

City Council Business Meeting Minutes

Date: June 18, 2025

Time: 7:00 p.m.

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

Council Present

Justin Brady
Melodi Gochis
Maresa Manzione
Dave McCall

Excused

Ed Hansen

Staff Present

Mayor Debbie Winn
Matt Johnson, Assistant City Attorney
Michelle Pitt, City Recorder
Loretta Herron, Deputy City Recorder
Shilo Baker, Mayor's Assistant
Jamie Grandpre, Public Works Director
Darwin Cook, Parks and Recreation Director
Chris Sloan, Planning Commissioner
Police Chief Adrian Day
Kami Perkins, HR Director
Andrew Aagard, Community Development Director
Shannon Wimmer, Finance Director
Kelley Anderson, Planning Commissioner

Minutes prepared by Alicia Fairbourne

1. Pledge of Allegiance

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

2. Roll Call

Councilwoman Manzione, Present
Councilwoman Gochis, Present
Chairman Brady, Present
Councilman McCall, Present
Councilman Hansen, Excused

3. Public Comment Period

Chairman Brady opened the floor for public comment at 7:01 p.m. and noted an email had been received in advance from Samantha Willow. In her message, Ms. Willow proposed a volunteer-led

monarch butterfly conservation project as part of her master's capstone. She explained her background working with the Disney Conservation Team and outlined a plan to replicate similar efforts locally, including planting milkweed, studying monarch migration, and preparing reports in collaboration with the San Diego Zoo Wildlife Alliance. She requested permission to use city land – specifically suggesting the property near the Train Museum – for the garden and offered to supply all necessary materials. The only resources she requested from the city were land and water. She also mentioned possibly working with the school board in the future to distribute flyers to generate student interest.

Following the reading of her comment, the floor was opened for in-person public input. No members of the public came forward. At 7:03 p.m., the public comment period was closed.

4. Recognition of Michelle Pitt's Retirement

The City Council recognized the retirement of Michelle Pitt, Tooele City's longtime City Recorder. Mayor Winn introduced the item, describing it as a bittersweet moment. She praised Ms. Pitt's 27 years of dedicated service to the City, highlighting her professionalism, commitment, and numerous contributions. Ms. Pitt began her career with Tooele City in 1998 as a legal secretary in the attorney's office, later serving as the mayor's assistant from 2006 to 2011, and then as City Recorder for the past 14 years. She was notable for being the only recorder in the state reappointed every two years due to a unique provision in the City's charter, a requirement she helped change.

Mayor Winn also recognized Ms. Pitt's role in establishing the 501(c)(3) designation for the Tooele City Arts Council and her longstanding service on the Arts Council itself. She commended Ms. Pitt's efforts in improving the City's records management and her consistent support of City operations, particularly during Council meetings. A small gift was presented to commemorate her service, and Mayor Winn invited Council Members to express their appreciation and participate in an upcoming retirement celebration before Ms. Pitt's official retirement date of July 15.

Ms. Pitt then offered remarks of gratitude. She reflected on her career accomplishments, including completing her bachelor's degree through the City's educational reimbursement program and earning her Certified Municipal Clerk (CMC) designation. She shared her pride in helping transform the records room in City Hall and her work on creating a City-specific records retention schedule, which she intended to present later in the meeting. She noted she had worked under three different mayors and ten different city councils. She attended over 800 City meetings throughout her career and expressed heartfelt thanks to the City's mayors, council members, and staff for their support and trust over the years. Her comments concluded with applause from those in attendance. Chairman Brady offered congratulations on behalf of the Council and wished her well in retirement.

5. Public Hearing and Motion on Ordinance 2025-12 An Ordinance of the Tooele City Council Adopting a Compensation Schedule for Fiscal Year 2025-2026

Presented by Kami Perkins, HR Director

Ms. Perkins presented the item, explaining that the compensation schedule formed a foundational part of the City's budgeting process. She described the structure and policy-based nature of the City's compensation system, emphasizing that all salary determinations were guided by established procedures detailed in the employee handbook. These policies had been vetted by department heads, approved by the Mayor, and ultimately submitted to the Council for adoption.

Ms. Perkins clarified that the ordinance before the Council included a 2.5% cost of living adjustment (COLA) applied to the entry step of each salary grade, with subsequent steps calculated accordingly. She also noted that although the Mayor retained limited discretion over department head salaries, there were no deviations from the compensation policy proposed in this year's budget. For

transparency, she pointed out that the compensation schedule also included a comparison to the previous year's figures.

Councilwoman Gochis expressed appreciation for the time and effort Ms. Perkins and Finance Director Shannon Wimmer spent explaining the compensation schedule to her, stating that she felt confident the proposal balanced employee needs with responsible stewardship of public funds.

There being no further comments from Council, at 7:16 p.m. Chairman Brady opened the public hearing. There were none. The public hearing was closed.

Motion: Councilman McCall moved to approve Ordinance 2025-12, an Ordinance of the Tooele City Council Adopting a Compensation Schedule for Fiscal Year 2025-2026. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

6. Public Hearing and Motion on Resolution 2025-57 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2024-2025

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented the item, explaining that this would be the final set of amendments for the fiscal year. She noted that the resolution included nine brief adjustments, all of which were outlined in the Council's meeting packet. Ms. Wimmer offered to review the amendments individually if requested but indicated her willingness to address any questions from the Council.

No questions or comments were raised by the Council.

At 7:18 p.m., Chairman Brady opened the public hearing. There were no comments. The hearing was closed.

Motion: Councilwoman Manzione moved to approve Resolution 2025-57, a Resolution of the Tooele City Council approving budget amendments for Fiscal Year 2024-2025. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

7. Resolution 2025-56 A Resolution of the Tooele City Council Adopting the Certified Tax Rate for Fiscal Year 2025-2026

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer explained that, as in previous years, the City would not be pursuing a truth-in-taxation hearing. Instead, the Council would adopt the certified tax rate calculated by the State, which for the upcoming fiscal year was set at 0.002476.

Councilwoman Manzione emphasized the importance of clarifying that adopting the certified tax rate meant the City was not raising taxes. Ms. Wimmer confirmed this and added that the rate was actually decreasing by approximately 3.5%. However, she noted that the impact on individual tax bills could still vary based on changes in property values.

Councilman McCall further pointed out that while Tooele City was not raising taxes, other taxing entities within the county might be, and Tooele City often received misplaced criticism for decisions made from other governmental entities.

Ms. Wimmer acknowledged that some other entities within the County might be going through truth-in-taxation, but reiterated that Tooele City was not.

As this item was not designated as a public hearing, no public comments were taken. Chairman Brady noted the procedure and offered to speak with residents after the meeting if they had questions. The Council then proceeded to consider a motion.

Motion: Councilman McCall moved to approve Resolution 2025-56, a Resolution of the Tooele City Council Adopting the Certified Tax Rate for Fiscal Year 2025-2026. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

8. Public Hearing and Motion on Resolution 2025-35 A Resolution of the Tooele City Council Adopting a Final Budget for Tooele City for Fiscal Year 2025-2026

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer outlined the changes made to the budget since the Council's last review on May 21. She described the updates as minor and briefly summarized each one.

The adjustments included adding \$25,000 to complete irrigation upgrades at the cemetery and allocating funds for the Sons of Utah Pioneers Museum, both within the capital projects fund. A \$60,000 expense for a park truck was removed after the City was able to purchase it during the current fiscal year. An additional \$7,000 was included for monthly gas bills at the pool. A reduction of \$253,000 in estimated revenue reflected the finalized certified tax rate received on June 8. Ms. Wimmer also noted a \$33,000 increase in the IT department budget to cover iCloud and maintenance costs related to Tyler software, which supports the City's online payment systems.

Additional corrections included a \$275 accounting adjustment to align fund transfers between the General Fund and Fund 41, a \$10,000 increase for streetlight power charges, and restructured line items within the police department to better track expenses for ammunition, SWAT operations, and equipment. Ms. Wimmer confirmed that all police department changes were budget-neutral.

There being no questions from the Council, at 7:24 p.m. Chairman Brady opened the public hearing.

A resident, Primus Butler, asked what Councilman McCall had said that caused everyone to laugh. Councilman McCall explained that he had made a lighthearted comment pointing out that Tooele City was not raising taxes, despite the common perception that the City is responsible for tax increases across the county. Chairman Brady added that the comment was made in jest, noting that Tooele City often takes the brunt of public frustration even when other taxing entities are the ones implementing increases.

No further comments were made, and at 7:25 p.m., the public hearing was closed.

Motion: Councilwoman Manzione moved to approve Resolution 2025-35, a Resolution of the Tooele City Council Adopting a Final Budget for Tooele City for Fiscal Year 2025-2026.

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

After the budget was adopted, Mayor Winn thanked the Council and staff for their hard work. She noted that the City's choice not to raise taxes was made possible by years of focused economic development. She praised department heads and employees for their careful budgeting and expressed pride in the City's continued financial stability.

9. **Fraud Risk Assessment**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer explained that the assessment is submitted each year to the State Auditor's Office to demonstrate compliance with state standards. Tooele City maintained a score of 355, which is considered low risk and consistent with previous years. She noted the score was unlikely to change unless the state modified its evaluation criteria. No vote was required, and no questions were raised.

10. **Resolution 2025-51 A Resolution of the Tooele City Council Approving the Annexation of 1,432 Acres of Property Known as the Compass Point Property into the North Tooele City Special Service District**

Presented by Justin Brady, City Council Chairman

Chairman Brady introduced the item, noting that the petition for annexation had been submitted on May 22, 2025, and that the area in question was held under a single ownership.

He explained that the North Tooele City Special Service District, established in 1999, was created to maintain unique infrastructure features on the north end of the city. These include public street lighting, signage, drainage and flood control systems, recreation areas, street designs with traffic-calming elements, and associated landscaping. Residents in the district pay an additional tax to fund these maintenance efforts, which are limited to the district boundaries. Chairman Brady highlighted 2000 North as an example of the district's amenities and mentioned that the district's seven-member board would be meeting the following night.

He stated his support for the annexation, expressing optimism that it would benefit the area and the Compass Point development. The Council then moved forward with a motion on the resolution.

Motion: Councilwoman Gochis moved to approve Resolution 2025-51, a Resolution of the Tooele City Council approving the annexation of 1,432 acres of property known as the Compass Point Property into the North Tooele City Special Service District. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

11. **Public Hearing and Motion on Resolution 2025-52 A Resolution of the City Council (The "Council") of Tooele City, Utah (The "City"), Providing for the Creation of the Compass Point Public Infrastructure Districts No. 1 Through 8 (Collectively, the "Districts") as Independent Districts; Authorizing and Approving a Governing Document and an Interlocal Agreement; Appointing Boards of Trustees; Authorizing other Documents in Connection Therewith; and Related Matters**

Presented by Matthew Johnson, Assistant City Attorney

Mr. Johnson briefly introduced the item and deferred to Lynsi Neve, the petitioner's representative, for further explanation.

Ms. Naive informed the Council of a revision to the board composition originally listed in the petition. While three initial board members had been named previously, the updated proposal included herself, Steve Peterson (who would remain), and Chris Jepsen, the CFO of Perry Companies. She confirmed that all necessary disclosures and voter confirmations had been submitted. She emphasized that the purpose of forming the PIDs was to finance significant infrastructure improvements for the Compass Point development, which aimed to be a well-planned community connected to the recently annexed area within the North Tooele City Special Service District. She also introduced Sam Elder, a representative from the D.A. Davidson Company, who would assist with future bonding processes.

Councilwoman Manzione noted a clerical error in the resolution referencing "Utah County" instead of "Tooele County," which she had flagged earlier in the day. She confirmed that the correction had been submitted for inclusion in the final version of the document.

There being no questions from the Council, at 7:34 p.m., Chairman Brady then opened the public hearing and invited members of the public to comment.

Primus Butler asked for clarification on the location of the Compass Point development. Chairman Brady explained that it was situated on the north end of Tooele City, encompassing currently undeveloped land. He indicated the area was around 3100 North. After Mr. Butler's question was addressed, no additional members of the public came forward. Chairman Brady closed the public hearing at 7:36 p.m.

Motion: Councilwoman Manzione moved to approve Resolution 2025-52, a Resolution of the City Council of Tooele City providing for the creation of the Compass Point Public Infrastructure Districts no. 1 through 8 as independent districts; authorizing and approving a governing document and an interlocal agreement; appointing boards of trustees; authorizing other documents in connection therewith; and related matters with the updated board appointments of Lynsi Neve and Chris Jepsen, and the correction of the erroneous reference to Utah County as noted. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

12. Public Hearing and Motion on Ordinance 2025-20 An Ordinance of Tooele City Reassigning the Zoning for Approximately 11.7 Acres of Property Located at 249 East 1000 North from the RR-5 Residential Zoning District to the LI Light Industrial Zoning District

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the item, noting that the Council had recently approved a land use map amendment for the same property. He explained that the existing RR-5 zoning, which allows for residential and agricultural uses, had historically served as a holding zone. The requested LI zoning would allow for a broader range of commercial and light industrial uses that do not generate significant impacts such as noise, odor, or dust. He emphasized that the LI designation is distinct from heavy industrial zoning and supports uses such as auto repair, professional offices, retail, restaurants, hotels, health services, recreation facilities, and warehousing.

He also referenced the City's master transportation plan, noting that the subject property is located along a proposed future roadway that would connect to Western Acres, making the location strategically significant for long-term development. The Planning Commission had held a public hearing on June 11, 2025, and unanimously recommended approval of the zoning change.

There being no questions from the Council, Chairman Brady opened the floor for public comment at 7:42 p.m. There were none. The floor was closed.

Motion: Councilwoman Gochis moved to approve Ordinance 2025-20 An Ordinance of Tooele City Reassigning the Zoning for Approximately 11.7 Acres of Property Located at 249 East 1000 North from the RR-5 Residential Zoning District to the LI Light Industrial Zoning District. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

13. Ordinance 2025-18 An Ordinance of Tooele City Enacting Tooele City Code Chapter 3-8 and Adopting the Utah Wildland Urban Interface Building Code

Presented by Nick Wall, Fire Marshal

Mr. Wall stated that HB 48 mandated counties and cities to adopt the 2006 Utah Wildland Urban Interface (WUI) Code by January 2026. The bill introduced a property-level wildfire risk mapping tool intended to improve risk assessments, insurance decisions, and mitigation strategies. It required annual inspections of high-risk properties, allowed for mitigation fees, and updated fire safety codes to encourage defensible space and fire-resistant construction practices.

He explained that while the updated WUI code was not yet finalized, its adoption would enable the City to implement the necessary standards once released. These standards would vary based on risk classification – high, moderate, or low – and could include measures such as fire-resistant materials and structural hardening of homes. He emphasized that the ordinance aimed to help homeowners retain insurance coverage and potentially reduce premiums.

Councilwoman Manzione inquired about the scope of the new building standards, and Fire Marshal Wall clarified that the standards would include requirements for roofing, eaves, and other construction elements in high-risk areas. No additional comments or questions were raised.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-18, an Ordinance of Tooele City enacting Tooele City Code Chapter 3-8 and adopting the Utah Wildland Urban Interface Building Code. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, “Aye”; Councilwoman Gochis, “Aye”; Councilwoman Manzione, “Aye”; Chairman Brady, “Aye”. Absent: Councilman Hansen. There were none opposed. The motion passed.

14. Resolution 2025-37 A Resolution of the Tooele City Council Consenting to the Payment of a Retention Bonus to School Resource Officers (SROs) Assigned on a Regular Full-Time Basis to a School for the 2025-2026 School Year

Presented by Kami Perkins, HR Director

Ms. Perkins explained that this program began as a pilot two years prior to help retain officers in school assignments, which often posed unique challenges. Since its implementation, the program had seen success, with officers staying in their assigned schools for the full academic year, except in one case where an officer was promoted to detective.

She noted that some SROs compared their compensation to that of patrol officers and found they were earning less due to missing out on the holiday buyback program. This prompted a reassessment of the bonus amount. The increase to \$5,000 was proposed to better reflect the compensation gap and provide greater incentive for retention. The bonus would apply to full-year assignments and would be prorated in cases of mid-year transfers.

Ms. Perkins added that the program included SROs at Tooele High School, Deseret Peak High School, and the junior high schools. A sergeant would now be assigned full-time to oversee the SRO team, reflecting the program's continued expansion and importance.

Ms. Perkins explained that the proposed bonus program was not included in the City's standard compensation policies and therefore required separate Council approval.

There were no objections or further discussion, and the Council moved forward with the item.

Motion: Councilman McCall moved to approve Resolution 2025-37, a Resolution of the Tooele City Council Consenting to the Payment of a Retention Bonus to School Resource Officers (SROs) Assigned on a Regular Full-Time Basis to a School for the 2025-2026 School Year. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall,

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

15. Resolution 2025-38 A Resolution of the Tooele City Council Declaring that Tooele City, After July 1, 2025, Will Pick up and Pay an Amount of the Required Employee Contributions for all Tooele City Employees who are Members of the Utah State Retirement Tier II Public Safety & Firefighter Contributory Retirement Plan and Includes Provisions Relating to the Employer Pick-up

Presented by Kami Perkins, HR Director

Ms. Perkins explained that while public safety employees are legally permitted to have their contributions paid by the employer, recent legislative inaction continued to prohibit this option for other public employees.

Previously, the City had offset only part of the contribution to ensure parity across employee groups. However, as other jurisdictions – including surrounding counties – opted to cover the full amount for their public safety employees, Tooele City found itself at a competitive disadvantage. The new resolution, already accounted for in the upcoming budget, was intended to correct that.

A formal resolution was required to authorize the Mayor to sign the necessary paperwork with the State Retirement Office, allowing the payroll office to implement the change. Council members offered no objections, and one praised the clarity of the explanation.

Motion: Councilwoman Gochis moved to approve Resolution 2025-38, a Resolution of the Tooele City Council declaring that Tooele City, After July 1, 2025, will pick up and pay an amount of the required employee contributions for all Tooele City employees who are members of the Utah State Retirement Tier II Public Safety & Firefighter contributory retirement plan, and includes provisions relating to the employer pick-up. Councilwoman Manzione mad the second. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

16. Resolution 2025-53 A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Gleneagles Park Restroom Project

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that although the project was included in the FY 2025–2026 budget just adopted, early approval was necessary due to procurement and scheduling delays, especially with the next Council meeting scheduled for after the July 4th holiday. This project would be funded through park impact fees, which are collected from developers for new residential construction.

The project aimed to enhance the usability of Gleneagles Park, which already included a soccer field, pavilions, and a playground. England Construction submitted the only bid, totaling \$309,300, with a 5% contingency of \$15,450 to cover related costs such as meters and engineering services. The new restroom facility would be similar to the one recently built at Settlers Park.

Council members briefly discussed concerns about restroom vandalism. Councilwoman Gochis inquired about the cost comparison between hand dryers and paper towel dispensers. Mr. Cook noted that paper dispensers were significantly less expensive to replace, and previous attempts to install dryers had resulted in vandalism.

Council members expressed appreciation for the project and agreed on the need for improved facilities at Gleneagles Park.

Motion: Councilwoman Gochis moved to approve Resolution 2025-53, Resolution of the Tooele City Council approving an agreement with England Construction, LLC for the Gleneagles Park

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

17. Resolution 2025-55 A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Veterans Memorial Park Restroom Project

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that this project was bid concurrently with the Gleneagles Park restroom project, with both included in the upcoming fiscal year's budget. England Construction submitted the only bid for the Veterans Park restroom, totaling \$308,500 with a contingency of \$15,425.

The restroom would be identical to those at Gleneagles, Settlers Park, and the golf course – multi-gender, equipped with security cameras, and designed for durability. Mr. Cook emphasized the importance of having permanent restroom facilities at Veterans Park due to its frequent use for city and community events, noting that porta-potties had previously been the standard. The new facility would be located on the north side of the park, near existing utilities.

Councilwoman Manzione and Chairman Brady both expressed support for the project. In response to a question about future restroom needs, Mr. Cook stated that this project would meet the current needs at the most heavily used parks. He suggested Linear Park could be considered next but reiterated his ongoing policy not to accept new parks from developers unless permanent restroom facilities are included.

Motion: Councilman McCall moved to approve Resolution 2025-55, a Resolution of the Tooele City Council approving an agreement with England Construction, LLC for the Veterans Memorial Park Restroom Project. Councilwoman Manzione seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

18. Resolution 2025-54 A Resolution of the Tooele City Council Approving an Agreement with England Construction, LLC for the Gleneagles Park Water Meter and Pressure Reducing Zone Valve Project

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that the project was funded through PAR tax revenue and was necessary due to long-standing irrigation challenges at Gleneagles Park. The existing two-inch water connection lacked sufficient volume to meet irrigation needs during warmer months.

The project involved upgrading to a four-inch connection, installing a new reduced pressure zone (RPZ) valve, adding irrigation zones, and implementing a smart timer system. The improvement was intended to increase water volume and efficiency before upgrading the irrigation zones themselves, which was also included in the newly adopted budget.

Mr. Cook noted that although the project was initially bid out alongside a similar project at Red Delpapa Park, only the Red Delpapa improvements were completed at that time due to budget limitations. England Construction, who submitted one of the original bids, agreed to honor their previous pricing: \$409,500 with a contingency of \$5,475. He added that England's involvement in both the irrigation and restroom projects would allow for proper separation and metering of domestic and irrigation water use, as required by the state.

Motion: Councilwoman Manzione moved to approve Resolution 2025-54, a Resolution of the Tooele City Council approving an agreement with England Construction, LLC for the Gleneagles Park Water Meter and Pressure Reducing Zone Valve Project. Councilwoman

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

19. Resolution 2025-58 A Resolution of the Tooele City Council Approving a Contract with Musco Sports Lighting, LLC, for the Installation of Ball Field Lighting at Parker's Park

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that the existing lights in Parker's Park, which were several years old, had become inoperable due to outdated drivers that were no longer manufactured. While some lights still functioned, 18 were out of service across the two little league fields.

To resolve the issue, Musco Sports Lighting recommended retaining the existing poles but replacing all the heads and relocating the drivers to the base of each pole for easier maintenance. The upgrade would also allow the City to install programmable timers and remote control access to prevent lights from being left on unintentionally.

Mr. Cook noted that the \$244,545 project was contracted through Musco as a state vendor. He anticipated that the work would begin as soon as materials arrived, with the goal of having the lighting ready in time for the fall ball season, and certainly by next year's regular season.

Motion: Councilwoman Manzione moved to approve Resolution 2025-58, a Resolution of the Tooele City Council approving a contract with Musco Sports Lighting, LLC, for the installation of ball field lighting at Parker's Park. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

20. Resolution 2025-59 A Resolution of the Tooele City Council Approving a Purchase and Financing Documents with Yamaha Motor Finance Corporation for the Purchase of 80 New Golf Carts

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook explained that this resolution would approve a purchase and financing agreement with Yamaha Motor Finance Corporation for the replacement of the golf cart fleet at Oquirrh Hills Golf Course. He noted that the current fleet of 80 carts, purchased in 2019, had become increasingly unreliable, with frequent breakdowns requiring staff to retrieve inoperable carts during shifts.

Rather than replacing 12 carts per year at over \$70,000 annually, the City opted for a more cost-effective solution: a five-year lease agreement covering all 80 carts at a cost of approximately \$33,660 per year. The agreement included a trade-in value of \$196,000 for the existing fleet, bringing the total financed amount to \$313,360. Highland Golf would assume ownership and the remaining financed balance after the lease term. The deal also provided flexibility in switching vendors after the lease ends.

Mr. Cook noted that the new lease would be fully funded through recent fee increases for golf cart rentals. Council members expressed support, acknowledging the importance of providing a positive and reliable experience for golfers.

Motion: Councilman McCall moved to approve Resolution 2025-59, a Resolution of the Tooele City Council approving a Purchase and Financing Document with Yamaha Motor Finance Corporation for the purchase of 80 new golf carts. Councilwoman Manzione seconded the motion and clarified that the resolution being signed contained the correct language. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

21. Resolution 2025-60 A Resolution of the Tooele City Council Approving a Contract with Tagmarshal International Limited for the Lease of a Golf Cart GPS System for the Oquirrh Hills Golf Course

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented the proposed resolution, which approved a contract with Tagmarshal International Limited for the lease of a GPS system to be installed on the 80 new golf carts at Oquirrh Hills Golf Course. The 10-inch onboard screens would assist in managing pace of play, tracking cart locations, setting geo-fences, and improving operational efficiency. Mr. Cook explained that the system could also deter misuse of carts and promote faster play, potentially opening up additional tee times. The GPS units would include advertising capabilities, with the potential for sponsorship revenue to exceed system costs. He noted that the recent cart rental fee increase would also cover the cost of the system. Chairman Brady and Councilmembers expressed support and interest in the additional safety and monitoring features.

Motion: Councilwoman Gochis moved to approve Resolution 2025-60, a Resolution of the Tooele City Council approving a contract with Tagmarshal International Limited for the lease of a golf cart GPS system for the Oquirrh Hills Golf Course. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

Mr. Cook thanked the Council for their support, acknowledging that while some of the approved projects were costly, they were not taken lightly. He expressed appreciation for the Council's commitment to providing improved facilities and long-overdue upgrades to public play spaces.

22. Ordinance 2025-19 An Ordinance of Tooele City Adopting Government Records Retention Schedules

Presented by Michelle Pitt, City Recorder

Ms. Pitt explained that the City had previously relied on the State of Utah's general retention schedules, but this ordinance would establish a tailored schedule organized by department, making it easier for staff to locate and manage records appropriately. She noted that after Council adoption, the proposed schedule would be submitted to the Utah State Archives for final approval to ensure compliance with state laws. Councilwoman Manzione commended the thoroughness of the work, noting the extensive number of records and the overall quality of the final product.

Motion: Councilwoman Manzione moved to approve Ordinance 2025-19, an Ordinance of Tooele City adopting Government Records Retention Schedules. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

23. Renaming Ordinance 2025-11, Regarding a Zoning Map Amendment Request by Perry Homes

Presented by Michelle Pitt, City Recorder

Ms. Pitt explained that while the ordinance had been publicly noticed and discussed under the correct title – referring to Perry Homes' request to rezone 122.7 acres near Compass Point – the ordinance document itself incorrectly listed the title as a zoning amendment for property near 1405 Conifer Street. She clarified that the ordinance text, agenda notice, and Council discussion all accurately described the Compass Point rezoning request. No motion was required, but the correction was entered into the record to align the ordinance title with the content and official proceedings.

24. Invoices & Purchase Orders

Presented by Michelle Pitt, City Recorder

There were none.

25. Minutes

~June 4, 2025 Work Meeting

~June 4, 2025 Business Meeting

No corrections were noted.

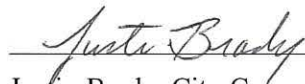
Motion: Councilwoman Manzione moved to approve the meeting minutes of the June 4, 2025 Work Meeting and June 4, 2025 Business Meeting as presented. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilwoman Manzione, "Aye"; Chairman Brady, "Aye". Absent: Councilman Hansen. There were none opposed. The motion passed.

26. Adjourn

There being no further business, Chairman Brady adjourned the meeting at 8:30 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 16 day of July, 2025


Justin Brady, City Council Chair