

City Council and Redevelopment Agency Work Meeting Minutes

Date: August 20, 2025

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 (*attending via telephone*)
Maresa Manzione
Melodi Gochis

Staff Present

Mayor Debbie Winn
Matt Johnson, City Attorney
Darwin Cook, Parks and Recreation Director
Nathan Farrer, Assistant Public Works Director
John Perez, Economic Development Director
Chris Sloan, Planning Commissioner
Police Chief Adrian Day
Paul Hansen, City Engineer
Andrew Aagard, Community Development Director
Loretta Herron, Deputy Recorder
Shilo Baker, City Recorder

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:30 pm

2. Roll Call

Councilwoman Manzione, Present
Councilwoman Gochis, Present
Councilman Hansen, Present (*attending via telephone*)
Councilman McCall, Present
Chairman Brady, Present

3. Mayor's Report

Mayor Winn reported on the ribbon cutting for the new U-Haul facility on the north end of Main Street, noting it offers full-service moving, climatized storage, and pod delivery. She said the company expects high demand and will be relocating pod storage operations from Salt Lake to Tooele. She also highlighted a recent tour of the Kennecott Copper Mine offered to Tooele Valley residents and announced that Kennecott is partnering with the City through grants to support the

Tooele Valley Museum and public education efforts. She thanked the fire and police departments for their response to two recent fires, including one that threatened five nearby homes. Lastly, she recognized the City's crossing guards for their dedication and encouraged drivers to be alert, especially in school zones.

4. Council Members' Report

During the Council Members' report, Councilman McCall echoed the mayor's remarks about the new U-Haul facility and noted their services, including trailer hitch installations and moving supplies. He also reported on attending meetings with the RDA, the Arts Council, and the Rio Tinto tour, emphasizing the scale of the Kennecott mine when viewed from the Salt Lake side.

Councilwoman Gochis reported attending the Rio Tinto tour and described it as a great experience. She also attended the Stansbury Junior High ribbon cutting and the U-Haul event, and echoed the mayor's appreciation for the City's crossing guards.

Councilwoman Manzione reported attending the same events, including the Rio Tinto tour with her grandchildren, noting it was family-friendly and educational. She also gave an update on the WFRC Active Transportation Committee, which discussed HB 290 regarding parking in bike lanes and the benefits of bike lanes for safety and local commerce. She also shared insights from a traffic calming study presented by West Jordan City, which found that speed bumps and raised crosswalks were among the most effective and affordable methods, while roundabouts were the safest in terms of accident reduction.

Chairman Brady noted he missed last week's staff meeting but attended the prior week's and expressed appreciation for City staff. He announced the North Tooele Special Service District meeting scheduled for the following night and commented on the well-maintained landscaping in the roundabout. He explained that some dead grass in the area was due to gophers or voles chewing sprinkler wiring, and the issue was being addressed.

5. Discussion Items

- a. **Resolution 2025-71** A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Advanced Spine and Pain Located Near 2400 North 400 East

Presented by John Perez, Economic Development Director

Mr. Perez presented the item and explained that the request came from Physicians Accounting and Management Systems, represented by Brent Davis. The request totaled 1.2 acre-feet of water – 0.7 acre-feet for Phase One and 0.5 for Phase Two – associated with an estimated \$8 million capital investment and the creation of eight full-time jobs with average wages of \$48,000.

Councilwoman Manzione inquired about the timeline for the two phases. Mr. Perez noted that no phasing schedule had been provided but stated the Council could require vertical construction to begin within a set timeframe, such as two years, in line with existing policy. Councilwoman Manzione supported including a consistent expiration clause, noting that it would not restrict the City's water availability and applicants could return for an extension if needed.

Chairman Brady expressed support for the project, noting that the business is well-regarded in the community and that the current location is suboptimal. He thought the proposed expansion was a good use of water.

- b. **Resolution 2025-73** A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for Grow Development LLC Located at 249 East 1000 North.

Presented by John Perez, Economic Development Director

Mr. Perez presented the request for seven acre-feet of water, noting the project was located east of the fire station and north of Our House Assisted Living. He explained that the development was expected to generate approximately 130 full-time jobs with average annual wages of \$55,000 and represented a capital investment of about \$30 million. He added that Grow Development had over 40 years of experience with projects across several Utah counties and was a well-established company.

Mr. Perez stated that the water request covered the entire buildout, including landscaping, though no timeline for the phases had been provided. He suggested that the Council could impose an expiration clause requiring vertical construction to begin within a set timeframe, possibly within one or two years.

Chairman Brady questioned whether the amount of water requested seemed high for warehouse-style development, given the previous rezoning discussions. Mr. Perez confirmed the amount was accurate for full buildout and compared the project to existing flex-space developments in the area, noting that the design would improve upon past models by providing individual restrooms rather than shared facilities. Chairman Brady also asked whether the estimated jobs represented new employment opportunities. Mr. Perez explained that while some tenants would be local businesses expanding beyond their current space, new jobs were expected to result from that growth.

c. Discussion on Diagonal Parking on Broadway Near Hometown Bakery

Presented by John Perez, Economic Development Director

Mr. Perez presented the discussion and explained that the request was meant to improve customer access during busy evening hours. He noted that zoning regulations did not require on-street parking in this zone, leaving the matter to Council discretion, and outlined possible trial options while sharing measurements prepared by the City Engineer.

Mayor Winn expressed concern that diagonal parking on both sides of the street would limit fire truck access during emergencies. She said one alternative could be removing parking from one side, but suggested a better option might be converting recently acquired City-owned parcels near the area into a parking lot. She noted that such a lot could be temporary, but would provide needed parking for all nearby businesses and serve as a public benefit.

Councilman McCall asked about ownership of an empty lot across from the bakery, and it was believed to be owned by the bakery's proprietors. Councilwoman Manzione and Councilwoman Gochis supported engaging all property owners in a discussion to determine what would work best, and agreed that additional parking would also benefit city-sponsored events in the Historic District. The Council concluded that staff should explore partnership options and potential use of City property to address parking needs.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady announced there was a need to go into a Closed Session due to pending litigation and property acquisition.

Motion: Councilwoman Gochis moved to proceed into a Closed Session. 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.

The public meeting recessed at 5:57 p.m. and reconvened in the conference room for the Closed Session.

Chairman Brady called the Closed Session to order at 6:03 p.m.

Roll Call: Councilman Ed Hansen (via phone); Councilwoman Melodi Gochis; Councilwoman Maresa Manzione; Councilman Justin Brady; Councilman Dave McCall

Also in attendance: Mayor Debbie Winn; Matt Johnson, City Attorney; Shilo Baker, City Recorder; Nathan Farrer, Assistant Public Works Director; Darwin Cook, Parks and Recreation Director; Paul Hansen, Contract City Engineer; Police Chief Adrian Day; Andrew Aagard, Community Development Director

7. **Adjourn**

Chairman Brady adjourned the meeting at 6:41 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 3rd day of September, 2025



Justin Brady, City Council Chair