

City Council Business Meeting Minutes

Date: January 7, 2026

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
Melodi Gochis
Jon Gossett

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
Loretta Herron, Deputy City Recorder
Chris Sloan, Planning Commissioner
Tiffany Day, Executive Assistant to Mayor

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

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

2. Roll Call

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

3. Recognition of Maresa Manzione's Service on the Tooele City Council

Presented by Justin Brady, Council Chairman

Chairman Brady advised that the city always flies a flag over the Utah State Capital to show appreciation for the service of an outgoing City Council Member. Chairman Brady presented Mayor Manzione with the flag. This flag was flown over the Utah State Capital on the 17th day of December 2025 [Mayor Manzione's last meeting as a City Council Member].

4. Mayors Youth Recognition Awards

Mayor Manzione expressed her excitement to present the Mayor's Youth Recognition Awards and welcomed attendees. She was assisted by Police Chief Adrian Day in distributing backpacks with reward items donated by local business.

Mayor Manzione presented the first award to Greta Hancock who attends Stansbury High School and was nominated by Chloe Sanders. Greta was recognized for her happy presence in class. She often contributes to class discussions and improves the class environment. Greta has shown support and thoughtfulness to her peers as she helps and engages with new students. She has been very kind and helpful to a new foreign exchange student in class. The teacher has noticed Greta turn around multiple times during class to help this new student with assignments and questions.

Mayor Manzione presented the second award to J.T. Bevan who attends Tooele Junior High School and was nominated by Principal Norton. J.T. was recognized for playing an active role in participating and helping with several junior high events. He made poppies for the Veteran's Day program, He also helped with the winter tree festival and gave service during the sixth-grade welcome night and with the end of year school carnival. J.T. also has the daily responsibility of raising and taking down the flag. It's a good job. J.T. shows support to new students by showing them around the building and making sure the new students feel welcomed. He is respectful to his teachers and school staff.

Mayor Manzione invited the award recipients, their families, and the City Council to take a group photo which would be shared on social media and in the local newspaper. She expressed her appreciation for the student's exemplary conduct. There was brief pause in the meeting for a photo.

5. Public Comment Period

Chairman Brady read an email sent to the public comment email. Celeste McGuire asked if Tooele City would consider adding lighting to the skate park located in the Dow James Memorial Park. While the park is currently used it sees less activity during the fall and winter months due to limited daylight. Improved lighting could significantly increase its accessibility for youth who attend school or work during the day. Adding lighting would allow the city to better utilize an existing investment rather than building new facilities. Lighting would reduce injury risk and discourage unsafe behavior, and help prevent youth from skating in streets, parking lots or other areas not designed for them. A well-lit designated space provides a safer alternative and helps keep young people engage in positive and healthy activity. In the long term this location may be worth expanding as a youth recreation hub. Investing in lighting now could help gauge demand and community engagement for future improvements. Energy efficient LED or solar lighting could help keep cost and maintenance minimal.

Chair Brady opened the public hearing at 7:10 p.m.

Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:10 p.m.

6. Selection of City Council & Redevelopment Agency Chair and Vice Chair Positions for 2026

Chairman Brady advised that after the discussion in the work meeting, he will remain as Chair of the City Council with Councilman Hansen serving as Vice Chair. Councilwoman Gochis will serve as the RDA Agency Chair with Councilman McCall serving as Vice Chair.

Motion: Councilman Hansen moved to approve the selection of City Council & Redevelopment Agency Chair and Vice Chair Positions for 2026. Councilman Gossett seconded the motion.

The vote was as follows Councilman Gossett, "Aye". Councilwoman Gochis, "Aye". Councilman Hansen, "Aye". Councilman McCall, "Aye". Chairman Brady, "Aye". The motion passed 5-0.

7. Tree City USA Proclamation

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook advised as part of our Tree City USA designation there needs to be an official Arbor Day proclamation read into record every year. Mr. Cook read the proclamation. The proclamation will be dated January 7, 2026.

8. Resolution 2025-90 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Parks and Recreation Equipment)

Presented by Shilo Baker, City Recorder

Ms. Baker stated the Parks and Recreation Department has equipment they no longer needed. These are being brought to the Council for surplus. There are two green tee mowers, six grasshopper lawnmowers, two Honda lawnmowers, one weed trimmer, and one snowblower. Staff is requesting a disposal of goods through sale, donation, recycling, or another disposal. The first intent will be to offer them to other eligible entities in the County then to offer them at public sale.

Motion: Councilman Hansen moved to approve Resolution 2025-90 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Parks and Recreation Equipment). Councilwoman Gochis seconded the motion.

The vote was as follows: Councilman McCall, "Aye". Councilman Hansen, "Aye". Councilwoman Gochis, "Aye". Councilman Gossett, "Aye". Chairman Brady, "Aye". The motion passed 5-0.

9. Resolution 2026-01 A Resolution of the Tooele City Council Authorizing a Water Rights Allocations for the WinCo Foods Retail Development Under UCA Section 10-8-2

Presented by John Perez, Economic Development Director

Mr. Perez advised that WinCo requested 18.45 feet to be valued at \$645,750, they are requesting that the fees be waived. He explained that in Exhibit B (provided in packet) there was cost benefit analysis study done that's required by the UCA section code 10-8-2 it reflects the 1% yearly sales tax that the city receive. It's approximately \$47.2 million. Mr. Perez clarified that if WinCo was bringing in \$55 million it would be assumed that would be about \$550,000 that the city would receive. In the letter provided by WinCo they

address the capital investment of \$67,712,000, the creation of 210 full-time jobs, 75 part-time jobs, and then annual remuneration ranging from \$34,000 to \$98,000, and then the generation of new sales tax. Included was the 2023 policy considerations listed with the two-year expiry as well as 50-acre feet per calendar year allocation that has been approved. Chairman Brady advised the conclusion the council agreed on was waiving the fee for WinCo then giving them the option to purchase the remainder of the water rights up to the 18.45 acre feet.

City Attorney Matthew Johnson advised that we approve the fee in lieu so they can buy the remaining options that aren't related to WinCo.

Motion: Councilwoman Gochis moved to approve Resolution 2026-01 A Resolution of the Tooele City Council Authorizing a Water Rights Allocations for the WinCo Foods Retail Development Under UCA Section 10-8-2 with the addition of waiving the fee for the WinCo Store [variable amount] which could exceed the 11.83 acre feet, and provide them an option to purchase additional water rights [approximately 6.62 acre feet] as a fee in lieu at the fee of \$35,000 per acre foot within a two-year period. Councilman McCall seconded the motion.

The vote was as follows: Councilman McCall, "Aye". Councilman Hansen, "Aye". Councilwoman Gochis, "Aye". Councilman Gossett, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

10. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

No invoices were presented

11. Minutes

- ~November 19, 2025 RDA Budget Meeting Minutes
- ~December 17, 2025 Work Meeting Minutes
- ~December 17, 2025 Business Meeting Minutes

Motion: Councilman McCall moved to approve the November 19, 2025 RDA Budget Minutes, December 17, 2025 Work Minutes, and December 17, 2025 Business Minutes. Councilman Hansen seconded the motion.

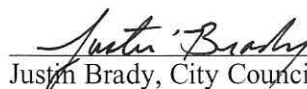
The vote was as follows: Councilman Gossett, "Aye", Councilwoman Gochis, "Aye", Councilman Hansen, "Aye", Councilman McCall, "Aye", and Chairman Brady "Aye". The motion passed 5-0.

12. Adjourn

Chairman Brady adjourned the meeting at 7:22 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

Shilo Baker

From: Celeste M. McGuire <TyrellAndCeleste@outlook.com>
Sent: Sunday, December 14, 2025 11:43 AM
To: parksandrec; Council Meeting Public Comment; Jamie Grandpre
Subject: Request for lighting Improvements at Tooele Dow James Skatepark

[External Email]

Hello,

I'm writing to ask whether Tooele City would consider adding lighting to the skate park located in Dow James Memorial Park, 438 W 400 N, Tooele, UT 84074. While the park is currently used, it sees less activity during fall and winter months due to limited daylight. I believe this is not a lack of interest, but a limitation of visibility and safety after dusk.

This skate park already sees more use than the skate park on the opposite end of town, and improved lighting could significantly increase its accessibility for youth who attend school or work during the day. Adding lighting would allow the city to better utilize an existing investment rather than building new facilities.

From a safety perspective, lighting would reduce injury risk, discourage unsafe behavior, and help prevent youth from skating in streets, parking lots, or other areas not designed for them. A well-lit, designated space provides a safer alternative and helps keep young people engaged in positive, healthy activity.

In the long term, this location may even be worth expanding as a youth recreation hub. Investing in lighting now could help gauge demand and community engagement before considering future improvements. Energy-efficient LED or solar lighting could keep costs and maintenance minimal while aligning with sustainability goals.

I believe this would be a practical, cost-effective improvement with meaningful benefits for Tooele's youth and the broader community. Thank you for your time and consideration. I would be happy to provide additional input or community support if helpful.

Sincerely,
Celeste McGuire

A concerned skatepark frequenter.