

City Council Business Meeting Minutes

Date: October 15, 2025

Time: 7:00 p.m.

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

Council Members Present

Justin Brady
Dave McCall
Ed Hansen
Maresa Manzione
Melodi Gochis

Staff Present

Mayor Debbie Winn
Matt Johnson, City Attorney
Police Chief Adrian Day
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder
Kelley Anderson, Planning Commissioner
Jon Gossett, Planning Commissioner
Paul Hansen, City Engineer
Jamie Grandpre, Public Works Director
Nathan Farrer Assistant Public Works Director
Kami Perkins, HR Director
Chase Randall, Library Director
John Perez, Economic Development Director
Darwin Cook, Parks and Recreation Director

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

Chairman Brady called the meeting to order at 7:05 p.m. and led the Pledge of Allegiance.

2. Roll Call

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

3. Mayor's Youth Recognition Awards

During the Mayor's Youth Recognition Awards, Mayor Winn recognized two students for their character and contributions to their schools and community. The first award went to Andrea

Villalpando Cisneros, who was unable to attend the meeting. Mayor Winn shared that Andrea was a strong example of dedication and leadership among her peers, describing her as dependable, hardworking, and someone who continually went above and beyond to help others.

The second award was presented to Rylee Romney. Mayor Winn commended Riley for her inclusive and caring nature, noting that she had shown exceptional kindness toward a student with special needs who had been assigned to her lab group. Rather than excluding the student, Riley made sure to find meaningful ways for the student to participate, setting a positive example for others. Mayor Winn said Riley's attitude reflected the best qualities of Tooele's youth—compassion, cooperation, and respect for others. The Council expressed their appreciation to both recipients for their leadership and positive influence in the community.

4. Public Comment Period

At 7:15 p.m., Chairman Brady opened the floor for public comment.

Trish Williams addressed the Council regarding ongoing parking and safety issues near Tooele High School. She explained that the street in front of her home had become an informal pickup and drop-off zone, resulting in vehicles repeatedly parking in front of posted "No Parking" signs, blocking driveways, and obstructing garbage collection. She described multiple incidents where her driveway had been completely blocked, including one occasion when a truck with a wheelchair lift parked in front of her home for nearly 45 minutes, preventing her from leaving even in an emergency.

Ms. Williams said she had contacted the police department, the school resource officer, and Councilman McCall about the issue, and she appreciated the opportunity to bring it before the Council. She emphasized that her concern was not about occasional parking inconveniences but about respect for residents and the safety of the neighborhood. She shared that her home, built in 1913, had belonged to her family for five generations and was part of Tooele's history. She concluded by asking the City to help resolve the situation and protect access for nearby residents.

There being no further public comments, Chairman Brady closed the floor at 7:19 p.m. and recognized a local scout group in attendance, expressing appreciation for their participation.

5. Public Hearing and Motion on Ordinance 2025-27 An Ordinance of the Tooele City Council Amending Tooele City Code Section 4-8-2 Regarding Road Construction Standards for Local Streets

Presented by Paul Hansen, City Engineer

Mr. Hansen presented the proposed ordinance, and explained that two years earlier, the City had updated its standards in compliance with a state mandate limiting the width of local streets to 32 feet; however, one remaining section of code still referenced the previous 34-foot standard. The proposed amendment reduced the width requirement for private streets to 32 feet and added language allowing the City Council to approve narrower widths in specific cases, such as planned unit developments (PUDs) or residential special districts (RSDs). Mr. Hansen clarified that private streets could never be narrower than what was permitted by the International Fire Code or the City's Fire Code, which generally required a minimum of 26 feet when accessing a fire hydrant, subject to the fire marshal's discretion.

Chairman Brady thanked Mr. Hansen for his explanation and opened the public hearing at 7:23 p.m. No public comments were received, and the hearing was closed.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-27 amending Tooele City Code Section 4-8-2 regarding road construction standards for local streets. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

6. **Public Hearing and Motion on Ordinance 2025-28 An Ordinance of Tooele City Amending the Zoning Map Pertaining to the Tooele Business Park Zoning District by Re-Assigning the Land Use Sections of the TBP Zoning Sections Map, Affecting Approximately 285.1 Acres of Property Located at Approximately 1100 West 700 South**

Presented by John Perez, Economic Development Director

Mr. Perez presented the proposed ordinance and explained that the proposal did not alter zoning classifications or development standards but instead updated the zoning map to better reflect existing property boundaries, infrastructure improvements, and the removal of a previously planned rail spur that was determined to be financially unfeasible. The revised map, which received a positive recommendation from the Planning Commission on September 24, 2025, clarified parcel ownership and adjusted designations for retail, office, light industrial, and heavy industrial uses.

Mr. Perez noted that the updated layout also accounted for the potential future Midvalley Highway alignment and local collector roads intended to improve access within the area. Councilwoman Gochis asked whether the road alignments shown on the concept plan represented established or future roads and why the proposed alignments differed slightly from UDOT's. Mr. Perez responded that the roads were planned for the future and that alignment variations were due to an existing well house and ongoing engineering considerations. Mayor Winn added that the City had secured a right-of-way easement through the Tooele Army Depot for the eventual connection to SR-36 and emphasized that the final alignment would be coordinated with UDOT as studies and funding progressed.

There being no further questions or comments from Council, Chairman Brady opened the public hearing at 7:32 p.m. There were no comments. The floor was closed.

Motion: Councilwoman Gochis moved to approve Ordinance 2025-28, an Ordinance of Tooele City amending the Zoning Map pertaining to the Tooele Business Park Zoning District by re-assigning the land use sections of the TBP Zoning Sections Map, affecting approximately 285.1 acres of property located at approximately 1100 West 700 South. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

7. **Economic Development First Quarter Update**

Presented by John Perez, Economic Development Director

Economic Development Director John Perez presented the first quarter economic development update, highlighting significant business growth and community investment throughout Tooele City. He noted that Tooele was recently featured on KSL's Sunday Morning Edition, which showcased the City's strong economic performance. He reviewed numerous grand openings held during the quarter, including Chili's, U-Haul, TJ Maxx, Sierra, Five Below, Hobby Lobby, Bath & Body Works, Summit Healthcare, and Central States Manufacturing.

Mr. Perez reported on commercial vacancy rates, explaining that retail vacancies slightly increased due to new developments coming online, while office space remained at zero percent vacancy. Industrial vacancy rose slightly but remained low overall. The hospitality sector showed an occupancy rate of 76.3%, nearly 10% higher than the national suburban average, reflecting the successful opening of the Home2 Suites by Hilton.

He stated that more than 650 new jobs had been created over the last four years in the business park and industrial areas, including positions from companies such as Leitner-Poma, Central States, Carvana, and Plastics Ingenuity. Recent RFI (Request for Information) activity included multiple site visits, two new RFI wins, and several ongoing projects in evaluation. He highlighted "Project Seven-

Up,” a new high-wage employer locating in the Peterson Industrial Depot, and J.B. Hunt, which would bring 95 jobs with an average salary of \$85,000 annually.

Mr. Perez also reported that Founders Point was projected to create approximately 425 new jobs, and he shared that Chili's achieved record-breaking sales for its Utah grand opening, ranking second nationwide. He announced that the new Smith's Marketplace at The Peak would open on December 6, 2025, adding about 200 jobs. He further noted that new tenants had joined The Peak development, including a nail salon and the City's second Little Caesars location. Additional development updates included progress on the Broadway property through the state's Brownfield program and community engagement results from Take Pride Tooele Day, where residents suggested amenities such as restaurants, mixed-use spaces, and a splash pad for future downtown redevelopment.

Mr. Perez also mentioned the completion of Main Street wayfinding signs and corridor light pole installations, along with an increase in social media engagement, particularly on LinkedIn. He concluded by announcing that the City had received over \$635,000 in corridor preservation grant funding for roadway improvements in the Peterson Industrial Depot and along 1000 North.

Councilwoman Gochis commended Mr. Perez for his enthusiasm and noted that many of the new employers were partnering with Tooele Technical College to provide customized workforce training. She emphasized that the new positions offered competitive pay and opportunities for long-term employment. Mayor Winn praised Mr. Perez's dedication and echoed her excitement about the City's job growth, noting that Central States was an employee-owned company focused on long-term retention and expansion. She encouraged residents to observe the visible progress taking place around the community.

8. **Resolution 2025-80 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Speakmans Concrete Service, LLC, for the Tooele Library Stamped Concrete Project, East**

Presented by Chase Randall, Library Director

Mr. Randall presented the proposed resolution. He explained that this project would complete the east park strip to match the stamped concrete previously installed on the west side, where the library's buffalo sculpture is located. He noted that picnic tables would soon be added in that area to create a shaded outdoor space for residents to enjoy.

Mr. Randall stated that the project supported the City's ongoing water conservation efforts by replacing grass with stamped concrete while retaining existing trees and installing rock around them. He added that Speakmans Concrete Service was the lowest responsive bidder and had a strong record of quality work with the City. Chairman Brady commended the appearance of the recent landscaping improvements and expressed appreciation for the project's contribution to both beautification and water savings.

Motion: Councilman McCall moved to approve Resolution 2025-80, a Resolution of the Tooele City Council approving and ratifying an agreement with Speakmans Concrete Service, LLC, for the Tooele Library stamped concrete project, east. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, “Aye”; Councilman Hansen, “Aye”; Councilwoman Gochis, “Aye”; Councilwoman Manzione, “Aye”; Chairman Brady, “Aye”. There were none opposed. The motion carried 5-0.

Mayor Winn took a moment to recognize Library Director Chase Randall for his dedication and leadership. She commended him for consistently seeking ways to improve library operations and enhance the visitor experience while finding cost-saving measures for the City. She noted that Mr. Randall frequently presented new ideas to save money and had successfully reduced expenses by thousands of dollars. Mayor Winn praised his commitment to water conservation through the library's xeriscaping and stamped concrete projects, which maintained an inviting environment while

supporting the City's long-term sustainability goals. She expressed her appreciation for his hard work and proactive approach to making the library a welcoming and efficient community space.

9. **Resolution 2025-81 A Resolution of the Tooele City Council Approving an Agreement Change Order No. 5 with Broken Arrow Construction for England Acres Park Phase III**

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented the proposed resolution. He explained that England Acres Park was funded entirely through the park impact fee fund rather than park tax revenue and that Phase III represented the final stage of construction. To reduce costs, ground engineering was limited to specific areas, including the soccer field, parking lot, and recreation courts, since the remainder of the site was already constrained by existing sidewalks. During construction, a discrepancy was discovered in the sod quantities, resulting in additional turf being needed beyond what was originally engineered.

Mr. Cook stated that the change order totaled approximately \$167,000, of which about \$135,000 covered the added sod, with the remaining amount funding sidewalk extensions, two ADA access ramps, and curb work for the relocated dog park. He noted that the new configuration preserved additional open green space for family activities and field sports. Mr. Cook confirmed that the park now included three multipurpose fields, basketball courts, and a popular new ninja course.

Council members expressed enthusiasm for the improvements and asked if a ribbon-cutting ceremony would take place. Mr. Cook said the ribbon cutting was planned before the end of October and that minor finishing work such as signage and rock landscaping would follow. He also described how the ninja course was specifically designed for individuals aged fourteen and older to provide a challenging recreation space for teens and adults, a first for the City's park system.

Mayor Winn commended Mr. Cook for his leadership and vision, stating that the successful completion of England Acres Park reflected his dedication and collaboration with the contractor and staff. She said the park fulfilled a long-standing commitment to the community and was a testament to his planning and persistence.

Motion: Councilman Hansen moved to approve Resolution 2025-81, a Resolution of the Tooele City Council approving an agreement change order no. 5 with Broken Arrow Construction for England Acres Park Phase III. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

10. **Resolution 2025-82 A Resolution of the Tooele City Council Approving an Agreement with Speakman's Concrete Services for the Installation of a Sidewalk on 200 West Between 500 North and 600 North**

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre presented the proposed resolution and explained that the sidewalk had not been included in the original road widening project contract, but staff later determined it would be beneficial to complete it now. After obtaining three bids, Mr. Grandpre recommended awarding the project to Speakman's Concrete Services, the lowest responsive bidder, with a total amount of \$49,395 and a contingency of \$4,940. He stated that the goal was to have the sidewalk installed before winter weather arrived. Council members expressed support for the project and appreciation that the improvement would be completed soon.

Motion: Councilwoman Manzione moved to approve Resolution 2025-82, a Resolution of the Tooele City Council approving an agreement with Speakman's Concrete Services for the installation of a sidewalk on 200 West between 500 North and 600 North. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen,

"Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

11. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

City Recorder Shilo Baker presented four invoices for Council approval. The first was to Tyler Technologies in the amount of \$56,056 for the City's annual renewal of its financial and asset accounting software. The second invoice was to McCormick and Sons for \$38,114.25 to cover additional asphalt needed to complete the 200 West road widening project between 500 and 600 North. The third invoice was to Rocky Mountain Power for \$42,900 for the painting of streetlights along the historic Main Street corridor. The final invoice was to Broken Arrow Construction for \$65,000 for the purchase of road salt in preparation for the upcoming winter season.

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

12. Minutes ~September 17, 2025 Business Meeting

There were no corrections to the minutes.

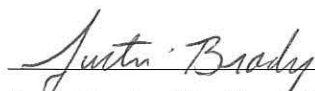
Motion: Councilwoman Manzione moved to approve the September 17, 2025 Business Meeting Minutes as presented. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion carried 5-0.

13. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 8:11 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 5th day of ~~October~~^{November}, 2025


Justin Brady, City Council Chair

Tooele City Open Forum Record Sheet

Date: October 15, 2025

Please PRINT the following information:

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