City Council Business Meeting Minutes

Date: October 7, 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
Dave McCall

Staff Present:
Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Public Works Director
Patrick Buhr, Public Works Assistant Director
Adrian Day, Police Chief
Shannon Wimmer, Finance Director
Kami Perkins, Human Resources Director
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Shilo Baker, City Recorder
Tiffany Day, Executive Assistant to the Mayor
Clarissa Pankratz, Deputy City Recorder
Teresa Young, Clerk/Minute Composition

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

   Chairman Brady opened the public meeting at 7:00 p.m. He clarified for the public that a separate County Planning Commission meeting was being held simultaneously at the County building just south of the meeting location to address confusion among residents, and then led the Pledge of Allegiance.

2. **Roll Call**

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

3. **America250 Tribute – Tooele County Quilters**

   Mayor Manzione recognized the Tooele County Quilters, an organization with more than 70 members and 50 years of service in the community. Since 2019, the group has made and awarded more than 300

quilts of service to local veterans in appreciation of their service and sacrifice. Mayor Manzione shared that her grandfather, a World War II veteran, received one of the quilts when he was 100 years old and left it to her when he passed away shortly before his 102nd birthday. She expressed her appreciation for the quilters and the personal meaning the quilt holds for her. Approximately 60 veterans are on the list to receive quilts this year during the annual Veterans Day breakfast hosted by the Tooele Elks Lodge. The group also donates quilts to local organizations and welcomes new members. In recognition of their service, Mayor Manzione presented the quilters with Tooele City America 250 pins and thanked them for their contributions to the community.

4. **Domestic Violence Awareness Month Proclamation 2026**
Presented by Mayor Manzione

Mayor Manzione read a proclamation declaring October 2026 as Domestic Violence Awareness Month in Tooele City, in partnership with South Valley Services Pathways. The proclamation recognized that domestic violence affects individuals and families across all communities, including children and seniors, and emphasized the importance of awareness, collaboration, and community support to help prevent abuse. Sarah McLaren, Shelter Manager with Pathways SVS, thanked the City for its support and welcomed the opportunity to work with the community to reduce stigma and assist those affected by domestic violence.

5. **Public Comment Period**

Prior to opening the public comment period for in-person comments, Chairman Brady summarized an email received from Tooele County resident Vickie Lake expressing concerns about the community's long-term water supply amid continued growth and new development. The letter requested that decisions involving significant new water demand be supported by current, independent groundwater data, including an evaluation of groundwater levels and other related factors. Ms. Lake also asked whether an updated water study was available or underway and emphasized the importance of using the most current independent information when making decisions. The full letter will be included in the minutes for public review.

Chairman Brady opened the public hearing at 7:11 p.m.

Karen Poch a resident of the Overlake Perry Homes area for nearly five years, expressed concerns about the proposed reduction in the water depletion requirement for new development from 100% to 60%. She stated that she was not opposed to growth but emphasized the importance of protecting Tooele's long-term water supply. Ms. Poch questioned what happens to the remaining 40% of water that is not depleted through end use or reclamation and whether it returns to the City's water system. She asked about available independent water studies and suggested waiting for the East Valley water source and water rights study, which was in progress, before changing the requirements. She also requested clarification regarding the ordinance's September 2 effective date and how the proposed change would affect the number of water shares required per dwelling unit. Ms. Poch recommended tabling the ordinance until additional studies and information were available, emphasizing the need to ensure a reliable water supply for current and future residents.

Roger Cederholm, a vacuum repairman, expressed concerns about data centers, stating that discussions often focus on water supply and physical resource demands rather than the broader impacts of data center operations, including information collection and its use. Chairman Brady clarified that Tooele City was not considering or voting on any data center proposals and informed Mr. Cederholm that a separate

Planning Commission meeting at the County Building was addressing the topic. Mr. Cederholm thanked the council for the opportunity to speak and indicated he would attend the other meeting to share his concerns.

Seeing no other members of the public coming forward, Chairman Brady closed the public hearing at 7:19 p.m.

6. **Public Hearing and Motion on Resolution 2026-74 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2026-2027.**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented the first-quarter budget amendments for the Fiscal Year 2027 budget, explaining that most amendments involved carrying over projects that were not completed in Fiscal Year 2026. She highlighted additional funding needs for the wastewater treatment plant, which would be funded through its fund balance if approved. These included $190,000 for three pumps and a surface aerator, a screw press rebuild and additional sludge hauling, and $300,000 for a dump truck. Ms. Wimmer noted that these were current-year budget adjustments rather than project carryovers and offered to answer questions.

Chairman Brady opened the public hearing at 7:23 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:23 p.m.

Motion: Councilman Hansen moved to approve Resolution 2026-74 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2026-2027. Councilman McCall seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

7. **Public Hearing and Motion on Ordinance 2026-26 An Ordinance of Tooele City Amending Tooele City Code Section 7-26-2(3)(a) Regarding Water Rights Conveyance Requirements and Depletion Rates for Interior Uses for New Development.**

Presented by Paul Hansen, City Engineer

Mr. Hansen presented the proposed amendment to the City's water rights requirements for new development, explaining the distinction between water diversion and depletion and how Utah water rights are administered. He reviewed the City's current 100% depletion requirement, established around 2006 to account for water losses associated with the reclamation facility and its 17 storage ponds. Mr. Hansen explained that the City has since obtained sufficient water rights to cover evaporation from the ponds, with the remaining losses estimated at approximately 5% from biosolids production and disposal. The proposed amendment would reduce the depletion requirement from 100% to 60% while maintaining the required 0.25 acre-foot of water depletion per dwelling unit. This would reduce the amount of water rights required from approximately 0.45 to 0.27 acre-foot per dwelling unit without reducing the City's required water supply for interior residential use. He also explained that the September 2, 2026, effective date would apply the amendment to qualifying land use applications on or after that date. Following the presentation, Council members acknowledged the information provided through the Planning Commission meeting and the supporting studies and data used to evaluate the proposed change.

Chairman Brady opened the public hearing at 7:38 p.m.

Karen Poch stated that her questions regarding the proposed water rights amendment remained unanswered, particularly how the change would affect the number of water shares developers must provide per dwelling unit. She requested a clearer explanation of the calculations, the qualifications of the person who conducted the analysis, and whether an independent study had been completed. Ms. Poch questioned whether the amendment should be delayed until the ongoing water study was finished to better understand the City's long-term water supply and future needs. She emphasized that she was not opposed to changes if sufficient water was available but urged the Council to proceed cautiously and ensure the public had clear, reliable information before making a decision.

Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:40 p.m.

Mr. Hansen clarified that the proposed amendment applied only to the interior water rights requirement and would not change the exterior landscape irrigation requirement. He explained that developers currently must provide 0.45 acre-foot of water rights per dwelling unit to account for the required 0.25 acre-foot of interior water depletion. Under the proposed change, that requirement would decrease to 0.27 acre-foot because the City has acquired sufficient water rights over the past 20 years to cover evaporation and other losses at the reclamation facility. He emphasized that the change would reduce the amount of unused water rights developers must provide without reducing the amount of water needed for residential use.

Nathan Farrer, Public Works Director added that the City verifies water availability before allowing development applications to proceed. He explained that recent water rights studies indicate the City has sufficient water rights to meet current needs through 2040 and potentially beyond with careful management. He noted that the proposed amendment was intended to ensure developers provide an appropriate amount of water rights while allowing the City to manage its existing resources responsibly.

Motion: Councilman Hansen moved to approve Ordinance 2026-26 An Ordinance of Tooele City Amending Tooele City Code Section 7-26-2(3)(a) Regarding Water Rights Conveyance Requirements and Depletion Rates for Interior Uses for New Development. Councilman Gossett seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

8. **Ordinance 2026-28 An Ordinance of Tooele City Amending the Tooele City Policies and Procedures Manual.**

Presented by Kami Perkins, Human Resources Director

Ms. Perkins presented proposed updates to the City's Personnel Policies and Procedures Manual, which had been under review for more than a year. She explained that many changes were prompted by new federal compensation requirements, along with administrative updates and employee feedback. Key changes included increasing the tenure service performance bonus from $500 to $1,000, retroactive to July 1, 2026; aligning the City's Juneteenth holiday observance with the state holiday change; and changing short-term military leave from a rolling 12-month period to 11 days per calendar year. Additional amendments included implementing automatic enrollment in the 457-retirement plan at 2%, with contributions increasing by 1% annually unless employees opt out; increasing annual educational reimbursement from $1,000 to $2,000; and updating policies regarding gifts, prizes, and travel. Ms. Perkins noted that the proposed changes were intended to support employees, improve policy administration, and align City practices with current requirements.

Motion: Councilman McCall moved to approve Ordinance 2026-28 An Ordinance of Tooele City Amending the Tooele City Policies and Procedures Manual. Councilwoman Gochis seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

9. **Resolution 2026-75 A Resolution of the Tooele City Council Approving a $500,000.00 Contingency Amount for the Agreement with COP Construction, LLC, for the Water Reclamation Facility Upgrades Construction Project.**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer explained that the City's contract for an upcoming project was ready to proceed, but staff recognized that additional funding was needed to provide a contingency for unexpected emergencies or costs that could arise during a project of this scope. He requested a safety-net fund to address unforeseen expenses without having to return to the Council for additional funding. Farrer emphasized that staff hoped the contingency would not be needed but wanted to have it available if circumstances required it.

Motion: Councilman Gossett moved to approve Resolution 2026-75 A Resolution of the Tooele City Council Approving a $5000,000.00 Contingency Amount for the Agreement with COP Construction, LLC, for the Water Reclamation Facility Upgrades Construction Project. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

10. **Resolution 2026-76 A Resolution of the Tooele City Council Approving Change Order No. 2 to the Agreement with Black Forest Paving, LLC, for the 2026 Roadway Maintenance Project, Schedule C, for Road Repairs Involving Waterline Patches**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a change order to the City's paving contract to complete several additional paving projects while the contractor was already working in the area. The work included repairs from two recent waterline breaks, one involving a vehicle falling into the roadway and another in the Overlake neighborhood, as well as a small section of pavement on American Way. Mr. Farrer explained that completing the work before the end of the paving season would save mobilization costs and ensure the repairs were completed before weather conditions prevented further paving. The change order, which totaled $78,242, would be added to the contractor's existing scope of work.

Motion: Councilwoman Gochis moved to approve Resolution 2026-76 A Resolution of the Tooele City Council Approving Change Order No. 2 to the Agreement with Black Forest Paving, LLC, for the 2026 Roadway Maintenance Project, Schedule C, for Road Repairs Involving Waterline Patches. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

11. **Invoices & Purchase Orders**

Presented by Shilo Baker, City Recorder

Ms. Baker presented several invoices and purchase requests, noting that some were not included in the Council packet. The requests included $30,000 to North Star Buildings for the initial cost of a 40-by-70-by-16-foot pole building for the Cemetery Department, which will be used as a maintenance shop. $91,378 to UP Equip USA for the purchase of the lift discussed during the work meeting, with an initial deposit of $18,000. Additionally, $50,551.15 to Conserve-A-Watt was requested for overhead lights at the Aquatics Center, which City staff will install using the new lift.

Vehicle purchases included three 2026 Toyota Camrys from Tony Divino Toyota for the Police Department's investigation team for $89,859. A 2027 Ford F-150 from Ken Garff West Valley Ford for $66,609 was requested to replace a vehicle that was recently damaged in an accident, with insurance proceeds helping offset the cost. The Water Department requested a Mack Granite 84FR dump truck from Mountain West Truck Center for $218,745 to add to its fleet. The Streets Department requested two 2026 GMC Sierra 3500 four-wheel-drive dump trucks from Jerry Seiner Buick GMC for $155,000, which will replace two older one-ton dump trucks. The Police Department also requested three fully equipped 2026 Ford Explorers from Utilitac for $225,796.86.

Council members discussed the purchases and the City's vehicle replacement program, noting the importance of maintaining a consistent replacement schedule for City vehicles.

Motion: Councilwoman Gochis moved to approve the invoices and purchases as stated. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 5-0.

12. **Minutes**

~ September 16, 2026 City Council Work Meeting Minutes
~ September 16, 2026 City Council Business Meeting Minutes

There were no correction to the minutes.

Motion: Councilman Hansen moved to approve the September 16, 2026 City Council Work Meeting Minutes and the September 16, 2026 City Council Business Meeting Minutes. Councilman Gossett seconded the motion. The vote was as follows: Councilman McCall stated that he approved the motion but noted that he was not present at the meeting; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

13. **Adjourn**

Chairman Brady adjourned the meeting at 8:06 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 November, 2026

Justin Brady, City Council Chair

City Council

Tooele City Open Public Comment Record Sheet

Date: 10, 7, 2026

Please PRINT the following information:

Name	City
Karen Poch	Tooele
Foyer Laboratory	Tooele