

City Council Work Meeting Minutes

Date: August 5, 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 (via Phone)
Melodi Gochis
Jon Gossett

Staff Present

Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Public Works Director
Darwin Cook, Parks and Recreation 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
Teresa Young, Clerk/Minute Composition

Minutes Prepared by Teresa Young

1. Open City Council Meeting

Chairman Brady called the meeting to order at 5:32 p.m. The meeting began slightly later than scheduled due to technical issues.

2. Roll Call

Jon Gossett, Present
Melodi Gochis, Present
Dave McCall, Present
Ed Hansen, Present (via Phone)
Justin Brady, Present

3. Mayor's Report

Mayor Manzione reported that a change of command has taken place at the Tooele Army Depot, welcoming Colonel Fortune as the new commander, with additional leadership changes expected soon at Dugway Proving Ground. She also provided an update on ongoing meetings with UDOT regarding the Mid Valley Highway and the City's corridor access agreement, noting that the City is working to address challenges and pursue the best outcome for Tooele City.

The Mayor shared that the Tooele Senior Center has become the first "Center of Kindness" and recently celebrated the designation with a community event attended by hundreds of people, including representatives from the Semnani Foundation.

Finally, Mayor Manzione reported on a pre-disaster mitigation planning meeting with Tooele County and state officials. She noted that public surveys will be released in the near future through Tooele County Emergency Management to assist with updating the countywide disaster mitigation plan, in which Tooele City will participate.

4. Council Members' Report

Councilman McCall reported that he attended the Tooele Senior Center's "Center of Kindness" celebration and echoed the Mayor's positive remarks about the event. He had no additional items to report.

Councilman Hansen indicated that he would defer his report until the next meeting, when he would be attending in person.

Councilwoman Gochis reported that she attended the Tooele Army Depot Change of Command Ceremony and welcomed Colonel Fortune and his family to the community. She also attended an RDA Executive Board meeting and toured the City's Water Reclamation Facility, expressing appreciation to Water Reclamation Supervisor Troy Meyer and staff for their work processing millions of gallons of wastewater daily and noting the recent headworks building upgrade and future improvements. Additionally, Councilwoman Gochis attended Flock training and spokesperson training with the Tooele City Police Department, met with Mayor Manzione, and participated in the Tooele County Growth Summit at Tooele Technical College regarding the Nuclear Lifecycle Campus.

Councilman Gossett reported that he met with Mayor Manzione and toured the Water Reclamation Facility with Nathan Farrer. He expressed appreciation for the tour and highlighted the complexity and importance of the work performed at the facility to manage the City's wastewater. He also mentioned attending an additional meeting but did not have further details to report.

Chairman Brady reported that he attended several of the same meetings and activities as previously discussed, including a tour of the Water Reclamation Facility. He noted that the tour provided valuable firsthand insight into the City's operations and upcoming challenges, expressing confidence in the City's ability to address future needs. He also highlighted the weekly staff meetings with the Mayor and commended City staff for their dedication, ideas, and commitment to the community.

5. Discussion Items

a. Fee Schedule Discussion (Records and Police Department)

Presented by Matt Johnson

Mr. Johnson provided an update regarding potential revisions to the City's Government Records Access and Management Act (GRAMA) fee schedule. Staff, including the City Recorder's Office and Police Department, have reviewed the current fee structure and determined that while it

complies with state law, it may not fully account for the City's actual costs associated with responding to increasingly complex records requests.

Mr. Johnson explained that the primary costs are no longer related to paper copies but are associated with staff time required to compile electronic records, separate protected or private information, and complete necessary redactions. Proposed changes may include fees for redaction and an hourly compilation fee consistent with state law, while maintaining flexibility for the Records Officer to waive or adjust fees when appropriate.

Mr. Johnson emphasized that the intent is not to generate revenue but to ensure the City can recover reasonable costs associated with processing records requests. Council acknowledged that GRAMA requests, particularly those involving police records, are becoming more time-consuming and supported ensuring the City's costs are appropriately covered.

b. Discussion on Data Centers in Tooele City and Whether City Ordinances Should Be Amended to Appropriately Respond to these Potential Uses

Presented by Andrew Aagard

Mr. Aagard presented a work session discussion regarding data centers and the need to update Tooele City's development code to address this emerging land use. He explained that the City's current zoning ordinance neither defines nor regulates data centers. Because the City's code is permissive, data centers are not currently allowed; however, Mr. Aagard noted that broadly defined uses, such as research facilities or warehouses, could potentially be interpreted to allow them. He stated that one of his responsibilities is to identify deficiencies in the development code and recommend updates as technology and land uses evolve.

Mr. Aagard explained that while data centers have existed for many years, demand has grown rapidly due to cloud computing, smartphones, streaming services, and especially artificial intelligence. He described the different types of data centers, ranging from small modular facilities to large hyperscale campuses operated by companies such as Meta, Google, Microsoft, and Amazon. He noted that the inquiries received by Tooele City have primarily involved smaller modular facilities or conversions of existing buildings rather than large campus-style developments.

As part of his research, Mr. Aagard outlined both the benefits and challenges of data centers. He explained that they can provide significant construction activity and tax revenue but require substantial amounts of electricity, water, and land while creating relatively few permanent jobs once operational. He noted that enterprise-scale facilities may use between 300,000 and 500,000 gallons of water per day, while some hyperscale facilities can require several million gallons daily, making water use a significant concern for Tooele City.

Mr. Aagard also reviewed how other Utah communities regulate data centers. He found that most cities have limited regulations, with some permitting them only in specific industrial zones and requiring standards such as increased setbacks, closed-loop cooling systems, or on-site power generation. Other cities have little or no specific regulation because data centers remain a relatively new and rapidly evolving land use. He also

distinguished the challenges faced by counties, which often have significantly more land and different utility responsibilities than municipalities.

Mr. Aagard presented several options for Council's consideration, including leaving the code unchanged, clarifying existing definitions to prevent data centers from qualifying under other land uses, permitting them only within designated industrial zones with specific development standards, creating a dedicated industrial zoning district for data centers, or adopting a comprehensive ordinance. He noted that a detailed ordinance would likely require assistance from a specialized consultant.

Council members expressed appreciation for the presentation and agreed that additional research was needed before making policy decisions. Councilwoman Gochis expressed interest in touring an operating data center to better understand the facilities, and Mr. Aagard indicated he would also like to participate.

Chairman Brady asked how the City could limit water and power consumption if data centers were ever permitted. Mr. Aagard responded that the City could potentially restrict the size of facilities, limit them to modular developments or existing buildings, and require closed-loop cooling systems, but acknowledged that directly limiting water usage would be difficult. Public Works Director Nathan Farrer added that while closed-loop cooling systems significantly reduce water consumption, they still require periodic discharge and replacement of water. He explained that the discharge process could create challenges for the City's wastewater treatment system, particularly because cooling systems often contain additives and eventually require large volumes of water to be replaced.

Council members also discussed the possibility of preventing data centers from being approved through broad land use definitions. Chairman Brady referenced previous code amendments related to battery storage facilities and asked whether similar clarifications should be made for warehouses and research facilities. Mr. Aagard recommended amending those definitions to eliminate potential loopholes while preserving the City's ability to evaluate future policy options.

Council members discussed the balance between protecting community resources and preserving future economic opportunities. Chairman Brady noted that data centers could provide significant tax revenue, potentially reducing future tax burdens on residents, but emphasized that any proposal would need strong protections for water, power, and other community resources. Councilman McCall suggested the City should continue studying the issue before making a permanent decision and noted that future technologies or the use of non-potable water could change the discussion. Councilman Gossett agreed that technology is evolving rapidly and supported leaving the code unchanged while the City gathers more information.

Mr. Aagard suggested a measured approach by leaving data centers unlisted in the zoning code while amending the definitions of warehouses and research facilities to ensure they could not be approved through unintended interpretations. Council members expressed support for continuing research, considering a facility tour, and holding additional discussions before deciding whether to develop specific regulations for data centers.

The discussion concluded with agreement that staff would continue researching the issue and return to the Council with additional information and possible code amendments to clarify existing land use definitions. Chairman Brady emphasized the City's commitment to conducting the discussion in an open public forum so residents can understand the Council's deliberations and participate in any future public hearings if ordinance changes are proposed.

c. Demonstration Garden

Presented by Nathan Farrer

Mr. Farrer presented plans for a new pollinator demonstration garden made possible through a grant from the Utah Department of Agriculture and Food's Pollinator Habitat Program. The City was awarded 50 planting kits, totaling approximately 1,600 native plants, to create a demonstration landscape that supports pollinators while showcasing water-wise, native landscaping.

Mr. Farrer explained that the project will transform an underutilized City-owned water storage tank site near the West Meadow subdivision into a community amenity featuring native plants, walking paths, and gathering areas. The demonstration garden is intended to educate residents about drought-tolerant landscaping, provide habitat for bees, butterflies, hummingbirds, and other pollinators, and reduce long-term water use by replacing weeds and unused open space with native vegetation.

The landscape concept was developed by Community Development Director Andrew Aagard and will incorporate a variety of native Utah plants available through the grant, supplemented with additional species as needed. Mr. Farrer noted that the City has already received interest from local Scout troops and City employees to assist with the project and plans to recruit additional volunteers through JustServe and other community organizations.

Council members asked about irrigation and construction plans. Mr. Farrer confirmed that a drip irrigation system will be installed to efficiently establish the plants while minimizing water use. He also explained that the City is considering natural walking paths using mulch, rock, or other permeable materials rather than concrete to better complement the landscape and discourage bicycle traffic through the garden.

The plants are scheduled to be picked up in September, with installation anticipated shortly thereafter and a ribbon-cutting planned later in the fall. Mr. Farrer stated that the City hopes this project will serve as a model for converting other underutilized City-owned properties into attractive, water-efficient public spaces through future grant opportunities.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady advised that there was a need for a closed meeting.

Motion: Councilwoman Gochis made a motion to proceed into a closed meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye";

Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; Councilman Hansen, "Aye"; and Chairman Brady, "Aye". Motion passed.

The public meeting recessed at 6:32 p.m. The Council reconvened for the Closed Meeting in the Large Conference Room.

Chairman Brady called the closed meeting to order at 6:36 p.m.

Roll Call: Councilman Jon Gossett, Councilman Dave McCall, Councilwoman Melodi Gochis, Councilman Ed Hansen (via Phone), and Councilman Justin Brady.

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 6:54 p.m. to reconvene at the conclusion of the City Council Business Meeting.

Chairman Brady called the reconvened the Closed Meeting and called to order at 7:43 p.m.

Roll Call: Councilman Jon Gossett, Councilman Dave McCall, Councilwoman Melodi Gochis, Councilman Ed Hansen (via Phone), and Councilman Justin Brady.

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.

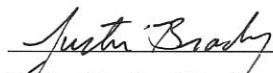
No minutes were taken on these items.

7. Adjourn

Upon conclusion of the Closed Meeting, Chairman Brady adjourned the meeting at 8:53 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 2nd day of ~~August~~, 2026
September,



Justin Brady, City Council Chair