

City Council Work and RDA Meeting Minutes

Date: February 18, 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
Jamie Grandpre, Former Public Works Director
John Perez, Economic Development Director
Kelley Anderson, Planning Commissioner
Paul Hansen, City Engineer
Andrew Aagard, Community Development Director
Shannon Wimmer, Finance Director
Shilo Baker, City Recorder
Loretta Herron, 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 expressed appreciation for recent snowfall and noted that additional snow is expected, which will be beneficial moving into the summer months.

Mayor Manzione provided a brief legislative update, she reported that there are over 900 bills currently active and approximately 12 days remaining in the legislative session. Council members were encouraged to follow League meetings, which are recorded and available online. Mayor Manzione also reported attending a Shelter Cities Board meeting focused on homelessness-related legislation. Discussions included proposed legislation aimed at consolidating homeless-related bills and ongoing efforts to revise the homeless mitigation funding formula to more equitably support cities with homeless shelters, particularly those not currently receiving mitigation funds.

Mayor Manzione recognized the swearing-in of five new police officers in recent weeks. Weather-related impacts were also reported, including downed power lines, fallen trees, fence damage, wind-related damage at the golf course, and several fires. The Mayor extended sincere thanks to Public Works, Police, and Fire departments for their continued efforts and responsiveness during a particularly demanding period.

4. **Council Members' Report**

Councilman McCall reported limited activity since the last meeting. He attended a ribbon cutting ceremony at Tropical Smoothie Cafe earlier in the month. He also expressed appreciation for the opportunity to take vacation time and noted his absence from the previous two meetings.

Councilman Hansen reported limited city-related activity over the past two weeks due to work-related travel. He noted positive conditions from recent snowfall and expressed optimism that the snowpack will continue to improve.

Councilwoman Gochis reported she also attended the ribbon cutting for Tropical Smoothie Cafe. She also participated in an RDA Executive Meeting on February 5 and an RDA Meeting on February 12. She attended the retirement luncheon for Jamie Grandpre and expressed appreciation for his service, wishing him and his wife well in their next chapter. On February 17, she attended the legislative session at the State Capitol with Representative Peck and noted her appreciation for the building and its use of Utah-sourced materials. She also attended an LPC meeting via Zoom and participated in the City's budget kickoff meeting. She thanked the Mayor, Shannon Wimmer, and Kami for their presentations and noted that the meeting provided a strong foundation for understanding this year's budget needs.

Councilman Gossett reported attending the City's budget kickoff meeting. He also participated in an Arts Council meeting, where updates were provided on progress at the Ritz Theater, including completion of the ceiling, upcoming events beginning this week, and finalization of the Fridays on Vine lineup. He attended a Children's Justice Center meeting and noted the significant impact the organization had over the past year based on reported service numbers. Additionally, he completed Open and Public Meetings Act training and Introductory Training for Municipal Officials.

Councilman Brady reported attending the City's budget kickoff meeting and noted that it included a productive discussion. He expressed confidence in the City's strong financial position and acknowledged the work done over the years to maintain it. He also reported ongoing participation in weekly staff meetings and thanked City staff for their continued efforts, emphasizing that much of their important work occurs behind the scenes.

5. **Discussion Items**

- a. **A Discussion on Resolution 2026-08** A Resolution of the Tooele City Council Waiving Development Impact Fees for the Tooele County Housing Authority's Harvey Subdivision

Presented by Matthew Johnson, City Attorney

Mr. Johnson advised that during tonight's work meeting, and again at the upcoming business meeting, the City Council will consider a request from the Tooele County Housing Authority to waive a portion of the impact fees associated with the proposed Harvey Subdivision, which includes six dwelling units.

Total impact fees are approximately \$16,000 per unit. Under City Code Section 4-15-5, the Council may waive up to \$10,000 per unit. Approval of the waiver would require the waived portion to be covered through another City funding source and would reduce financial barriers for the Housing Authority in delivering affordable homeownership opportunities.

Karen Kuipers, Executive Director for Tooele County Housing Authority presented information on its Mutual Self-Help Housing Program, a USDA Rural Development-supported home ownership program that enables low-and very-low-income households to build their own homes through sweat equity. Participants contribute a minimum of 30 hours per week over approximately nine months, allowing them to qualify for low-interest mortgages and achieve homeownership. The program recently completed 21 homes in the Murdoch Subdivision, and six applicants have applied for homes in the Harvey Subdivision located at 600 North 200 West.

Ms. Kuipers advised that Council previously approved a similar impact fee waiver for the Murdoch Subdivision, which was critical in allowing very-low-income families to qualify. Without the waiver, some applicants—particularly those at or below 50% of Area Median Income—would be unable to participate.

Ms. Kuipers shared profiles of program participants, including teachers, law enforcement officers, healthcare workers, tradespeople, and veterans, highlighting the program's community impact. Estimated mortgage payments range from approximately \$950 to \$1,500 per month, depending on income and subsidy levels.

Mayor Manzione reminded Council that any waived impact fees would still need to be paid by the City, likely from fund balance.

- b. **A Discussion on J-U-B Water Rights Planning Study**

Presented by Jamie Grandpre, former Public Works Director, and Nathan Farrer, Public Works Director

Mr. Grandpre, Mr. Farrer, and J-U-B representative Andrew Hobbs presented results of a Water Rights Planning Study initiated approximately one year ago to evaluate the City's long-term water sustainability in the context of population growth, climate variability, and regulatory constraints. The study was conducted in coordination with the City's Water Master Plan, Water Reuse Plan, and 40-Year Water Rights Plan, and is intended to provide a strategic roadmap for future water policy decisions.

The City currently holds approximately 19,205 acre-feet of water rights on paper; however, after accounting for engineering adjustments, conversion of irrigation rights to municipal use, and a 10 percent drought safety factor, the City's reliable usable water supply is estimated at approximately 12,365 acre-feet. Based on a projected annual growth rate of two percent, water demand is expected to reach approximately 16,576 acre-feet by the year 2060, resulting in a projected long-term deficit of roughly 4,200 acre-feet if no action is taken.

Because the Tooele Valley is a closed basin, the City cannot obtain new water rights and must instead acquire rights from existing holders. As a result, the study recommends maintaining or strengthening the current developer exaction policy requiring new development to provide water rights, rather than allowing fee-in-lieu payments, which could shift the long-term burden of water acquisition to existing ratepayers.

The study emphasizes the importance of protecting existing water rights from forfeiture, managing groundwater use to avoid net increases despite population growth, and preserving access to key water rights. It also highlights the need to expand water reuse from the Water Reclamation Facility for secondary irrigation purposes, continue strategic well development near growth areas to minimize infrastructure costs, and implement conservation measures targeting a 15 to 20 percent reduction in demand, particularly among high-volume water users.

A phased implementation plan extending through 2060 was presented, beginning with near-term actions such as completing the Rogers Road well, initiating additional test wells, expanding reuse infrastructure, refining developer water policies, and enhancing aquifer monitoring. The planning framework includes a built-in drought buffer to maintain service reliability during dry years. Council discussion focused on aquifer capacity, well drilling strategy, reuse feasibility, conservation goals, and the importance of maintaining local control over water policy. Staff emphasized that proactive planning is essential to ensure the City can continue to meet water demands for both current and future residents.

6. **Closed Meeting**

~ Litigation, Property Acquisition, and/or Personnel

Chairman Brady stated 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 McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; Chairman Brady, "Aye". There were none opposed. The motion passed 5-0.

The public meeting recessed at 6:23 p.m. The Council reconvened for the Closed Meeting in the Large Conference Room.

Chairman Brady called the Closed Meeting to order at 6:28 p.m.

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

Also, in attendance: Mayor Maresa Manzione; John Perez, Economic Development Director; Matt Johnson, City Attorney; Shilo Baker, City Recorder; Paul Hansen, Contract City Engineer;

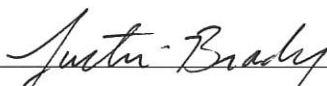
Nathan Farrer, Public Works Director; Shannon Wimmer, Finance Director; Andrew Aagard, Community Development Director; and Darwin Cook, Parks & Recreation Director.

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 4th day of March, 2026



Justin Brady, City Council Chair