City Council Work and RDA Meeting Minutes

Date: September 2, 2026
Time: 5:30 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele City, Utah

Council Members Present
Jon Gossett
Justin Brady
Ed Hansen
Dave McCall

Excused:
Melodi Gochis

Staff Present:
Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Public Works Director
Darwin Cook, Parks & Recreation Director
John Perez, Economic Development Director
Lonnie Collings, Police Captain
Shannon Wimmer, Finance Director
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
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 opened the meeting at 5:30 p.m.

2. **Roll Call**

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

3. **Mayor's Report**

   Mayor Manzione reported that she and Councilman McCall attended the change of command ceremony for the West Desert Test Range at Dugway Proving Ground and welcomed Lieutenant Colonel Player to his new leadership role. She also thanked the children from Mini Squeezes Lemonade Stand for donating $437 to the City's animal shelter.

Mayor Manzione reminded the public about the Fire Department's annual 9/11 Memorial Walk on September 12 at 8:00 a.m. She announced that repairs to the driving range had been completed and thanked the Public Works and Streets Departments for their prompt response in repairing a water leak and sinkhole on 700 South the same day.

Lastly, Mayor Manzione shared that a woman in her neighborhood was able to complete all of her children's school clothes shopping in Tooele without traveling to Salt Lake, which she noted was positive for the community and local sales tax revenue.

4. **Council Members' Report**

Councilman McCall reported that he attended the appointment ceremony for the new West Desert Test Center Commander, which he found interesting. He also noted that he had attended other events and concluded his report.

Councilman Hansen reported that he enjoyed seeing the children from the Mini Squeezes Lemonade Stand present their donation to the City's animal shelter. He also reported attending Planning Commission meetings, where there were several productive discussions. Additionally, he and Councilman Gossett met with local Republican Party representatives to discuss data centers and other matters occurring in the county. Councilman Hansen concluded with a lighthearted comment about his wife being able to shop locally in Tooele rather than traveling to Salt Lake, noting that her shopping dollars and his tax dollars would remain in the community.

Councilman Gossett reported that he appreciated Councilman Hansen's wife supporting his local business. He and Councilman Hansen also met with local GOP representatives to discuss data centers and other topics, noting that data centers continue to be a significant topic of interest. Councilman Gossett also reported attending Planning Commission meetings and other events.

Chairman Brady reported that the North Tooele Special Service District recently held its Truth in Taxation hearing, which was approved. He also reported attending the weekly staff meeting and expressed appreciation for the many behind-the-scenes efforts of City staff and all they do for the community.

5. **Discussion Items**
   a. **Sewer Bond Discussion**
   Presented by Jason Burningham, LRB Public Finance Advisors

Mr. Burningham of LRB Public Finance Advisors presented the proposed plan of finance for wastewater treatment facility improvements. He explained that the Council was being asked to consider a parameters resolution authorizing the notice of intent to issue sewer revenue bonds and setting a public hearing for September 16. The resolution would establish maximum bonding parameters but would not finalize the bond amount, interest rate, or other terms.

Mr. Burningham estimated the total project cost at nearly $17 million, with approximately $5 million in previously collected impact fees being applied to the project. The City currently anticipates issuing approximately $11.1 million in bonds, although the proposed resolution would authorize up to $14 million. The bonds would be repaid through sewer system revenues rather than property taxes.

Mr. Farrer clarified that the project includes upgrades to the biosolids greenhouse, including new turners and heated floors, improvements to two sewer lines, and upgrades to the UV disinfection building. Additional capital improvements are planned to be funded through a combination of capital reserves and net revenues.

The anticipated timeline includes a public hearing on September 16, bond pricing in early October, and closing later in October.

b. **Discussion on the History of the IS Industrial Service Zoning District and Possible Amendments to the Industrial, Light Industrial and Industrial Service Zoning Districts Regarding Land Uses Permitted Within Each Zone.**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented research on the purpose and history of the Industrial Service (IS) zoning district. He explained that the zone was created in 2020 to provide a district between Light Industrial and Heavy Industrial, primarily to accommodate service-oriented uses while excluding the broad category of light manufacturing and assembly.

Mr. Aagard presented several options for the Council's consideration, including eliminating the IS zone and rezoning those properties to Light Industrial, leaving the zone as currently established, or attempting to further distinguish permitted uses between the Light Industrial and Industrial Service zones. He noted that further separating the uses could be difficult and potentially arbitrary.

During the discussion, Councilmembers recalled that the Industrial Service zone had been created in response to specific development proposals, including a storage facility and towing-related uses. The Council discussed the benefits of retaining the zone, particularly because it allows certain service-oriented uses while restricting light manufacturing. The consensus was to leave the Industrial Service zone in place and revisit the issue in the future if necessary.

c. **Discussion on a proposed City Code Text Amendment request by Perry Commercial to Amend Tooele City Code 7-16a-3, Residential Special Districts Eligibility and Size, Regarding the Minimum Land Requirements Necessary to Qualify for a Commercial Special District and Compliance with the Land Use Map of the General Plan.**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed text amendment requested by Perry Commercial to modify the eligibility requirements for a Commercial Special District (CSD). The amendment would allow a land use map amendment to be reviewed concurrently with a CSD application, reducing the number of applications and associated fees. If approved, the CSD would automatically change the property's land use designation to commercial.

The proposed amendment would also allow CSD properties exceeding 125 acres, with each parcel larger than 30 acres, to be noncontiguous. Projects not meeting those criteria would remain subject to the standard CSD requirements, including the 50-acre contiguous property requirement.

The Council discussed the benefits of consolidating the applications, including reducing review time and costs for both the applicant and the City. Staff noted that the proposed changes would make the application process more efficient while allowing developers to invest more resources into their projects and infrastructure. The Council expressed support for the proposed amendment.

d. **Water Discussion Regarding Interior Depletion**
Presented by Paul Hansen, City Engineer

Mr. Hansen presented a proposed amendment to the City's water rights ordinance that would reduce the required depletion amount for interior water use from 100% to 60%. The proposed change is based on updated information regarding water losses during the reclamation process, which staff estimates at approximately 5%, combined with the 55% depletion required for irrigation and other end uses.

The amendment would reduce the amount of water rights developers are required to provide while continuing to protect the City's water supply and comply with State requirements. He explained that the proposal would result in a slight increase in the amount of diversion required per dwelling but would significantly reduce the overall water rights obligation compared to the current 100% depletion requirement.

The Council discussed the proposed effective date and expressed support for using the date of the work meeting as the starting point for applications submitted while the ordinance amendment proceeds through the approval process. He will present the proposed amendment to the Planning Commission for review and recommendation before bringing it back to the City Council for final consideration and public hearings.

e. **Proposed Broadway RDA**
Presented by John Perez, Economic Development Director

Mr. Perez presented a proposal to establish an RDA project area along the Broadway corridor, extending from Utah Avenue to Vine Street and approximately two blocks east and west. The proposed area includes the museum area, the Armory property, and several City-owned properties.

Mr. Perez explained that a developer requested the RDA designation to assist with pursuing potential federal funding and grant opportunities. The developer is not currently requesting tax increment financing. The Council discussed the possibility of future development agreements or an MOU that could establish specific development expectations and outline potential arrangements involving City-owned property, including leasing, purchasing, or lease-to-purchase options.

The Council expressed support for moving the proposal forward, noting the area's development challenges and potential for revitalization.

6. **Closed Meeting**
~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady advised that there was a need for a Closed Meeting due to pending litigation and/or property acquisition.

Motion: Councilman Hansen moved to proceed into a Closed Meeting. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye"; and Chairman Brady, "Aye". The motion passed 4-0.

The public meeting recessed at 6:26 p.m. The Council reconvened for the Closed Meeting in the Large Conference Room.

Chairman Brady called the Closed Meeting to order at 6:29 p.m.

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

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

7. **Adjourn**

Upon conclusion of the Closed Meeting, Chairman Brady adjourned the meeting at 6:55 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 16th day of September, 2026

Justin Brady

Justin Brady, City Council Chair