

City Council Business Meeting Minutes

Date: September 16, 2026

Time: 7:00 p.m.

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

Council Members Present

Jon Gossett
Justin Brady
Ed Hansen
Melodi Gochis

Excused:

Dave McCall

Staff Present:

Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Public Works Director
Patrick Buhr, Public Works Assistant Director
Kami Perkins, HR Director
Paris Johnson, HR Assistant
Adrian Day, Police Chief
Matt McCoy, Fire Chief
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. Pledge of Allegiance

Chairman Brady opened the meeting at 7:09 p.m. and led the Pledge of Allegiance.

2. Roll Call

Councilman Gossett, Present
Councilwoman Gochis, Present
Councilman Hansen, Present
Chairman Brady, Present

Councilman McCall was excused.

3. **America250 Tribute – Deseret Peak Cadet Squadron (RMR-UT-082), Civil Air Patrol – Utah Wing**

Chairman Brady advised that the Deseret Peak Cadet Squadron was unable to attend the meeting, and this item was postponed or rescheduled for a future meeting.

4. **Public Comment Period**

Chairman Brady advised that, prior to opening the public comment period, the City received two comments via email, which he would summarize for the record.

Mr. Tyler Watson requested that the City review a concrete retaining wall on adjacent City property due to concerns regarding the slope, grade, and drainage near his property and vinyl fence. He requested that the City Engineer and Public Works inspect the site and address the retaining wall and related drainage concerns. City staff has contacted Mr. Watson and is addressing the matter.

Mr. T.J. Shields submitted a comment regarding water studies and expressed concerns about the City's water supply and aquifer conditions. He requested a current and transparent assessment of the aquifers in light of drought conditions and the proposed drilling of another well. Staff is preparing a response to his concerns. The full comments will be included in the meeting record.

Chairman Brady opened the public hearing at 7:12 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:13 p.m.

5. **Public Hearing and Motion on Ordinance 2026-27 An Ordinance of Tooele City Amending the Tooele City Zoning Map to Remove the Sensitive Area Overlay from a Tract of Approximately 2.02 Total Acres Consisting of Three Parcels Located at Approximately 600 South Canyon Road and 695 South Main Street.**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented the zoning map amendment request to remove the Sensitive Area Overlay from three parcels located south of Main Street and west of Canyon Road, immediately north of Wigwam Park and the Canyon Rim subdivision. He explained that the underlying zoning would remain unchanged, with the eastern parcels zoned R1-7 and the western parcel zoned MU-160 and Open Space. Mr. Aagard explained that the Sensitive Area Overlay provides additional development standards related to slope, lot size, building envelopes, grading, setbacks, impervious area, stormwater, vegetation, fire protection, cut and fill, and other site conditions. He stated that the applicant is requesting removal of the overlay primarily to allow greater lot yield. The eastern R1-7 property could potentially yield four lots without the overlay but would likely yield only two lots with the overlay in place. The western property could not be developed with new homes under its current zoning, even if the overlay were removed, and would require a General Plan and zoning amendment.

Mr. Aagard also noted that the eastern property has already experienced significant grading without development applications. In response to questions regarding what could be done about the grading, he explained that enforcement can be difficult because certain property alterations, such as landscaping and retaining walls, generally do not require permits, while Public Works land disturbance permits are typically associated with site plan or subdivision applications. He further explained that the City can

require drainage, soil, geological, grading, retaining wall, and slope stability studies during the subdivision review process, regardless of whether the Sensitive Area Overlay remains in place. He also noted that properties in the area are generally nonconforming to the overlay standards and may face limitations on future redevelopment because of the additional setbacks and requirements.

Council asked about the MU-160 zoning and whether the western property could be developed given its size. Mr. Aagard clarified that the western property is partially MU-160 and partially Open Space and that no new homes could be constructed there under the current zoning. He explained that development would require a General Plan amendment and zoning map amendment, regardless of the Sensitive Area Overlay. Council then asked what benefit the applicant would receive from removing the overlay, and Mr. Aagard reiterated that the primary benefit would be additional lot yield on the R1-7 property. When asked whether the property could yield three lots with the overlay, he estimated that it would likely yield two lots, compared with up to four lots without the overlay.

The Council also asked whether there was a FEMA drainage area in the vicinity. Mr. Aagard confirmed that the FEMA drainage is located near the R1-12 property and explained that it carries Settlement Canyon drainage toward the City through the open space area. The Council raised concerns about the substantial grading already performed on the property and whether the slope and drainage were safe. Mr. Aagard stated that no engineering had been provided to confirm the stability of the slope or adequacy of the drainage and explained that the subdivision process would provide the City with greater ability to require the necessary engineering and studies.

The Council questioned whether removing the overlay from the subject property would create an isolated area surrounded by property that remains subject to the overlay. Mr. Aagard explained that it would create a peninsula-like area because the Canyon Rim subdivision is already outside the Sensitive Area Overlay. The Council also asked about the purpose of the overlay and whether it was intended to protect wildlife. Mr. Aagard confirmed that wildlife and natural habitat protection are among its purposes, along with protecting natural drainage, reducing flooding and erosion, preserving the scenic character of hillside areas, and minimizing development impacts.

The Council further discussed the potential effects of additional development, including grading, drainage, erosion, and impacts on nearby properties. Mr. Aagard explained that if the Sensitive Area Overlay remains in place, the property would be subject to additional requirements for revegetation, slope management, cut and fill, drainage, and related development standards. The Council expressed concern about how lot drainage would be addressed to prevent flooding of lower homes from uphill development, and Mr. Aagard acknowledged the concern. He concluded by noting that the Planning Commission had considered the request at its September 9 meeting and, following a public hearing, voted 7-0 in favor of removing the property from the Sensitive Area Overlay.

Chairman Brady opened the public hearing at 7:33 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:33 p.m.

Motion: Councilman Hansen moved to deny Ordinance 2026-27 An Ordinance of Tooele City Amending the Tooele City Zoning Map to Remove the Sensitive Area Overlay from a Tract of Approximately 2.02 Total Acres Consisting of Three Parcels Located at Approximately 600 South Canyon Road and 695 South Main Street. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion to deny passed 4-0.

6. **Public Hearing on Issuance and Sale of the Series 2026 Sewer Revenue Bonds (Reference Resolution 2026-69)**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer provided an overview of the proposed 2026 Series Sewer Revenue Bonds, which would finance improvements to the City's sewage collection and treatment system, establish any required bond reserves, and pay costs associated with issuing the bonds. She reported that the projected par amount of the bonds is \$11,155,000, with an estimated reoffering premium of \$788,358.45 and a \$5 million contribution from the City's sewer impact fees, for total projected sources of \$16,943,358. The funds are anticipated to include \$16,718,449 for construction, \$180,289 for bond issuance costs, and \$44,620 for the underwriter's discount. The bonds are expected to have a 20-year term with an estimated interest rate of approximately 4.24%, subject to the City's final bond rating and remaining within the parameters established by the Council on September 2. Ms. Wimmer explained that the annual bond payments are already incorporated into the City's current sewer rates, so no additional rate increase is anticipated as a result of the bonds. She noted that sewer and water rates will continue to be monitored as future costs and projects change.

The Council asked whether the estimated 4.24% interest rate would change following the Federal Reserve's rate increase. Ms. Wimmer stated that, as of that day, the City was still anticipating approximately 4.24%, but bond rates can change daily and generally lag changes in the Federal Reserve rate. She stated that she would have an updated answer following a scheduled call the following morning.

Public Works Director Nathan Farrer then provided an overview of the improvements to be funded through the bonds. He explained that the project will include upgrades to the biosolids processing facility, including replacement of the two turners and improvements to the greenhouse floors to allow the City to produce Grade A biosolids for sale or year-round land application. The improvements are expected to reduce the amount of biosolids sent to the landfill and associated disposal costs. The project will also include an upgrade to the ultraviolet (UV) disinfection system to improve treatment, maintenance, accessibility, and capacity, as well as two sewer line upsizing projects.

Mr. Farrer explained that additional future improvements, including aeration supplementation, the oxidation ditch, and two clarifiers, will be addressed through separate funding sources or future projects. He noted that population and wastewater flow increases are driving the need for continued improvements to the facility. The wastewater treatment plant has a capacity of approximately 3.4 million gallons per day and is currently operating at approximately 85% of capacity on average. He stated that the improvements will provide additional capacity and help the City keep pace with growth.

In response to a question regarding the project timeline, Mr. Farrer stated that the retrofit is expected to take approximately one and a half to two years. The contractor is prepared to begin once the bond funding is received.

Chairman Brady opened the public hearing at 7:43 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:44 p.m.

This was a public hearing only, there was no action required of the Council for this item.

7. Resolution 2026-70 A Resolution of the Tooele City Council Authorizing the Application for and Acceptance of Edward Byrne Justice Assistance Grant Funding for Police Department Equipment.

Presented by Adrian Day, Police Chief

Chief Day presented information regarding the Edward Byrne Memorial Justice Assistance Grant (JAG) Program, established in memory of New York City Police Officer Edward Byrne, who was killed in 1988 while protecting an immigrant witness.

The City was allocated \$22,870 in JAG (Justice Assistance Grant) funds for the current year. Funding allocations are based on violent crime data from 2025. He noted that 18 Utah cities and three counties received funding, with the cities receiving larger allocations generally having substantially larger populations.

Chief Day proposed using the grant funds to purchase a police-package Honda NT1100 motorcycle. The Police Department currently has an older BMW motorcycle used for training, which has sustained some damage through training exercises. With increased traffic and the department's desire to provide additional motorcycle training, he recommended retaining the BMW as the training motorcycle and purchasing the Honda for operational use. The grant does not require a local match.

Motion: Councilman Gossett moved to approve Resolution 2027-70 A Resolution of the Tooele City Council Authorizing the Application for and Acceptance of Edward Byrne Justice Assistance Grant Funding for Police Department Equipment. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilman Hansen, "Aye", Councilwoman Gochis, "Aye"; and Chairman Brady, "Aye". The motion passed 4-0.

8. Resolution 2026-71 A Resolution of the Tooele City Council Approving an Interlocal Agreement Between Tooele City and Tooele County for 2026 Byrne Justice Assistance Grant Funds.

Presented by Adrian Day, Police Chief

Chief Day advised that Tooele County does not meet the crime-data criteria to qualify for the grant; however, the grant requires the City to enter into a Memorandum of Understanding (MOU) with the County. The MOU is expected to be presented to the County Council on October 7.

Councilwoman Gochis expressed appreciation to staff for the time and effort involved in researching and applying for grants, noting that the work behind the scenes is appreciated.

He thanked the Councilwoman and recognized Business Services Administrator Kaylene Young for managing and keeping track of the department's grant opportunities and applications.

Motion: Councilwoman Gochis moved to approve Resolution 2026-71 A Resolution of the Tooele City Council Approving an Interlocal Agreement between Tooele City and Tooele County for 2026 Byrne Justice Assistance Grant Funds. Councilman Gossett seconded the motion. The vote was as follows: Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 4-0.

9. Resolution 2026-72 A Resolution of the Tooele City Council Approving an Agreement with Hansen, Allen & Luce, Inc. for the Tooele East Valley Water Source and Water Rights Study.

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a proposed water rights study intended to help the City better understand how to utilize its existing water rights, including those held for Kennecott and other water rights located on the east side of the Tooele Valley. The study would help the City determine how to utilize these water rights to support development east of Main Street and provide additional water sources to that area, which could also help support the City's overall water supply.

Mr. Farrer clarified that J-U-B Engineers completed a separate water study earlier in the year that helped the City understand its current water position and water rights holdings. The proposed study would focus on determining how best to utilize the City's existing water rights, particularly those located on the east side of the City.

Motion: Councilman Hansen moved to approve Resolution 2026-72 A Resolution of the Tooele City Council Approving an Agreement with Hansen, Allen & Luce, Inc. for the Tooele East Valley Water Source and Water Rights Study. Councilman Gossett seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye", and Chairman Brady, "Aye". The motion passed 4-0.

10. Resolution 2026-73 A Resolution of the Tooele City Council Consenting to the Establishment of the Tooele City Firefighter Incentive for Response and Engagement (F.I.R.E) Program and Adoption of the Plan Document.

Presented by Matt McCoy, Fire Chief and Kami Perkins, Human Resources Director

Ms. Perkins and Fire Chief McCoy presented the City's proposed Firefighter Incentive for Response and Engagement (FIRE) Plan. Ms. Perkins explained that changes to state and federal laws over the years have affected the City's ability to provide compensation and benefits to volunteer firefighters while maintaining their volunteer status. The City has worked with state legislators in the past to preserve the volunteer firefighter program and continues to monitor applicable requirements.

Ms. Perkins explained that the Fair Labor Standards Act (FLSA) allows certain nominal compensation to be provided to volunteers, subject to limitations. The proposed plan uses a point-based system rather than compensation based on hours worked. Firefighters will earn points for various response and engagement activities, including emergency responses, fire prevention, training, and required medical examinations. At the end of the plan year, each participating firefighter will receive a percentage of the total available funds based on their proportion of the total points earned. The plan includes internal controls and dual approval procedures to ensure accurate reporting and equitable distribution. Staff is also developing an application that firefighters will use to record their activities and points.

Chief McCoy stated that the plan was developed through a collaborative effort between his command staff, the Mayor, and Human Resources. The plan was presented to the volunteer firefighters for review and feedback, which has been largely positive. He emphasized that the incentive is intended as a token of appreciation and recognition for the time and effort volunteers contribute, rather than as a paycheck. The point system recognizes a variety of contributions, including emergency response, fire prevention, training, and other required activities.

Chief McCoy confirmed that \$100,000 was included in the current fiscal year budget for the incentive program. The plan establishes a \$9,000 maximum annual incentive per firefighter to help maintain volunteer status. Ms. Perkins noted that some highly active firefighters may reach the cap, while the

remaining funds would be proportionately redistributed among eligible participants. The City intends to evaluate the program as it moves forward.

In response to a question regarding whether the budget would be sufficient if firefighters reached certain point thresholds, Ms. Perkins explained that the total points earned by all participating firefighters will determine each individual's percentage of the available funds. Points are not carried over, donated, or banked. If a firefighter's calculated share exceeds the \$9,000 cap, the excess funds will be returned to the pool and redistributed.

The program will begin in October, while the full \$100,000 has been budgeted for the fiscal year. Only points earned beginning in October will be counted for the initial plan year.

Ms. Perkins and Chief McCoy also explained the extraordinary circumstances provision, under which points may be increased for unusually demanding incidents. Examples included a runaway truck incident requiring an atypical response and a major fire requiring firefighters to remain on scene for an extended period. In such circumstances, eligible response points may be doubled.

The Council expressed appreciation to the volunteer firefighters for their years of service and recognized the work of the Chief, Human Resources staff, and others involved in developing the program. The Council also expressed support for the work done on the proposed plan.

Motion: Councilman Gossett moved to approve Resolution 2026-73 A Resolution of the Tooele City Council Consenting to the Establishment of the Tooele City Firefighter Incentive for Response and Engagement (F.I.R.E.) Program and Adoption of the Plan Document. Councilwoman Gochis, seconded the motion. The vote was as follows: Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 4-0.

11. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

Ms. Baker presented three invoices that were not included in the meeting packet. The first invoice was to Wheeler Machinery Company in the amount of \$49,657 for a generator for the Parks Building. The second invoice was to Ken Garff West Valley Ford in the amount of \$75,464 for an F-350 4x4 dump truck equipped with a snowplow for the cemetery, replacing an older dump truck that is nearing the end of its useful life. The final invoice was to Landia in the amount of \$48,788 for parts to repair the mixers at the Water Reclamation Facility.

Motion: Councilman Hansen moved to approve the invoices as presented. Councilman Gossett seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye", and Chairman Brady, "Aye". The motion passed 4-0.

12. Minutes

~ September 2, 2026 City Council and RDA Work Meeting Minutes
~ September 2, 2026 City Council Business Meeting Minutes

There were no corrections to the minutes.

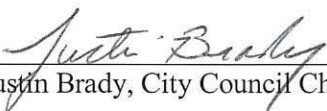
Motion: Councilman Hansen moved to approve the September 2, 2026 City Council and RDA Work Meeting Minutes and the September 2, 2026 City Council Business Meeting Minutes. Councilman Brady seconded the motion. The vote was follows: Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 4-0.

13. **Adjourn**

Chairman Brady adjourned the meeting at 8:04 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 7th day of October, 2026


Justin Brady, City Council Chair

Shilo Baker

From: Tyler Watson
Sent: Wednesday, September 2, 2026 5:26 PM
To: Clarissa Pankratz; Justin Brady; Melodi Gochis; Jon Gossett; Ed Hansen; Dave McCall
Cc: Maresa Manzione; Paul Hansen; Nathan Farrer; Andrew Aagard; Council Meeting Public Comment
Subject: Request for City Review and concrete Retaining Wall on Adjacent City Property — Slope and Grade Concern

[External Email]

Dear Mayor Manzione, Chair Brady, and Members of the Tooele City Council:

I am writing as a resident of Tooele regarding the undeveloped city-side parcel immediately adjacent to my property. The grade on that parcel slopes toward (or away from) my lot in a way that is causing my property to lose soil and grade stability. I respectfully request that the City evaluate the site and install a concrete block (CMU) retaining wall along the common line so my yard does not continue to slope off.

The adjacent land is currently raw dirt, rock, and weeds. My white vinyl privacy fence sits at the property line. The photos I have included show:

- The existing slope and uneven bank next to the fence
- Exposed soil and rock that is not contained
- The street-light base and sidewalk on the public side of the frontage
- How the grade change sits relative to my finished lot

Without a proper retaining structure, the slope is likely to worsen with rain, snowmelt, and freeze-thaw. That creates erosion, drainage toward my foundation or fence, loss of usable yard, and a safety and maintenance issue at the property line.

I am asking the City to:

1. Have Engineering and Public Works inspect the site and confirm ownership and grade of the adjacent parcel.
2. Design and install a concrete masonry unit retaining wall (or equivalent engineered wall) on the city side of the property line sufficient to hold the grade and prevent my lot from sloughing.
3. Address any related drainage so runoff does not concentrate against my fence or foundation.

I would welcome a site visit and am available to meet staff or a council member on the property. Please let me know the appropriate next step and the department that will take the lead.

Thank you for your attention to this. I appreciate the work the City is doing in this growing area and hope we can resolve the grade issue before it becomes a larger problem.

Respectfully,

Tyler Richard Watson, AS, SUDC

United States Marine Corps, Retired

100% Disabled Veteran



Shilo Baker

From: TJ Shields
Sent: Tuesday, September 15, 2026 11:09 AM
To: Council Meeting Public Comment
Subject: Water study - New well

[External Email]

To the city council members.

I'm unable to attend the council meeting in person, but I want to raise a serious concern. I understand that a water study has been submitted in connection with drilling yet another well on the east side of Tooele.

At what point can Tooele City and Tooele County request that the State Engineer conduct an updated water study? The last study, completed in 1996, found that our water shares were already overallocated. Since then, we have experienced drought conditions in 14 of the past 20 years.

Simply because Kennecott or another entity holds a water right does not mean water is available. We cannot continue drill wells to meet growth-related demand without understanding the effect on our aquifers.

As our community continues to grow rapidly, Tooele City and Tooele County should insist on a current, transparent assessment of how our aquifers are holding up. We need to know whether our groundwater supply can realistically support additional development before more wells are approved.

The more we take from ground water the less the lake gets and the less water "snow" pack we get <https://geology.utah.gov/map-pub/survey-notes/how-groundwater-contributes-to-great-salt-lake/>

Thank you, TJ