen (was not present at Roll Call, but arrived and was noted present at 5:15 p.m.)
Maresa Manzione (was not present at Roll Call, but arrived and was noted present at 6:00 p.m.)

3. Mayor's Report

Mayor Winn spoke about the opening of the brand-new Smith's Marketplace. She expressed her thanks for them reaching out to build in Tooele City. Deseret Peak High band and cheer teams were invited for the grand opening. Tooele City has shown Smith's Marketplace what community is all about. They have already done so much for the community and this was one of the largest grand openings out of any Kroger's stores in the nation.

4. Council Members' Report

Councilwoman Gochis reported that she attended the National League of Cities and Towns convention with other Councilmembers. They also attended the State Night of Cities and Towns. She spoke of the Santa Parade and lights. She advised that herself, along with others, met with Nicholene Peck and UDOT. She also attended a ribbon cutting for the new Microtel and a staff lunch for Mayor Winn.

Councilman Hansen also attended the luncheon for employees and Mayor Winn. He expressed his thanks for her service.

Councilman McCall spoke of the ribbon cutting of the Microtel and Mayor Winn's going away party. She has accomplished a lot in eight years.

Councilman Brady spoke of Mayor Winn's service and the Smith's Marketplace grand opening, this is a great addition to our community.

5. Presentation for Tooele MIDA Project Area

Presented by Ariana Farber, Military Installation Development Authority Deputy Director

Ariana Farber, Deputy Director of the Military Installation Development Authority (MIDA), explained that MIDA functions as an economic development entity focused on supporting military missions across Utah. Past efforts include development at Falcon Hill, the Northrop Grumman campus, and recreational and hospitality projects that support military morale and readiness.

In 2024, MIDA established the National Guard Project Area adjacent to the Tooele Army Depot. Following discussions with the City of Tooele, an adjacent city-owned parcel was incorporated into the project area to encourage additional development and demonstrate the city's support for the military.

As planning progressed, MIDA determined that further development in the area is limited by a lack of water infrastructure. The National Guard plans to construct a new armory on the site, and discussions began with adjacent landowner Randy Hunt, who has water rights that could support the project. A conceptual plan was developed in which Mr.

Hunt's property would be added to the project area, allowing property tax increment financing to help fund water infrastructure and the armory development.

MIDA and city leadership agreed to establish the project area boundary now, set the tax base year to 2024 to maximize future growth, and finalize remaining deal details in the coming months. The recommendation is to proceed with establishing the project area at this time to enable financing, support the National Guard armory, and facilitate future development benefiting both the military and the city.

The discussion focused on establishing a project area boundary, not approving water infrastructure at this time. MIDA explained that creating the boundary before December 31 is necessary to set the tax base year at 2024, which maximizes future tax increment and financing capacity. Delaying would reduce potential financing by an estimated \$8–10 million.

The concept involves two parcels: a northern parcel owned by Randy Hunt that already has development activity, and a southern parcel intended for a National Guard armory. While water infrastructure is essential for developing the southern parcel, those details—including water rights, timelines, and financing—will be negotiated and brought back to the council in the new year.

The northern parcel is proposed as “Phase One,” generating property tax increment that could later be used to finance water infrastructure and development on the southern parcel (“Phase Two”). Without including the northern parcel in the project area, MIDA indicated it has no mechanism to finance water delivery to the southern site.

Council members asked about risks, tax impacts, and urgency. MIDA clarified that establishing the boundary carries no obligation to proceed if the water plan falls through; the boundary would simply exist without effect. Historically, MIDA uses a model similar to a redevelopment agency, capturing a portion of property and sales tax to reinvest in project infrastructure, with tax-sharing terms still open for negotiation.

Examples from other areas, such as Wasatch County, were cited to show that private development within MIDA project areas can integrate well with surrounding communities, with city representation included in development review.

The action requested tonight is limited to approving a resolution to extend the project area boundary and establish the 2024 base tax year. All substantive agreements—including water infrastructure, tax sharing, development standards, and timelines—will return to the council for review and approval in the new year.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

There was no need for a Closed Meeting.

Councilwoman Manzione requested that the following information be included, as she was not present during the Council Members' Reports: Commissioner Hamilton was elected Chair of the Planning Commission, and Commission Proctor was elected Vice Chair of the Planning Commission.

7. Adjourn

Chairman Brady adjourned meeting at 6:22 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 January, 2026

Justin Brady, City Council Chair

DRAFT

City Council Business Meeting Minutes

Date: December 17, 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
Maresa Manzione
Ed Hansen
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 & Recreation Director
John Perez, Economic Development Director
Jon Gossett, Planning Commissioner
Adrian Day, Police Chief
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Kelly Anderson, Planning Commissioner
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder
Tiffany Day, Executive Assistant to Mayor
Clarissa Pankratz, Web & Digital Content Coordinator

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

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

2. Roll Call

Justin Brady
Dave McCall
Maresa Manzione
Ed Hansen
Melodi Gochis

3. Recognition of Mayor Winn's Retirement

Chairman Brady invited Mayor Winn and Council to the podium. Chairman Brady advised that traditionally a flag is given to mayor's or councilmembers. This flag was flying over the capital on Mayor Winn's Birthday. Council also gifted her with a water color commissioned by Ruth Nichols.

Tiffany Day presented Mayor Winn with 13 red roses, which represent her 13 years of service with Tooele City, and read a letter written by staff.

Mayor Winn expressed her gratitude and presented Mayor Elect Manzione with a flower arrangement and words of encouragement.

4. Public Comment Period

At 7:13 p.m. Chairman Brady opened the public comment period.

Seeing no members of the public coming forward Chairman Brady closed the public comment period at 7:14 p. m.

5. Public Hearing and Motion on Resolution 2025-94 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2025-2026

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented the item. These amendments are for the second quarter of the year.

Chairman Brady opened a public hearing at 7:15 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public comments at 7:16 p.m.

Motion: Councilman Hansen moved to approve Resolution 2025-94 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2025-2026.

Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", and Chairman Brady, "Aye". The motion passed 5-0

6. Resolution 2025-98 A Resolution of the Tooele City Council Approving an Amendment to the Interlocal Cooperation Agreement with the Military Installation Development Authority (MIDA), Adding Additional Property to the Project Area

Presented by John Perez, Economic Development Director

Mr. Perez advised this is a continuation of the discussion during the work meeting. Chairman Brady expressed he is not understanding it. He is not liking having a strict deadline. Mr. Perez stated that himself, Mayor Winn, Councilwoman Manzione and Councilman McCall have been meeting with MIDA for months. As explained, the city is not foregoing any tax revenue at this

time. Even if Mr. Hunt, the property owner, were to proceed only with the vinyl fence company and the city agreed to abate a portion of the property taxes, the resulting tax revenue would still be significantly greater than what the city is currently receiving. There were some confidential discussions regarding water rights. If things are not properly and timely presented within the next few months it will not affect the city. The extra money that would be received from creating this project area is money that can be used for fiber or rail infrastructure that can be incorporated into the deal. Chairman Brady feels the city is giving up the land use authority and MIDA will be making decisions. Mr. Perez read the agreement that states himself, a staff member or a council member will be on the board. Whether or not this is extended it will still remain the same property owner. Chairman Brady isn't comfortable with the timeframe.

Motion: Councilwoman Gochis moved to approve Resolution 2025-98 A Resolution of the Tooele City Council Approving an Amendment to the Interlocal Cooperation Agreement with the Military Installation Development Authority (MIDA), Adding Additional Property to the Project Area. Councilwoman Manzione seconded the motion. The vote was as follows: Councilwoman Manzione, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Nay", Councilman McCall, "Aye", and Chairman Brady, "Nay". The motion passed 3-2.

7. **Resolution 2025-99** A Resolution of the Tooele City Council Authorizing an Additional Term in the Sale of Lot 13 of the Ranch at Pine Canyon Subdivision to Celtic Bank Corporation, Previously Approved by Resolution 2025-85

Presented by John Perez, Economic Development Director

Mr. Perez advised council that this resolution was previously approved this year at the November 5th, 2025 meeting. In the appraisal it strictly states utilities available to the subject are summarized below and utilities says service water provider is Lincoln Culinary Well. During the titling process it was brought up that it was never legally named as the culinary share with Lincoln Culinary Well. This resolution is providing that term of sale and amending that real estate purchase agreement. This is specifically for water share transfer from Tooele City to Celtic Bank.

Motion: Councilwoman Manzione moved to approve Resolution 2025-99 A Resolution of the Tooele City Council Authorizing an Additional Term in the Sale of Lot 13 of the Ranch at Pine Canyon Subdivision to Celtic Bank Corporation, Previously Approved by Resolution 2025-85. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", and Chairman Brady, "Aye". The motion passed 5-0.

8. **Ordinance 2025-33** An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2026

Presented by Shilo Baker, City Recorder

Ms. Baker advised that by city charter and city code the council is required by ordinance to set and establish the dates, times, and places of its meetings in the coming year 2026. Meetings are scheduled for a 5:30 p.m. work meeting and a 7:00 p.m. business meeting on the first and third Wednesday of each month except for July as we have a week-long city celebration.

Motion: Councilman Gochis moved to approve Ordinance 2025-33 An Ordinance of the Tooele City Council Establishing the Dates, Times, and Places of its Public Meetings in 2026. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Hansen, “Aye”, Councilwoman Gochis, “Aye”, Councilwoman Manzione, “Aye”, and Chairman Brady, “Aye”. The motion passed 5-0.

9. **Resolution 2025-93** A Resolution of the Tooele City Council Approving the Renewal of an Agreement with Lake Point Improvement District for Sewer Backup Assistance

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre advised in 2016 there was an agreement established with the city and Lake Point Improvement District to provide sewer back up. The agreement has expired and Lake Point wishes to renew the agreement for another five years.

Motion: Councilman Hansen moved to approve Resolution 2025-93 A Resolution of the Tooele City Council Approving the Renewal of an Agreement with Lake Point Improvement District for Sewer Backup Assistance. Councilman McCall seconded the motion. The vote was as follows: Councilwoman Manzione, “Aye”, Councilwoman Gochis, “Aye”, Councilman Hansen, “Aye”, Councilman McCall, “Aye”, and Chairman Brady, “Aye”. The motion passed 5-0.

10. **Resolution 2025-95** A Resolution of the Tooele City Council Approving an Agreement with Big T Recreation for Installation of a Playground at Red Delpapa/Babe Ruth Park

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook advised that these funds for the installation of a playground were previously approved in the PAR budget. This playground has aged overtime and there are no parts available for repairs. This is a smaller park and used mainly by siblings of baseball players. Big T is a state contractor and the prices were competitive.

Motion: Councilwoman Gochis moved to approve Resolution 2025-95 A Resolution of the Tooele City Council Approving an Agreement with Big T Recreation for Installation of a Playground at Red Delpapa/Babe Ruth Park. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, “Aye”, Councilman Hansen, “Aye”, Councilwoman Gochis, “Aye”, Councilwoman Manzione, “Aye”, and Chairman Brady, “Aye”. The motion passed 5-0.

11. Resolution 2025-96 A Resolution of the Tooele City Council Approving a Real Estate Purchase Contract for the Purchase 3 Acres of Undeveloped Property Located Northeast of Memory Lane
Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook advised this property is adjacent to the Wigwam Park. At the end of the lot is a chlorinator building, there is some privately owned property that technically separates the city's green space area. This will connect the two properties into one big open space property.

Motion: Councilman McCall moved to approve Resolution 2025-96 A Resolution of the Tooele City Council Approving a Real Estate Purchase Contract for the Purchase 3 Acres of Undeveloped Property Located Northeast of Memory Lane. Councilman Hansen seconded the motion. The vote was as follows: Councilwoman Manzione, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilwoman McCall, "Aye", and Chairman Brady, "Aye". This motion passed 5-0.

12. Resolution 2025-97 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Increase the Fee for Age Group Annual Membership Passes at the Pratt Aquatic Center

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook advised the last few years the aquatic center has improved the age group swimming with US Swim. The age group was a local organization within in our own aquatic center. The US Swim team is a larger more established organization and within that process the fees are slightly more to participate in the meets. Our fees need to align with the participation that we have brought in. Chairman Brady expressed his concern of these participants having to pay this fee as well as an annual membership fee.

Mayor Winn recognized Mr. Cooks achievement of taking the initiative to take a difficult test to become a certified as a Parks and Recreational Professional. He has worked very hard, studied hard and he passed.

Motion: Councilwoman Manzione moved to approve Resolution 2025-97 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule to Increase the Fee for Age Group Annual Membership Passes at the Pratt Aquatic Center with an addition that people who pay the fee for the age group annual membership pass would include a pass (entrance) into the pool for open swim time for the time the age group pass is valid. Councilwoman Gochis seconded the motion. The vote was as follows: Councilwoman Manzione, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilman McCall, "Aye", and Chairman Brady, "Aye". The motion passed 5-0.

13. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

Ms. Baker brought three invoices: Black & McDonald in the amount of \$102,943 for six new street lights plus one solar light; Veolia Water Technologies in the amount \$34,255.75 for a surface rotor gear box for oxidation ditch at the water reclamation facility; and Larson & Company for audit services in the amount of \$37,300.

Motion: Councilman Hansen moved to approve Invoices & Purchase Orders as presented. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye", Councilman Hansen, "Aye", Councilwoman Gochis, "Aye", Councilwoman Manzione, "Aye", and Chairman Brady, "Aye". The motion passed 5-0.

14. Minutes

- ~December 3, 2025 Work Meeting
- ~December 3, 2025 Business Meeting

Motion: Councilman McCall moved to approve December 3, 2025 City Council Work Meeting Minutes and December 3, 2025 Business Meeting. Councilwoman Manzione seconded the motion. The vote was as follows: Councilwoman Manzione, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilman McCall, "Aye", and Chairman Brady, "Aye". This motion passed 5-0.

15. Adjourn

Chairman Brady adjourned the meeting at 7:56pm.

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 January, 2026

Justin Brady, City Council Chair