

Tooele City Council Business Meeting Minutes

Date: May 7, 2025

Time: 7:00 pm

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

City Council Members Present

Justin Brady

Melodi Gochis

Ed Hansen

David McCall

Maresa Manzione (joined via telephone and arrived in person at 7:31 p.m.)

City Employees Present

Mayor Debbie Winn

Police Chief Adrian Day

Michelle Pitt, City Recorder

Loretta Herron, Deputy City Recorder

Andrew Aagard, Community Development Director

Paul Hansen, City Engineer

Darwin Cook, Parks and Recreation Director

Jamie Grandpre, Public Works Director

John Perez, Economic Development Director

Chase Randall, Library Director

Shilo Baker, Executive Assistant to the Mayor

Shannon Wimmer, Finance Director

Kami Perkins, HR Director

Planning Commissioner Chris Sloan

Kent Page, City Planner

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Brady opened the Tooele City Council Business Meeting at 7:06 p.m. and led the Pledge of Allegiance.

2. Roll Call

Dave McCall, Present

Ed Hansen, Present

Melodi Gochis, Present

Justin Brady, Present

Maresa Manzione (joined via telephone and arrived in person at 7:31 p.m.)

3. Public Comment Period

Chairman Brady opened the floor for public comment at 7:07 p.m.

Glen Turnbow addressed the Council regarding Resolution 2025-23, which had been approved on April 2, 2025. Mr. Turnbow expressed appreciation for the improvements but raised a concern about water flow dynamics related to the existing lazy river and splash pad area. Specifically, he noted that the water current currently directs force toward the first pole in the splash pad and cautioned that improper placement of the new slide could result in safety issues. He warned that children coming down the slide could be pushed into or pinned against the structure by the water current. Mr. Turnbow encouraged the City to carefully consider the slide placement and water flow during final design and offered to provide additional feedback and contact information.

Chairman Brady thanked Mr. Turnbow for his comments and acknowledged the concern. He advised Mr. Turnbow to speak with Parks and Recreation Director Darwin Cook, who was present at the meeting, and stated that staff would be happy to follow up. No additional public comments were made, and at 7:09 p.m., the public comment period was closed.

4. Introduction of 2024-2025 Library Teen Advisory Council

Presented by Chase Randall, Library Director

Mr. Randall introduced the 2024–2025 Library Teen Advisory Council (TAC). Mr. Randall explained that the TAC consisted of teen volunteers who supported library programming and helped organize events. He highlighted one of their notable contributions—the “Stuffed Animal Sleepover” event—which delighted young patrons and showcased the creativity of both the TAC and library staff.

Program Specialists Kayla Cameron and Alyssa Enslin then introduced the individual TAC members and shared their favorite activities and contributions. Colin Lawrence was recognized for his enthusiasm and involvement in the library's Dungeons & Dragons campaign and for helping plan a winter craft program. Josie Prescott was praised for her role in planning an interactive “Princess and the Frog” movie and her enjoyment of the Halloween party. Paige Bradfield was commended for her leadership in the Haunted Historic Park event and for creating a mythology-themed Jeopardy game.

Each member was acknowledged for their creativity, leadership, and dedication to the library community. The presentation concluded with a group photo opportunity in the rotunda to celebrate their service.

5. Resolution 2025-31 A Resolution of the Tooele City Council Appointing Shilo Baker as City Recorder of Tooele City

Presented by Debbie Winn, Mayor

Mayor Debbie Winn presented Resolution 2025-31, recommending the appointment of Shilo Baker as the next City Recorder of Tooele City. Mayor Winn began by announcing the upcoming retirement of current City Recorder Michelle Pitt, who submitted her letter of retirement on March 5 and would conclude her service on July 15. Ms. Pitt was commended for her many years of dedicated service, including 14 years as City Recorder and prior service as Assistant to the Mayor.

Mayor Winn noted that, in accordance with the Tooele City Charter, the City Recorder is appointed by the Council with the advice of the Mayor. After conducting interviews with assistance from two City Council members, Mayor Winn recommended the appointment of Shilo Baker, who has served as the Administrative Assistant to the Mayor for 14 years. Mayor Winn praised Ms. Baker's deep commitment to the City, her exceptional customer service, and her proactive and collaborative approach to problem-solving. She emphasized that Ms. Baker had demonstrated an unmatched ability to assist residents and work across departments to ensure the City's operations run smoothly.

The resolution proposed that Ms. Baker be formally appointed now, though she would not be sworn in until July 16, the day following Ms. Pitt's departure. Ms. Baker would also assume the roles of the City's purchasing agent and records officer. The Council expressed enthusiasm and support for the appointment.

Motion: Council Member McCall moved to approve Resolution 2025-31 A Resolution of the Tooele City Council Appointing Shilo Baker as City Recorder of Tooele City. Councilwoman Gochis seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

Following the Council's approval of Resolution 2025-31, Ms. Baker offered brief remarks expressing her gratitude. She thanked Mayor Winn for her kind words and leadership, and expressed appreciation to the City Council for their support in her appointment. Ms. Baker emphasized her love for Tooele City, its residents, and the City's dedicated employees. She acknowledged the legacy of Michelle Pitt, stating that while she may not fill her shoes, she would work hard each day to serve the community and support the City's continued success.

6. Public Hearing and Motion on Ordinance 2025-11 An Ordinance of the Tooele City Council to Approve a Zoning Map Amendment Request by Perry Homes to Consider Approval for the Compass Point RSD Zoning Ordinance and to Re-Assign the Zoning for 1,227 Acres Located from Approximately 1000 North to the City's Northern Boundary and from 1200 West to Approximately Berra Boulevard from the R1-7 Residential and GC General Commercial Zoning Districts to the Compass Point RSD Zoning District

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the item, explaining that the Compass Point RSD was designed to provide flexible development standards and a mix of housing types within defined village areas. The planned development would include approximately 3,600 residential units, 50 acres of open space, and a contribution of three acres to Tooele City for a future fire station, all at no cost to the City. The RSD would govern architectural, parking, street, landscape, and fencing standards tailored to the site. The zoning amendment aligned with the property's Medium Density Residential (MDR) land use designation, with an overall density of approximately two units per acre.

Mr. Aagard noted that this was the City's first RSD of this scale and that buildout was expected to take 20 to 30 years. He stated that City staff had worked closely with the developer to ensure compliance with state requirements and emergency access standards. The Planning Commission had held a public hearing on April 23, 2025, and voted unanimously to recommend approval.

At 7:31 p.m., Chairman Brady recognized Councilwoman Manzione's arrival in person.

Chairman Brady shared his support for the project, noting that it had been in planning for some time and reflected thoughtful long-term growth planning for the City's northwest area. He expressed particular appreciation for the inclusion of trails, open space, and a future fire station site.

At 7:33 p.m., the public hearing was opened, but no comments were made. Chairman Brady then closed the floor.

Motion: Councilman Hansen moved to approve Ordinance 2025-11, an Ordinance of the Tooele City Council to approve a Zoning Map amendment request by Perry Homes to consider approval for the Compass Point RSD Zoning Ordinance and to re-assign the zoning for 1,227 acres located from approximately 1000 North to the City's northern boundary and from 1200 West to approximately Berra Boulevard from the R1-7 Residential and GC General Commercial Zoning Districts to the Compass Point RSD Zoning District. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis,

"Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

7. Public Hearing and Motion on Resolution 2025-24 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2024-2025

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer explained that these quarterly adjustments accounted for routine business changes, including grants and operational updates. She highlighted Item 36, which established the 1000 North Community Reinvestment Area (CRA) as a new fund (Fund 74) now receiving a tax increment.

There being no questions from Council, Chairman Brady opened the floor to the public at 7:36 p.m. There were no comments. The floor was closed.

Motion: Councilwoman Gochis moved to approve Resolution 2025-24, a Resolution of the Tooele City Council approving budget amendments for Fiscal Year 2024-2025. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

8. Resolution 2025-25 A Resolution of the Tooele City Council Tentatively Adopting the Budget Officer's Tentative Budget for Tooele City Fiscal Year 2025-2026, and Establishing the Time and Place of a Public Hearing to Consider its Adoption

Presented by Debbie Winn, Mayor

The Council reviewed Resolution 2025-25, tentatively adopting the budget officer's proposed budget for fiscal year 2025–2026 and setting the public hearing for final adoption on June 18, 2025.

Mayor Debbie Winn, serving as the budget officer, presented the tentative budget and emphasized its focus on maintaining services without a property tax increase. She outlined key budget priorities, including investments in roads, water infrastructure, parks, public safety staffing, and city facilities. Highlights included funding for three new police officers (including a School Resource Officer for the new high school), a proposed increase in hours for the current victim advocate to make the position full-time, a public works assistant director, a utility technician, and restructuring of the parks and cemetery departments. The City also planned to invest in SCBA gear and hazmat equipment for the fire department, replace outdated tasers for police, and continue xeriscaping and infrastructure improvements at city facilities.

Mayor Winn thanked staff, department heads, and contributors involved in the budget process, and noted that a user-friendly version of the budget would be made publicly available online and at the City Recorder's office.

Chairman Brady clarified that Tooele City would not be raising property taxes this year and emphasized the importance of distinguishing between taxing entities. Councilman McCall echoed this, stating that although taxes were not increasing, residents should understand that funding limitations could delay necessary services and infrastructure. Councilwoman Manzione added that the City's focus on economic development had strengthened its tax base, helping to ease the burden on residents.

The Council agreed to begin reviewing the budget in advance of formal discussions during upcoming work sessions, with additional meetings to be scheduled if needed.

Motion: Councilwoman Manzione moved to approve Resolution 2025-2025, a Resolution of the Tooele City Council tentatively adopting the Budget Officer's tentative budget for the Tooele City Fiscal Year 2025-2026, and establishing the time and place of a Public Hearing to consider its adoption to be held on June 18, 2025 at 7:00 p.m. Councilman McCall seconded the motion.

The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

9. Third Quarter Economic Development Update

Presented by John Perez, Economic Development Director

Mr. Perez presented the third quarter economic development update for fiscal year 2025, covering activities from January through March.

Mr. Perez highlighted several recent business openings, including Wingstop and Home2 Suites by Hilton – the latter marking the first Hilton chain hotel in the city. He reviewed vacancy rates across retail, office, industrial, and hospitality sectors, noting minimal changes and attributing the slight increase in hotel vacancies to post-holiday seasonal trends.

He shared updates on development at Founders Point along 1000 North and SR-36, where businesses such as Chipotle, Wingstop, Chili's, Hobby Lobby, Ulta Beauty, Five Below, TJ Maxx, Sierra Trading Post, Bath & Body Works, Café Zupas, and Zao Asian Café were announced or underway. At Compass Point, near 2400 North and SR-36, confirmed and prospective businesses included Smith's Marketplace and Fuel Center, Jersey Mike's, Beans & Brews, Chase Bank, and Tropical Smoothie Café.

Mr. Perez also discussed ongoing efforts to update the conceptual layout for the Tooele Business Park, located near the Utah State University Tooele campus and Leitner-Poma. The revision considered topography, road layout, and realistic land use planning, with input from city staff across multiple departments. The updated concept was produced at a discounted rate through EDC Utah's contracted services.

Regarding Requests for Information (RFIs), Mr. Perez noted a slower quarter across the state, with Tooele still in the evaluation stages for several RFIs that could lead to projects with significant job creation. One smaller project, currently under county review, was expected to bring high-paying jobs despite a lower capital investment.

He reported that demolition would soon begin at the former Broadway Heritage Apartments site, with equipment delivery scheduled for the next day. A public street party and workshop for the Broadway corridor was scheduled for May 17 to gather public input on future revitalization efforts.

Mr. Perez also announced the completion of five new wayfinding signs across key city corridors, the result of collaboration with the Public Works Department. He and Councilwoman Manzione recently attended a Utah Main Street workshop to develop a transformation strategy for the next two years.

Social media engagement, managed by the Mayor's Office, continued to grow across platforms. Mr. Perez added that an independent Economic Development Strategic Plan was underway to separate these goals from the broader City Comprehensive Plan.

Council members expressed enthusiasm for the update. Councilwoman Gochis requested a full list of Founders Point businesses, which Mr. Perez agreed to email to the Council. She also raised a concern about directional signage for Middle Canyon, and Mr. Perez offered to coordinate with UDOT and Public Works to explore options. Councilman McCall added support for clearer signage. Chairman Brady praised the momentum of economic growth and encouraged residents to contact City staff directly with questions rather than relying on social media.

The Council expressed appreciation for Mr. Perez's work and the progress being made in Tooele's economic development.

10. Resolution 2025-26 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with XCEL General Contracting for the Demolition and Removal of a City-Owned Building at 126 North Broadway

Presented by John Perez, Economic Development Director

Mr. Perez presented the resolution, noting that demolition equipment was scheduled to arrive the following day, with work beginning on Monday. Mr. Perez explained that the City had secured services through XCEL, a state-approved contractor, which allowed the project to proceed without a formal bidding process. He credited Mayor Winn, Shilo Baker, and others for seeking an independent environmental test that ruled out hazardous concerns within the building – ultimately saving the City approximately \$140,000 compared to the initial contractor recommendation.

The Council was asked to approve the agreement, as it exceeded the \$30,000 threshold requiring Council authorization. No questions were raised, and Chairman Brady invited a motion.

Motion: Councilman Hansen moved to approve Resolution 2025-26, a Resolution of the Tooele City Council approving and ratifying an agreement with XCEL General Contracting for the demolition and removal of a city-owned building at 126 North Broadway. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, “Aye”; Councilwoman Gochis, “Aye”; Councilman Hansen, “Aye”; Councilwoman Manzione, “Aye”; Councilman McCall, “Aye”. There were none opposed. The motion passed.

11. Resolution 2025-28 A Resolution of the Tooele City Council Approving an Agreement with Cache Valley Electric Company for the Installation of a Traffic Signal System at the Intersection of 2000 North Street and Aaron Drive

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the item and provided background on the need for the signal. He explained that a corridor study completed in November 2023 had identified growing traffic concerns at the intersection, particularly with current hospital access operating at a poor level of service. These concerns were expected to worsen with the opening of the new Deseret Peak High School in August 2025.

Several alternatives had been considered, including a roundabout, rerouting traffic, restricted turn access, and shifting the hospital entrance – all of which were determined to be either unfeasible or potentially harmful to nearby businesses and emergency access. The selected solution was an emergency-responsive traffic signal, which would include preemption technology to allow emergency vehicles to control signal timing and clear the intersection as needed.

Mr. Grandpre noted that the signal system would be connected via fiber optic communication to the existing UDOT signal at SR-36, ensuring reliable 24/7 coordination. The agreement with Cache Valley Electric covered the installation work, with equipment having already been ordered and approved at a previous meeting.

Chairman Brady and Councilwoman Manzione expressed support for the project, while also voicing concerns about ambulance navigation during heavy traffic. Mr. Grandpre reassured the Council that the signal's preemption system, enhanced by new UDOT protocols, was designed to mitigate these challenges. He also confirmed that turn lanes and detection sensors would be incorporated to ensure efficient traffic flow and accurate signal response.

Mayor Winn added that the school district had coordinated with the City to redirect school bus routes, resulting in fewer buses using 2000 North, which would help alleviate congestion. There were no further questions from Council.

Motion: Councilwoman Gochis moved to approve Resolution 2025-28, a Resolution of the Tooele City Council approving an agreement with Cache Valley Electric Company for the

installation of a traffic signal system at the intersection of 2000 North Street and Aaron Drive. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

12. Resolution 2025-30 A Resolution of the Tooele City Council Approving an Agreement with Speakman's Concrete Service, LLC for the Repair of the City Shops Foundation

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the item and explained that the city shops building had experienced deterioration over time due to freeze-thaw cycles, water, and salt exposure, resulting in visible foundation damage, including areas where blocks had become paper-thin and some sections were visibly unsupported.

Mr. Grandpre reported that the City had received three bids for the repair project. One was disqualified as non-responsive, while the remaining two were evaluated. Speakman's Concrete Services submitted the lowest responsive and responsible bid in the amount of \$158,187.65. A discussion followed regarding whether a contingency had been included, with Mr. Grandpre initially referencing a \$30,000 contingency; however, it was later clarified that no such contingency was formally included in the resolution.

Council members acknowledged the seriousness of the damage and the need for repair. No objections were raised.

Motion: Councilwoman Manzione moved to approve Resolution 2025-30, a Resolution of the Tooele City Council approving an agreement with Speakman's Concrete Service, LLC for the repair of the City Shops foundation. Councilman Hansen seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

13. Resolution 2025-34 A Resolution of the Tooele City Council Approving an Agreement with Strong Excavation LLC for the 700 South Waterline Replacement Project

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the resolution and explained that the project involved replacing a critical 16-inch water transmission line running along 700 South from SR-36 to approximately Coleman Street.

Mr. Grandpre emphasized that the existing line, which connects the City's tanks to the airport wells, was a deteriorating steel line frequently prone to leaks. He stated that the line was at high risk of catastrophic failure, and proactive replacement was necessary to avoid a costly emergency repair.

The project had gone out to bid, and Strong Excavation LLC was identified as the lowest responsive and responsible bidder. Their bid totaled \$1,135,688.32, with an added contingency of \$57,000.

Mr. Grandpre also noted that the project would include resurfacing in the areas disturbed by construction. A more comprehensive mill and overlay of 700 South was expected to be brought before the Council for consideration in the following year. Councilman McCall remarked that a failure of the existing line could potentially flood his property, reinforcing the urgency of the replacement.

There were no further questions from the Council.

Motion: Councilman Hansen moved to approve Resolution 2025-34, a Resolution of the Tooele City Council approving an agreement with Strong Excavation LLC for the 700 South Waterline Replacement Project. Councilman McCall seconded the motion. The vote was as follows: Chairman

Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

14. Resolution 2025-32 A Resolution of the Tooele City Council Approving an Agreement Change Order No. 1 with Broken Arrow Construction for England Acres Park Phase III

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that after receiving favorable bid pricing for Phase Three of the park development, the City sought to use the cost savings to complete a long-considered enhancement – placing cobblestone riprap along the drainage ditch (commonly referred to as the "Devil's Ditch" or Middle Canyon Ditch) that runs through the park. The additional work would involve installing riprap from 520 North to 1000 North, connecting the existing riprap at both box culverts to create a continuous, protected channel.

He noted that completing this work during the park's current construction phase was critical, as doing so later would be difficult or even infeasible once infrastructure was in place. The riprap would help prevent erosion and maintain the integrity of the ditch embankments. The total cost for this change order was \$56,320 and would be funded through park impact fees.

In response to a question from Councilwoman Gochis, Mr. Cook confirmed that the cobblestone would be loose stone, similar to the riprap used by Dr. Wharton in a neighboring section of the ditch. There were no further questions from Council.

Motion: Councilman McCall moved to approve Resolution 2025-32, a Resolution of the Tooele City Council approving an Agreement Change Order No. 1 with Broken Arrow Construction for England Acres Park Phase III. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

15. Resolution 2025-33 A Resolution of the Tooele City Council Approving an Agreement with Black & McDonald for Installation of Lighting Along the Devil's Ditch Trail and the England Acres Park Perimeter Trail

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that this lighting project, funded through park impact fees, had always been envisioned as part of the long-term plan for England Acres Park. Due to favorable bid pricing on Phase Three of the park's development, the City had the opportunity to move forward with the lighting now rather than delaying it. The contract total was \$298,009.50.

The agreement would allow for the installation of trail lighting along the park's central diagonal trail segment, as originally planned, and would now also extend to the entire perimeter trail. In addition, modifications made since the quote was received could allow for further lighting on a northeastern diagonal trail as well.

Councilwoman Manzione expressed her excitement about the project, noting that she frequently walks the trail and hoped the new lights would not be subject to vandalism. Mr. Cook acknowledged previous attempts at wire theft but reported that preventative measures had been effective, and vandalism had since ceased. He added that the park is heavily used by walkers and runners and that the trail lights would enhance safety and enjoyment for residents. He also clarified that both bridges at the park had been installed at the same time, though one had remained less visible until recently due to construction materials on-site.

Motion: Councilwoman Gochis moved to approve Resolution 2025-33, a Resolution of the Tooele City Council approving an agreement with Black & McDonald for installation of

lighting along the Devil's Ditch Trail and the England Acres Park Perimeter Trail.

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

16. Resolution 2025-39 A Resolution of the Tooele City Council Approving an Agreement with American Ramp Company for the Engineering and Design of the Tooele Boulevard Bike Park Project

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that the City had acquired a piece of property at 650 North and Coleman Avenue; the site of the former reclamation facility. The site was challenging to develop due to buried structural remnants, which prevented the installation of deep foundations. However, its conditions made it ideal for the development of a pump track – a highly requested recreational feature designed for BMX-style pedal bikes.

The proposed project would include a pump track and a smaller area for beginner and youth riders to learn skills before progressing to the main course. The design would incorporate berms and features that rely on elevation and surface contours rather than below-ground construction. The design process was expected to be complete by October in order to meet application deadlines for the Utah Recreation Grant, which requires finalized engineering plans.

The site encompassed approximately 5.2 to 5.3 acres and would accommodate a trail system, beginner skills area, and a hard-surfaced, poured-in-place pump track. Mr. Cook noted that the surface material was similar to asphalt but highly durable and installed by hand using carts for shaping.

Council members expressed enthusiasm for the project. Councilwoman Manzione praised the variety of parks being offered to different age groups, and Councilwoman Gochis suggested incorporating restrooms, shade trees, and seating areas to support both riders and spectators. Mr. Cook confirmed that these amenities would be part of the final design and that lighting would be considered – especially for the pump track – to support extended use by older youth.

Motion: Councilman Hansen moved to approve Resolution 2025-39, a Resolution of the Tooele City Council approving an agreement with American Ramp Company for the engineering and design of the Tooele Boulevard Bike Park Project. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

17. Resolution 2025-40 A Resolution of the Tooele City Council Approving an Agreement Change Order No. 2 with Broken Arrow Construction for the Construction of Oquirrh Hills Golf Course Overflow Parking Lot

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that the need for additional parking had become urgent following the completion of Droubay Road, which eliminated a previously used area of informal perpendicular parking adjacent to the golf course. The existing lot, built in 2001 alongside the clubhouse, no longer met the demands of current use, especially with the city's growth and increased golf course activity.

The proposed overflow parking lot would be constructed on a parcel of city-owned land located on the south side of Droubay Road, previously used as a trailhead parking area. The project design included ADA-accessible stalls and several pull-through stalls to accommodate vehicles with trailers—an amenity not available in the existing lot.

Mr. Cook noted that Broken Arrow Construction had completed five previous parking lots for the city, and staff had been satisfied with their work. Because of the pressing timeline – driven by upcoming golf tournaments and the need to address safety and parking congestion – city staff recommended issuing a change order under an existing contract rather than initiating a new bidding process.

The cost of the new parking lot was \$338,526.37. Approximately 60% of the project would be funded using park impact fees, with the remaining amount drawn from the capital projects fund. The construction was expected to be completed by June 30, 2025, in time to support peak golf season and special events.

There were no objections from the Council, and Mr. Cook answered brief questions regarding ADA stalls and the size of the existing lot, which had 66 stalls and only three ADA spaces. The new project would raise that total to six ADA-accessible stalls.

Motion: Councilwoman Manzione moved to approve Resolution 2025-40, a Resolution of the Tooele City Council Approving an Agreement Change Order No. 2 with Broken Arrow Construction for the construction of Oquirrh Hills Golf Course overflow parking lot.

Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, “Aye”; Councilwoman Gochis, “Aye”; Councilman Hansen, “Aye”; Councilwoman Manzione, “Aye”; Councilman McCall, “Aye”. There were none opposed. The motion passed.

18. Resolution 2025-27 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Tooele City Police Department)
Presented by Michelle Pitt, City Recorder

Ms. Pitt explained that the Police Department had accumulated a number of abandoned and unclaimed bicycles over the past two years. These bicycles were not associated with any criminal investigations and had exceeded the \$100 value threshold that required Council approval to be declared surplus.

Rather than auctioning them through the city, the department proposed donating the bicycles to the Salt Lake City Fire Department. That agency would then include the bicycles in a charitable auction, with all proceeds benefiting burn victims.

Motion: Councilman Hansen moved to approve Resolution 2025-27, a Resolution of the Tooele City Council authorizing the Tooele City Purchasing Agent to dispose of surplus personal property (Tooele City Police Department). Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, “Aye”; Councilwoman Gochis, “Aye”; Councilman Hansen, “Aye”; Councilwoman Manzione, “Aye”; Councilman McCall, “Aye”. There were none opposed. The motion passed.

19. Resolution 2025-29 A Resolution of the Tooele City Council Declaring Surplus Certain Technology-Related Equipment, and Authorizing its Disposal
Presented by Michelle Pitt, City Recorder

Ms. Pitt presented the resolution and explained that the listed items—consisting of outdated or nonfunctional IT equipment—were no longer of use to the City. She noted that while the City attempts to reuse and repurpose technology whenever possible, some items inevitably become obsolete. The equipment identified for disposal had reached that point, and staff recommended that it be formally declared surplus.

Ms. Pitt also mentioned that efforts would be made to recycle the items where possible.

Motion: Councilman Hansen moved to approve Resolution 2025-29, a Resolution of the Tooele City Council declaring surplus certain technology-related equipment and authorizing its disposal. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

20. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

Ms. Pitt presented a purchase order issued to Thorn Pest Solutions in the amount of \$38,800 for mosquito treatment services around local lakes.

Ms. Pitt explained that the contract provided for mosquito control treatment to be applied twice per month, totaling 14 applications throughout the year. Chairman Brady and council members briefly commented on the noticeable improvement in mosquito presence, expressing hope that the treatment would continue to be effective.

Motion: Councilman Hansen moved to approve the purchase order to Thorn Pest Solutions for mosquito treatment services. Councilwoman Manzione seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

21. Minutes

~April 2, 2025 Work Meeting

~April 2, 2025 Business Meeting

There were no corrections to the minutes.

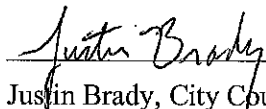
Motion: Councilwoman Gochis moved to approve the April 2, 2025 Work Meeting and April 2, 2025 Business Meeting minutes as presented. Councilman McCall seconded the motion. The vote was as follows: Chairman Brady, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilwoman Manzione, "Aye"; Councilman McCall, "Aye". There were none opposed. The motion passed.

22. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 8:53 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 21st day of May, 2025



Justin Brady, City Council Chair