

City Council and RDA Work Meeting Minutes

Date: February 4, 2026

Time: 5:30 p.m.

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

Council Members Present

Justin Brady

Ed Hansen

Melodi Gochis

Jon Gossett

Excused

Dave McCall

Staff Present

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Assistant Public Works Director

Jamie Grandpre, Public Works Director

Kelley Anderson, Planning Commissioner

Chris Sloan, Planning Commissioner

John Perez, Economic Development Director

Andrew Aagard, Community Development Director

Police Chief Adrian Day

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. Open City Council Meeting

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

2. Roll Call

Jon Gossett, Present

Melodi Gochis, Present

Ed Hansen, Present

Justin Brady, Present

Dave McCall, Excused

3. Mayor's Report

Mayor Manzione reported on an officer-involved shooting that occurred earlier today in Tooele City. No officers were injured, and all are physically well. An investigation will take place, and she

expressed gratitude for the officers' service and dedication to keeping the community safe. Mayor Manzione also shared that, as a new officeholder, she has met with all department directors and toured city facilities, parks, and shops. She praised city staff for their professionalism and the quality of work they do to keep the city running smoothly and looking well maintained. Finally, she reminded everyone that nominations are open for the Fourth of July Parade Grand Marshal and as part of the America 250 celebration, she encourages submissions for individuals who exemplify the American spirit.

4. Council Members' Report

Councilman Hansen reported that he appreciated the opportunity to participate in interviews with Mayor Manzione and Jamie Grandpre related to a Mr. Grandpre's replacement and felt confident the right individual was selected. He also addressed the officer-involved shooting that occurred earlier in the day, noting that it took place in the parking lot of his business and involved one of his vehicles. He shared that the situation was initially stressful for him and his employees, but he commended the Tooele City Police Department and assisting agencies for their professionalism, clear communication, and well-managed response throughout the incident and subsequent investigation. Councilman Hansen stated that witnessing the process firsthand reinforced his confidence in city officials and law enforcement, while also acknowledging the emotional impact on the officers, the community, and the family involved. He concluded by thanking Adrian for his assistance and expressed appreciation for the support provided during the incident.

Councilwoman Gochis reported that she attended Local Officials Day at the Legislature, held at the State Capitol and the Salt Palace Convention Center, where she met with several representatives and toured the Capitol quad with Representative Peck. She also attended a council committee meeting on solar panels and found the discussion informative. As a member of the Legislative Policy Committee, she has been participating in ongoing meetings and expressed appreciation for the updates from Speaker Schultz and the advocacy efforts of the League of Cities and Towns. Additionally, she attended a Utah Transit Authority Board of Trustees meeting via Zoom on the 28th and happily reported that she has completed her required training.

Councilman Gossett shared that, as a new member of the Council, he is still getting oriented but feels well supported with the information provided by Shilo Baker, City Recorder. He stated that he is now up and running and anticipates attending upcoming meetings so he will have more to report in the future.

Councilman Brady reported that he had no major updates beyond attending routine staff and Mayor's staff meetings. He expressed appreciation for city staff and thanked them for their continued hard work, noting that the city is fortunate to have an excellent team.

5. Discussion Items

a. Public Comment Policy Discussion

Presented by Matthew Johnson, City Attorney

Mr. Johnson provided an overview of proposed clarifications to the City's public comment policy, which was last amended in 2024. The intent of the policy is to balance allowing public input on matters relevant to City Council while reinforcing that council meetings are a limited public forum. The proposed updates were prompted by issues encountered with written public comments, including anonymous submissions, junk emails, and comments received after the existing deadline. The revisions clarify how and where written comments may be submitted, establish a clear

submission deadline prior to meetings, distinguish between public hearing comments and general public comments, and specify that comments submitted after the deadline for the open public comment period will be deferred to the next meeting. The policy also clarifies that the same rules governing verbal comments apply to written comments, including the ability to disregard anonymous, obscene, abusive, or irrelevant submissions. Council discussed adjusting the submission deadline to the end of the day prior to the meeting, rather than 5:00 p.m., to better accommodate the public, and reached consensus to make that change. Mr. Johnson indicated the revised policy would be brought back for consideration through a resolution.

b. Resolution 2026-03 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule, Adding an Annual Fee for Use of the Tooele City Police Department Gun Range
Presented by Adrian Day, Police Chief

Chief Day reported on the City's long-term lease with ARCO for the firearms training range located at the end of Smelter Road. This lease runs through December 2090 at a cost of \$100. The range is used exclusively for police training and is heavily utilized by the department and the Tooele Tech Academy cadets, leading the department to stop accepting additional local agencies from the valley. Due to ongoing maintenance needs—including target systems, air compressors, weed control, storage, supplies, and cleanup—the Chief proposed adding an annual \$1,000 usage fee for outside law enforcement agencies to help cover shared costs, emphasizing that the fee is intended only to offset expenses, not generate revenue. He also noted the resolution should be updated to explicitly include the Tooele Tech Academy, which is not a law enforcement agency but uses the range for police training. Council discussed maintenance responsibilities, including a lease provision related to potential lead recovery, acknowledging it could be costly if ever required, though it has not been enforced in recent years.

c. Resolution 2026-05 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Holiday Oil on Franks Drive
Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution authorizing payment in lieu of water rights for Holiday Oil's property at the northeast corner of Franks Drive and 1000 North. The request is for 2.27 acre-feet of water, in accordance with the City's November 2023 policy, which allows two years expiry for vertical construction. The City Engineer confirmed the water request based on similar uses at other locations. Holiday Oil plans an estimated capital investment of \$7.5–8 million, with 10–15 jobs created, ranging from \$14–18 per hour for cashiers to about \$80,000 for a store manager, and seasonal opportunities for high school students. The project is projected to generate over \$15 million in annual sales, though only the convenience store portion contributes to local sales tax, estimated at roughly \$30,000 per year. The property will not include a car wash; any future addition would require a separate water request. Questions from Council addressed water usage, construction timing, and traffic improvements, with clarification that installation of a permanent traffic light and turn lane upgrades are the responsibility of UDOT.

d. Effective Date for Changes to City Fees Discussion
Presented by Shannon Wimmer, Finance Director

Ms. Wimmer discussed a proposed update to the City's fee policy, specifically addressing how fee increases are applied to building permits that have been applied for but not yet paid. She explained that all City fees are cost-based and not intended to generate profit, and as costs rise, fees are adjusted accordingly. After consulting with staff and the City Attorney, the recommendation is to implement new fees the day after City Council adoption, applying them to all new and pending applications where fees have not yet been paid. The applicants would be notified of any increase

before payment. This policy primarily affects impact fees and water meter fees. The proposed code update would formalize this approach, stating that new fees apply unless otherwise vested by law or written agreement. Council discussion noted potential concerns for individuals or small projects who have applied but not yet paid, but acknowledged that the fees reflect actual costs rather than profit and that unpaid permits are typically voided if not completed within a reasonable timeframe. Ms. Wimmer confirmed that the change provides clarity and consistency for both staff and applicants and would be brought back for consideration at a business meeting.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

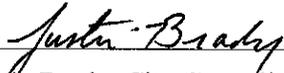
There was no need for a closed meeting.

7. Adjourn

Chairman Brady adjourned meeting at 5:58 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 18th day of February, 2025



Justin Brady, City Council Chair