

City Council Work and RDA Meeting Minutes

Date: January 7, 2026

Time: 5:30 p.m.

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

Council Members Present

Justin Brady
Dave McCall
Ed Hansen
Jon Gossett
Melodi Gochis

Staff Present

Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Assistant Public Works Director
Jamie Grandpre, Public Works Director
Darwin Cook, Parks & Recreation Director
John Perez, Economic Development Director
Adrian Day, Police Chief
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Kelly Anderson, Planning Commissioner
Shilo Baker, City Recorder
Kami Perkins, Human Resources Director
Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:30 p.m.

2. Roll Call

Jon Gossett, Present
Melodi Gochis, Present
Ed Hansen, Present
Dave McCall, Present
Justin Brady, Present

3. Mayor's Report

Mayor Manzione spoke of America 250 celebration events. There will be a lot of activities for our residents. A lot will coincide with the city week long July Fourth of July celebration. Currently there is a "Read 250" challenge going on at the library. There will be service opportunities, walking

opportunities, and youth activities. The County will also be doing activities. Mayor Manzione is also looking forward to some fun America 250 things happening during council meetings.

4. Council Members' Report

Councilman McCall didn't have anything to report.

Councilman Hansen report that he attended the swearing in ceremony on Monday. There were a lot of people in attendance.

Councilwoman Gochis reported she attended Mayor Winn's public open house. Mayor Winn was a fabulous mayor and should be recognized. Councilwoman Gochis also attended a presentation at City Hall put on by Utah State University Extension. It was a presentation on gaining employment and remote work. It was a remote work information tour. They are giving classes at a very minimal expense that will be able to help people learn how to work remotely. They also give job aids and help. She attended an onsite Harassment Training put on by the Utah Local Governments Trust. That is an annual requirement with a lot of great information. She also attended the swearing in ceremony of newly appointed Mayor Manzione and councilmembers, and looks forward to working with them.

Councilman Gossett reported he attended the swearing in ceremony. He appreciated Mayor Manzione and Councilman McCall's comments.

Chairman Brady reported that he attended the swearing in ceremony. There was an amazing turn out from the community and the staff. He advised that he and Mayor Manzione met with a resident regarding parking issues on Pinehurst. There are some difficult situations that aren't always easy to resolve in the City. They advised the resident that they would look to see if there are any ordinances or laws that can benefit the entire city and they would do their best to address the situation.

5. Discussion Items

a. Selection of Tooele City Council Commission and Board Appointments for 2026

The City Council positions were discussed during the work meeting.
The new assignments and positions are attached to these minutes.

b. Discussion on a Water Rights Allocation for the WinCo Foods Retail Development

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution authorizing a request from WinCo Foods for the allocation of municipal water rights in connection with a proposed development at the Middle Canyon Commercial Center. The request sought a total of 18.45 acre-feet of water, consisting of 11.83 acre-feet for the WinCo grocery store and associated irrigation and 6.62 acre-feet for future commercial pad sites. The total value of the requested water rights, based on the City's current policy rate, was stated as \$645,750. It was noted that a prior allocation of 13 acre-feet approved in 2022 had expired pursuant to the City's two-year allocation policy. Economic development information provided in Exhibit A indicated an estimated total capital investment of approximately \$67.7 million, including construction of the WinCo store and future pad site development. At full build-out, the project was projected to create 210 full-time jobs and 75 part-time jobs, with estimated

annual wages ranging from \$34,000 to \$98,000. Estimated annual retail sales at full build-out were stated as approximately \$7.5 million. Conceptual future pad site uses included a medical or professional office, a full-service restaurant, and a gym; no tenant commitments were presented at the meeting. A cost-benefit analysis prepared in accordance with Utah Code §10-8-2 was presented in Exhibit B. The analysis identified potential costs including foregone water fee revenue, infrastructure considerations, and precedent implications. Identified benefits included economic development, job creation, and increased sales and property tax revenues. Sales tax estimates were based on comparable existing businesses and reflected the City's 1 percent local option sales tax. WinCo representatives clarified that projected annual grocery store sales were estimated at approximately \$55 million, which was stated to be consistent with the sales tax revenue estimates provided. Council discussion addressed the request to waive water rights fees in whole or in part. Concerns were expressed regarding impacts to the City's water fund, long-term water resource planning, and setting precedent for future requests. Council members also discussed the anticipated economic and employment benefits associated with the proposed development, including the regional draw of the grocery store and the company's employee-owned structure. Following discussion, direction was provided to revise the resolution to waive water rights fees for the portion of water allocated to the WinCo grocery store only, consisting of 11.83 acre-feet, while requiring the remaining 6.62 acre-feet associated with the commercial pad sites to be purchased at the current policy rate of \$35,000 per acre-foot. The standard two-year expiration for water allocations would apply with vesting upon issuance of building permits, subject to extension upon Council approval.

Staff indicated the revised resolution would be brought forward for consideration at the City Council business meeting later that evening.

6. Closed Meeting ~ Litigation, Property Acquisition, and/or Personnel

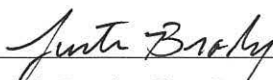
There was no need for a closed meeting.

7. Adjourn

Chairman Brady adjourned the meeting at 6:26 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 January, 2026


Justin Brady, City Council Chair

TOOELE CITY COUNCIL COMMISSION & BOARD APPOINTMENTS 2026

Revised 01/07/2026

Commission / Board	Meeting	Number	Term	Appointed By	Council Appointee
City Council	2 x month	5	4	Electorate	Chair: Justin Brady Vice Chair: Ed Hansen
Planning Commission	2 x month	7	4	Mayor Appoints 4; Council Appoints 3; Council Liaison	Liaison: Ed Hansen Liaison: Jon Gossett
Library Board	Quarterly	5 – 9	3	Mayor (with Council consent); 1 Appointee may be a Councilperson	Melodi Gochis
Redevelopment Agency	As needed	5 (Council)	–	–	Chair: Melodi Gochis Vice Chair: Dave McCall
RDA Taxing Entity Committee	As needed	8	–	Council (“legislative body”) Appoints 2	Melodi Gochis Shannon Wimmer
Municipal Building Authority	As needed	6 (Council & Mayor)	–	–	N/A
Council of Governments	Monthly	13	–	Mayor Appoints 2 (with Council consent)	Mayor Maresa Manzione Dave McCall
Tooele Valley Museum Advisory Board	Quarterly	7 – 14	3	Mayor (with Council consent); Mayor is a Member	Mayor Maresa Manzione Ed Hansen
Employee Grievance Appeal Board	As needed	5	2	3 by Vote of Full-Time City Employees; Council Appoints 2 of its own Members	Justin Brady Ed Hansen
Historical Preservation Commission	2 times per year	5	–	Mayor (with Council consent)	N/A
Accessibility Committee	As needed	3	2	Mayor (with Council consent); 1 Member from Engineering	N/A
Local Boundary Commission	As needed	7	4	Mayors of Municipalities Appoint 2 Elected Municipal Officials	Mayor Maresa Manzione
North Tooele City Special Service District	Monthly	6	4	City Council Appoints 5 Residents of the District and 1 Ex Officio Councilperson	Justin Brady
PAR Tax Board	As needed	5 (Council)	–		City Council Members
Arts Council Board	Monthly	7	4	2 City Council Members	Dave McCall Jon Gossett
Housing Advisory and Appeal Board (UBC)	As needed	5 Must be Qualified	3	City Council	N/A
USU Board	Quarterly	–	–	City Council	Melodi Gochis
Homeless Coordination Committee		–	–	City Council	Ed Hansen
Utah League of Cities and Towns Legislative Policy Committee		–	–	City Council / Mayor	Mayor Maresa Manzione Matt Johnson Melodi Gochis
Tooele City Water Special Services District	As needed	5 (Council)	–	City Council	Chair: Justin Brady
Pre-Disaster Mitigation Planning Team		1 (Council)	–	City Council	Ed Hansen

Children's Justice Center		1 (Council)	–	City Council	Jon Gossett
Attainable Housing		1 (Council)	2	City Council	Ed Hansen
Council on Aging	Monthly	1 (Council)	–	City Council	Dave McCall
Historic Main Street Commission	2 times per year	6		Mayor	Jon Gossett
Tree Advisory Board	Quarterly	7	3	City Council	Justin Brady
Shelter Cities Advisory Board	Monthly		–	Mayor; Mayor selects alternate	Mayor Maresa Manzione Chief Adrian Day

Wasatch Front Regional Council (WFRC) appointments made by COG