

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 7th day of January, 2026


Justin Brady, City Council Chair