

RDA and City Council Work Meeting Minutes

Date: July 16, 2025

Time: 5:30 p.m.

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

Council Present

Justin Brady
Melodi Gochis
Ed Hansen
Maresa Manzione
Dave McCall

Staff Present

Mayor Debbie Winn
Matt Johnson, Assistant City Attorney
Paul Hansen, City Engineer
Andrew Aagard, Director of Community Development
Adrian Day, Chief of Police
Shannon Wimmer, Finance Director
Loretta Herron, Deputy City Recorder
Shilo Baker, City Recorder
Chris Sloan, Planning Commissioner
John Perez, Economic Development Director
Kelley Anderson, Planning Commissioner
Darwin Cook, Parks and Recreation Director

Minutes prepared by Alicia Fairbourne

1. Open City Council Meeting

Chairman Brady opened the meeting at 5:30 p.m.

2. Roll Call

Councilwoman Manzione, Present
Councilwoman Gochis, Present
Councilman Hansen, Present
Councilman McCall, Present
Chairman Brady, Present

3. Mayor's Report

During the Mayor's Report, Mayor Winn provided four updates. She stated that parts had been delivered for the traffic signal at 2000 North and Aaron Drive near the hospital entrance, and construction was expected to begin soon. She also announced that installation of the 700 South water line would begin on Monday, July 21, and although the project would take a couple of months, lanes would remain open with residents notified in advance and electronic sign boards posted to provide

updates. On the same date, a four-way stop would be installed at the intersection of 700 North and 100 East, as recent traffic studies showed it now met the necessary criteria. Lastly, Mayor Winn shared that drilling of two test wells would begin this week, with additional drilling planned for the following week, and expressed optimism that the wells would yield good water sources suitable for development.

4. Council Members' Report

During the Council Members' Report, Board Member McCall reported that he attended a change of command ceremony at Dugway and noted that the Council of Governments (COG) meeting scheduled for the following day had been cancelled, as it had been the previous month.

Board Member Hansen remarked that although he had not been present much recently, he participated in some of the Fourth of July events and commended the City for its efforts. He especially praised the condition of the cemetery and recognized Mr. Cook and his staff for their work maintaining the site.

Board Member Gochis provided an extensive report, highlighting her attendance at Lieutenant Rob Benson's retirement ceremony, an open house event celebrating new homeowners who helped build their own homes through sweat equity, and the Miss Tooele City pageant. She congratulated the new royalty and thanked Ms. Perkins and her volunteer staff. She noted the success of various Independence Day events, including the community barbecue, flag retirement ceremony, parade, concert featuring the band Hotel California, and fireworks. Councilwoman Gochis also attended a pre-development meeting earlier that day and viewed the Planning Commission meeting via YouTube.

Chairwoman Manzione echoed her appreciation for staff and volunteers who contributed extra hours and made the Fourth of July celebrations successful. She reported visiting Plastic Ingenuity at the Peterson Industrial Depot alongside Mr. Perez and representatives from the Governor's Office of Economic Opportunity, noting the business's potential expansion. She also referenced a recent KSL article highlighting Tooele City's block parties – City-sponsored neighborhood clean-up efforts that provide opportunities for residents to connect and work together. She shared her positive experience attending one in her neighborhood, where she was able to meet new people and strengthen community ties.

Chairman Brady added that he also attended many of the Fourth of July events and emphasized the extensive planning and effort by staff to make them successful. He concluded by thanking staff for their work.

5. Discussion Items

a. Discussion on a Proposed Amendment to the Tooele City General Plan to Adopt a Water Use Preservation Element as Required by Utah State Law

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a proposed amendment to the Tooele City General Plan to add a Water Use and Preservation Element, as required by Utah State Code sections 10-9a-403 and 17-27a-403. He noted that while the amendment is a state mandate, it is also a practical and beneficial addition given the region's water constraints. The proposed element outlines several state-required components, including the impacts of development on water demand, methods to reduce water use in both existing and future developments, consultation with public water providers and state agencies, and strategies to eliminate wasteful practices within municipal operations.

In developing the element, Mr. Aagard collaborated with department heads and staff to incorporate existing work, much of which had already been included in the City's current Water Conservation Plan. The document was designed to be brief, readable, and informative, totaling only six pages. It includes sections on goals and policies, current water conservation conditions, ordinances and

standards, education and training practices, rebate programs such as the Utah Water Savers "Flip Your Strip" initiative, tiered water pricing, and infrastructure improvements. It also highlights efforts such as eliminating turf grass in certain areas, using smart irrigation technologies, and updating systems for better efficiency.

Council members offered positive feedback. Councilwoman Manzione found the element easy to understand. Councilwoman Gochis appreciated that the document includes an updateable link, which avoids needing to reprint the entire General Plan when changes occur. Chairman Brady commented on how it reflected positively on the City that much of this work was already underway before the state requirement and commended the appearance of City Hall and the library following turf removal. Mr. Aagard noted that these beautification efforts were also described in the element. With the Council's support, Mr. Aagard concluded by stating the item would move forward to the Planning Commission for consideration and would later return to the Council for formal adoption.

b. Discussion on Parking Where there is no Curb- City Code 10-3-24

Presented by Adrian Day, Police Chief

Police Chief Adrian Day discussed challenges with enforcing City Code 10-3-24, which prohibits parking on streets without curbs when it is "practical" to park off-street. He noted the vague language made enforcement difficult and proposed either amending or repealing the code. Other provisions, such as the 48-hour limit on parking in the right-of-way, would still allow for enforcement in some cases.

Council members acknowledged the issue, with Councilwoman Gochis and Councilman Hansen expressing concerns about impacts on residential areas. Chairman Brady and Councilman McCall emphasized that the core issue was road width and emergency vehicle access, not the presence of curbs. Chief Day suggested restricting parking on streets narrower than 25 feet and agreed to consult with the fire department and review related ordinances.

Mayor Winn stated the issue originated with the Pinehurst project and noted the City had hired a surveyor to determine the right-of-way. She supported removing the unenforceable code and updating others to address safety. Councilwoman Manzione asked that any related code sections addressing safety be identified if the ordinance were removed, so the Council could see how those concerns would still be managed. Chief Day agreed to return with revised code language and additional information.

6. Closed Meeting

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady announced that the Council would move into a closed meeting to discuss litigation.

Motion: Councilman Hansen moved to enter into a closed meeting. Councilwoman Gochis 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 5:59 p.m. and the Council reconvened in the conference room for the closed session.

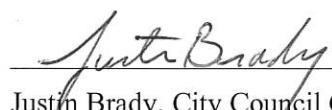
In attendance: Councilman Ed Hansen; Councilwoman Melodi Gochis; Councilwoman Maresa Manzione; Chairman Justin Brady; Councilman Dave McCall; Matt Johnson, Assistant City Attorney; Mayor Debbie Winn; Shilo Baker, City Recorder; Police Chief Adrian Day; Paul Hansen, City Engineer; Shannon Wimmer, Finance Director; Jamie Grandpre, Public Works Director; Andrew Aagard, Community Development Director.

7. Adjourn

Chairman Brady adjourned the meeting at 6:27 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 6th day of August, 2025



Justin Brady, City Council Chair