

TOOELE CITY CORPORATION

RESOLUTION 2026-21

A RESOLUTION OF THE TOOELE CITY COUNCIL APPROVING AN AGREEMENT WITH J-U-B ENGINEERS FOR PROFESSIONAL ENGINEERING AND ENVIRONMENTAL SERVICES FOR THE TOOELE CITY WELLS PROJECT.

WHEREAS, Tooele City owns and operates a number of culinary groundwater wells, the source of nearly all of the City's potable water; and,

WHEREAS, in order to continue providing an adequate culinary water supply within the City's corporate limits, the Administration is vigilant in exploring the development of additional groundwater and other culinary water sources, and desires to drill two test wells on public property; and,

WHEREAS, the City has commenced work on the 2025 Tooele City Wells Project (Project), which has included well design and development (test well drilling followed by production well development, assuming adequate water quality and quantity); and,

WHEREAS, the conditions for utilization of the federal grant include environmental services, which involve environmental data collections and resource reports, preparation of an Environmental Information Document (EID), maintenance of the administrative record, and necessary permitting; and,

WHEREAS, in February of 2025 and January of 2026, the City entered into agreements with J-U-B Engineers, Inc., for professional engineering services associated with earlier phases the Project (reference Resolutions 2025-06 and 2025-92); and,

WHEREAS, for the next phase of the City's well exploration and development program, the City Administration recommends entering into an agreement with J-U-B Engineers, Inc. ("JUB") as proposed in the attached Project Understanding and Scope Summary Letter (Exhibit A) for professional engineering and environmental services associated with the Project, in the amount of \$34,500; and,

WHEREAS, JUB has significant engineering design and construction management experience on City projects; and,

WHEREAS, the City Code requires all claims against the City over \$30,000 to be approved by the City Council; and,

WHEREAS, as a professional engineering services contract, the agreement does not require competitive bidding under Utah law; and,

WHEREAS, the City has complied with City procurement requirements:

NOW, THEREFORE, BE IT RESOLVED BY THE TOOEELE CITY COUNCIL that the agreement with J-U-B Engineers, Inc., consistent with the proposal outlined in (Exhibit A), in the amount of \$34,500, for professional environmental services associated with the next phase of the 2025 Tooele City Wells Project, is hereby approved.

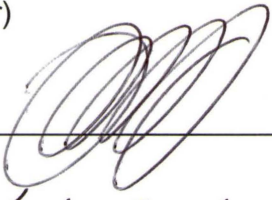
This Resolution is in the best interest of the health, safety, and general welfare of Tooele City and its residents and visitors, and shall become effective immediately upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Tooele City Council this 15th day of April, 2026.

TOOELE CITY COUNCIL

(For)

(Against)

	_____
<i>Justin Brady</i>	_____
<i>Clara Hae</i>	_____
<i>DK McCall</i>	_____
_____	_____

ABSTAINING: _____

MAYOR OF TOOELE CITY

(Approved)

(Disapproved)

	_____
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ATTEST:

Shilo Baker

 Shilo Baker, City Recorder



Approved as to Form: 

 Matthew C. Johnson, City Attorney

Exhibit A

J-U-B Project Understanding and Scope Summary Letter



Project Understanding and Scope Summary Letter

Project: EPA CDS Grant Project – Environmental Assessment for New Well Drilling, Tooele, Utah

Prepared by: J-U-B Engineers, Inc.

Date: March 11, 2026

Nathan Farrer, Public Works Director
Tooele City Hall
90 North Main
Tooele City, UT 84074

Re: Environmental Assessment Scope of Work – EPA CDS Grant Project to Drill New Well, Tooele, Utah

Dear Nathan,

J-U-B Engineers, Inc. (J-U-B) appreciates the opportunity to assist Tooele City with environmental services for the EPA CDS Grant Project to drill a new municipal well near Tooele, Utah. This letter summarizes our understanding of the project, the proposed scope of services, schedule, and estimated cost for preparing the technical documentation to support an Environmental Assessment (EA) to be completed by the U.S. Environmental Protection Agency (EPA) in accordance with the National Environmental Policy Act (NEPA).

The work will include agency coordination and scoping, environmental data collection and resource reports, preparation of an Environmental Information Document (EID), maintenance of the administrative record, and permitting support associated with wetlands and waters of the U.S. A more detailed scope of work is provided under separate cover.

Project Understanding

Tooele City is proposing to construct and operate a new municipal well to improve the reliability and capacity of the City's drinking water system. The project will be funded in part through an EPA CDS Grant, and EPA will serve as the lead federal agency for NEPA compliance. J-U-B will prepare the environmental technical documentation needed to support EPA's Environmental Assessment.

The environmental scope anticipates:

- Focused coordination with local, state, and federal resource agencies.
- Targeted technical studies for biological resources, wetlands, and cultural resources.
- Preparation of an EID that EPA will rely upon to complete the EA.
- Limited public involvement (no formal public scoping meetings anticipated).

Scope of Work Summary

Task 120 – Data Collection and Resource Reports

Subtask 040 – Agency Coordination & Scoping

- Coordinate with local, state, and federal resource agencies with authority, jurisdiction, or expertise over resources relevant to the Proposed Project.
- Conduct coordination primarily via telephone, email, and letter to confirm data needs, procedures, and expectations.



- Support EPA's initiation of tribal and State Historic Preservation Office (SHPO) coordination and consultation under Section 106 of the National Historic Preservation Act and applicable Executive Orders.

Subtask 050 – Data Collection and Resource Reports

- **Biological Assessment**

- Request species lists and known species occurrences from appropriate state and federal agencies.

Conduct a site visit to assess habitat conditions and evaluate the potential presence of listed and sensitive species.

- Prepare a draft biological report describing species and habitats, summarizing agency data, and evaluating potential project effects; submit for agency review and respond to comments.

- **Wetlands Delineation**

Perform a field survey and delineation of wetlands and other jurisdictional waters consistent with the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual.

- Prepare a wetland delineation report and map documenting jurisdictional features.
- Coordinate with USACE to request a preliminary jurisdictional determination and coordinate with Tooele City and EPA on mitigation, if required.

- **Cultural Resource Survey**

Manage a qualified cultural resources subcontractor to perform a survey within the Area of Potential Effect (APE).

Review and comment on the cultural resources report and coordinate revisions.

Forward the revised report to EPA and/or USACE for review and comment and support EPA in SHPO consultation.

Task 120 – Environmental Information Document (EID)

Subtask 060 – NEPA Analysis

- Meet with EPA and relevant regulatory agencies to confirm the appropriate level of NEPA documentation (anticipated EA) and roles and responsibilities.
- Conduct NEPA scoping to define the project purpose and need, the Proposed Project, and the alternatives to be analyzed (assumed one Action Alternative plus a No Action Alternative), as well as any cooperating agencies and public involvement requirements.

Subtask 080 – Prepare EID

- Compile all technical and resource information, including memorandums, correspondence, and agency coordination, into an Environmental Information Document consistent with EPA expectations.
- Prepare a draft EID for EPA review, then revise and finalize the EID based on comments.



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Subtask 090 – Maintain Administrative Record

- Establish and maintain a complete administrative record of environmental documentation, including correspondence, meeting notes, technical reports, and supporting materials.
- Provide the administrative record to EPA after the environmental document is approved.

Task 120 – Permitting

Subtask 100 – Permitting

- Identify necessary permits and approvals for the Proposed Project (with emphasis on wetlands and waters of the U.S.).
- Request and attend a pre-application meeting with USACE to confirm the permitting pathway (Nationwide Permit vs. other coverage).
- Prepare and submit either a Pre-Construction Notification (PCN) or a Joint Permit Application, and respond to agency comments.
- Prepare a separate amendment to the scope and fee if USACE determines that additional permit coverage or mitigation beyond current assumptions is required.

Schedule and Deliverables

J-U-B anticipates completing the environmental reporting and EID within approximately six months of receiving Notice to Proceed, assuming timely review and response by agencies and Tooele City. Key deliverables include:

Task / Subtask	Major Deliverables	Expected Duration*
Task 120 / Subtasks 040, 050	Agency coordination summary; biological, wetland, and cultural resource reports	2 3 months
Task 120 / Subtasks 060, 080, 090	Draft and Final Environmental Information Document; administrative record	2 months
Task 120 / Subtask 100	Permit applications and coordination documentation	1 month

*Total anticipated duration: approximately 6 months from Notice to Proceed.

Estimated Budget

The estimated cost for the scope of work described above is summarized below. A more detailed breakdown is available upon request.

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CREATE BETTER COMMUNITIES

J-U-B FAMILY OF COMPANIES



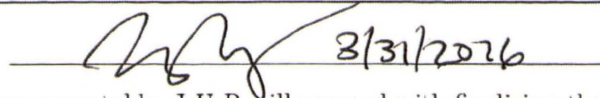
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Task / Subtasks	Description	Cost Estimate
Task 120 / 040, 050	Data collection; resource reports; agency comments	\$16,590
Task 120 / 060, 080, 090	NEPA analysis support; EID preparation; administrative record	\$12,102
Task 120 / 100	Permit identification; pre-application meeting; applications	\$5,720
Total		\$34,412

 3/31/2026

If this scope and budget are acceptable, J-U-B will proceed with finalizing the agreement documents and initiating coordination with EPA and the relevant resource agencies upon Notice to Proceed. We appreciate the opportunity to continue supporting Tooele City and your water system improvement efforts.

Please feel free to contact us with any questions or if you would like to adjust the scope or level of effort.

Sincerely,

J-U-B Engineers, Inc.

Andrew Hobson, P.E.
Project Manager
385-290-9368
ahobson@jub.com