

City Council Work Meeting Minutes

Date: July 15, 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
Melodi Gochis
Jon Gossett

Staff Present

Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Public Works Director
Darwin Cook, Parks and Recreation Director
John Perez, Economic Development Director
Adrian Day, Police Chief
Paul Hansen, City Engineer
Andrew Aagard, Community Development Director
Shannon Wimmer, Finance Director
Shilo Baker, City Recorder
Clarissa Pankratz, 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 thanked City staff, volunteers, and the community for their efforts in making the Fourth of July celebrations a success, highlighting the concert, fireworks, and the Fire Department's supervision of the event. She also noted two recent ribbon cuttings for the newly rebranded Switchpoint Thrift Store and its new Main Street coffee shop, encouraging residents to support the business since its proceeds benefit the homeless shelter. Finally, Mayor Manzione asked Council Members to review the proposed MIDA development standards packet before the

next City Council meeting and provide any comments to John Perez so the document can be finalized before adoption.

4. **Council Members' Report**

Councilman Gossett reported attending several community events, including ribbon cuttings for local businesses, the Arts Festival, Fourth of July celebrations, and an Arts Council meeting. He also attended a Communities That Care meeting at the Health Department and expressed his enthusiasm for the program's return and the positive impact it can have on the community.

Councilwoman Gochis thanked everyone who helped make the Fourth of July celebrations a success, congratulated the newly crowned Miss Tooele City royalty, and reported attending a Tooele Valley Theatre Company event at the Ritz Theater. She also noted she had been out of town for the past couple of weeks and was glad to be back.

Councilman Hansen reported attending Fourth of July events, including the parade and helping prepare the City float. He noted that the most recent Planning Commission meeting was unusually brief due to a single agenda item. He also attended the Local Homeless Council's evening meeting, which had strong community participation and included a presentation from the Nat-su group on its continued growth and community initiatives in Tooele.

Councilman McCall reported attending the Miss Tooele City pageant, helping prepare and serve hot dogs during the Fourth of July festivities, and attending the Switchpoint ribbon-cutting and coffee shop opening. He also noted that he had been out of town for a few days.

Chairman Brady reported attending several community events, including the Fourth of July celebrations. He thanked City staff for their efforts in organizing the events, noted the positive community feedback regarding the fireworks display, and expressed appreciation for residents' compliance with the fireworks restrictions, which helped reduce the burden on the Fire Department.

5. **Discussion Items**

a. **Discussion on proposed amendments to Tooele City Code 7-16-3. Table 1: Table of Commercial Uses Regarding the Land Uses Permitted in the Industrial, Industrial Service and Light Industrial Zoning Districts**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented an overview of Tooele City's three industrial zoning districts—Industrial, Light Industrial, and Industrial Service—and explained that the Industrial Service and Light Industrial zones currently have very few differences, with only one unique permitted use separating them. He outlined three possible approaches: eliminate the Industrial Service zone and rezone those properties to Light Industrial, leave the current zoning structure unchanged, or further distinguish the permitted uses between the two districts. Planning Staff noted that separating the uses would be difficult because there is no clear, objective distinction between "light" and "medium" industrial uses.

Council Members discussed the original intent behind creating the Industrial Service zone, recalling that it was established to accommodate a specific type of business that did not fit within the existing industrial zoning districts. Council Members also expressed

concerns about unintended consequences, including the concentration of multiple tow yards in one location, and agreed they were not ready to make a decision. The Council directed planning staff to research the history and original purpose of the Industrial Service zone, bring additional information back at a future work meeting, and continue the discussion before determining whether any ordinance changes are warranted.

b. Discussion on Adopting Architectural Standards for All New and Renovated Commercial Buildings in Tooele City

Presented by Andrew Agard, Community Development Director

Mr. Agard presented a proposed architectural standards ordinance for new and renovated commercial buildings, explaining that Tooele City currently has no design standards for commercial development. The proposed ordinance is intended to preserve the quality of existing development while providing clear, flexible standards for building design without creating significant additional costs for developers. Proposed requirements include four-sided architecture, façade and roofline variations, durable exterior materials, screening of rooftop mechanical equipment, masonry dumpster enclosures, and design standards for commercial development in light industrial zones.

Council Members expressed strong support for the proposed standards, agreeing they would help maintain the City's appearance as it continues to grow. Discussion included the importance of durable building materials, improving the appearance of building elevations facing residential areas, regulating commercial Conex containers, and considering how the standards would apply within the historic downtown area. Council Members also discussed whether the standards could be applied retroactively but acknowledged they would primarily affect new construction and future renovations. Planning Staff was directed to continue refining the ordinance, research potential downtown overlay considerations, and return with a formal ordinance for Council consideration.

c. Water Reclamation Facility Oxidation Ditch Discussion

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented an overview of the City's wastewater treatment system, explaining that continued population growth and increasing wastewater flows are pushing the existing treatment plant closer to its 3.4 million gallon per day capacity. While recent upgrades have improved the plant's ability to receive wastewater, additional improvements are needed to expand treatment capacity, maintain regulatory compliance, and support future growth. Farrer also explained the wastewater treatment process, recent operational challenges, and the importance of maintaining healthy biological treatment systems.

Mr. Farrer outlined several upcoming capital improvement projects, including biosolids processing upgrades, UV disinfection improvements, sewer line expansions, additional aeration equipment, and the eventual construction of a second oxidation ditch and additional clarifiers, estimated to cost \$30–40 million. Council Members discussed funding needs, future capacity, land availability, unexplained wastewater flow spikes, and improvements to the reclaimed water system that supplies the golf course. Staff emphasized the need to continue planning for long-term wastewater infrastructure

improvements and invited Council Members to tour the treatment plant to better understand the system and its operational challenges.

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady stated there was a need for a Closed Meeting to discuss litigation and/or property acquisition.

Motion: Councilman McCall moved to proceed into a Closed Meeting. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion passed 5-0.

The public meeting recessed at 6:42 p.m. The Council reconvened for the Closed Meeting in the Large Conference Room.

Chairman Brady called the Closed Meeting to order at 6:46 p.m.

Roll Call: Councilman Dave McCall, Present; Councilman Jon Gossett, Present; Councilwoman Melodi Gochis, Present; Councilman Ed Hansen, Present; and Councilman Justin Brady, Present.

Also in attendance: Mayor Maresa Manzione; Matt Johnson, City Attorney; Shilo Baker, City Recorder; Adrian Day, Police Chief; Nathan Farrer, Public Works Director; Paul Hansen, City Engineer; Darwin Cook, Parks & Recreation Director; Andrew Aagard, Community Development Director; and Shannon Wimmer, Finance Director.

Chairman Brady recessed the closed meeting at 6:53 p.m. to reconvene at the conclusion of the City Council Business Meeting.

Chairman Brady called the reconvened Closed Meeting to order at 7:56 p.m.

Roll Call: Councilman Dave McCall, Present; Councilman Jon Gossett, Present; Councilman Ed Hansen, Present; Councilwoman Melodi Gochis, Present; and Councilman Justin Brady, Present.

Also, in attendance: Mayor Maresa Manzione; Matt Johnson, City Attorney; Shilo Baker, City Recorder; Adrian Day, Police Chief; Nathan Farrer, Public Works Director; Paul Hansen, City Engineer; Darwin Cook, Parks & Recreation Director; Andrew Aagard, Community Development Director; and Shannon Wimmer, Finance Director.

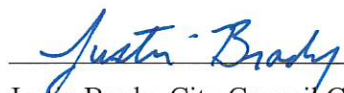
No minutes were taken on these items.

7. **Adjourn**

Upon conclusion of the Closed Meeting, Chairman Brady adjourned the meeting at 8:43 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 5th day of August, 2026


Justin Brady, City Council Chair