

City Council Business Meeting Minutes

Date: January 21, 2026

Time: 7:00 p.m.

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

Council Members Present:

Justin Brady
Ed Hansen
Melodi Gochis
Jon Gossett, via phone

Excused:

Dave McCall

Staff Present:

Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Andrew Aagard, Community Development Director
Jamie Grandpre, Public Works Director
John Perez, Economic Development Director
Kelly Anderson, Planning Commissioner
Nathan Farrer, Assistant Public Works Director
Adrian Day, Police Chief
Paul Hansen, City Engineer
Shannon Wimmer, Finance Director
Shilo Baker, City Recorder
Loretta Herron, Deputy City Recorder
Tiffany Day, Executive Assistant to Mayor

Minutes Prepared by Teresa Young

1. Pledge of Allegiance

Chairman Brady opened the meeting at 7:00 p.m. and led the Pledge of Allegiance.

2. Roll Call

Melodi Gochis, Present
Ed Hansen, Present
Jon Gossett (via phone)
Justin Brady, Present
Dave McCall, Excused

3. America 250 Tribute

Musical Number by Skye Clark, "God Bless America"

Chairman Brady reminded the public that 250 years ago is when this country received our independence, it's birthday, so as a city we will be celebrating America 250 all year.

Chairman Brady introduced Skye Clark. Ms. Clark, who is 8 years old, sang "God Bless America".

Chairman Brady invited Ms. Clark, family, Mayor Manzione, and City Council to take a group photo. There was a brief pause in the meeting for a photo.

4. Tooele Technical College Student of the Year, Ty Dobmann

Presented by Interim President Thygerson

Kent Thygerson, Interim President of Tooele Technical College, provided an update on the college and its partnership with Tooele City. Mr. Thygerson assumed the interim role following the retirement of President Paul Hacking in November and brings over 10 years of experience as Vice President of Finance and Operations. A formal search for the next president will begin in the coming months under the Utah System of Higher Education.

Tooele Technical College is a state institution within the Utah System of Higher Education and has maintained a strong, long-standing partnership with Tooele City since 2009. The college's mission remains focused on training Tooele residents for employment with local employers.

Key highlights included the completion of a \$27.5 million state-funded expansion that doubled instructional space, now fully operational and serving students preparing for new careers. During Fiscal Year 2025, the college served 1,231 students, including approximately 40% high school students. A total of 488 students graduated with an 86% job placement rate, generating an estimated \$17 million annual wage impact in the local economy.

The college offers 22 training programs aligned with local workforce needs and supported by employer advisory committees. Additional business support includes the Custom Fit program, which served 60 companies and provided over 13,500 training hours, and the Small Business Development Center, which assisted 206 clients, supported 22 new business starts, created 50 jobs, and helped secure \$3.2 million in loans and grants.

Mr. Thygerson emphasized the college's role as a community and business resource and expressed gratitude for the continued support of Tooele City. Council members were invited to attend the college graduation on May 14, 2026.

Ty Dobmann, 2025–2026 Tooele Technical College Student of the Year and Police Academy graduate, shared his personal journey and the impact of Tooele Technical College on his life. Mr. Dobmann noted he is currently recovering from injuries sustained in a recent on-duty traffic accident, but expressed gratitude for the opportunity to speak.

Raised in Utah, Mr. Dobmann grew up active in sports, scouting, and music, becoming an Eagle Scout at age 14. He pursued a long-standing dream of playing professional football, competing at the college, semi-professional, and professional indoor arena levels, and earning an invitation to the XFL draft. Due to

cumulative injuries, his football career ended abruptly, marking a significant personal challenge. At a pivotal moment, Mr. Dobmann was encouraged to attend the Tooele Technical College Police Academy. He described the program as life-changing, helping him transition into a new career, rebuild confidence, and develop the physical, mental, and ethical skills required for law enforcement. During the program, he lost over 60 pounds and was challenged extensively both physically and academically.

Mr. Dobmann credited the academy's instructors for their dedication and mentorship and stated his belief that the Tooele Technical College Police Academy is among the best in the state. He emphasized that community support for the college directly helps residents change their lives and strengthens the county.

Mr. Dobmann is currently employed by the Tooele County Sheriff's Office, has completed field training, and is serving as a solo patrol officer. He concluded by encouraging others to pursue their goals despite setbacks and thanked the City Council and community for their continued support of Tooele Technical College.

5. Public Comment Period

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.

6. Quarterly Economic Development Update

Presented by John Perez, Economic Development Director

Mr. Perez highlighted recent business openings, economic trends, and ongoing projects. He was excited to report that Tooele City received some media attention last year including KSL, Fox13, and KSL News Radio. This exposure is making a difference. Community leaders and partners have indicated they are actively sharing these stories, and that visibility is helping position Tooele City as a place of momentum and opportunity.

Mr. Perez advised several new businesses opened during the quarter, including Smith's Marketplace, Microtel & Suites by Wyndham, Bombay Kitchen, Salt Flat Psychiatry, Oquirrh Aesthetics, and a reopening of Premier Real Estate. The Smith's Marketplace opening was particularly significant, as it was the largest Smith's and Kroger grand opening in the nation, bringing an estimated 200 to 250 new jobs and drawing attention from other large retailers.

Mr. Perez advised that retail vacancy experienced a slight uptick, while office vacancy remains at zero, reinforcing the ongoing need for additional office space. Industrial vacancy decreased by 1.1 percent, with strong performance in flex industrial space. Hospitality occupancy declined slightly, which is typical for this time of year, but remains well above industry averages.

Mr. Perez reported that the lead generation activity included multiple contacts in the restaurant, retail, and hospitality sectors, though only one request for information (RFI) was submitted during the quarter. Statewide, RFI activity has slowed considerably, reflecting broader market conditions. Economic development partners have noted that Utah's competitive advantage has shifted away from cost competitiveness and toward workforce strength, requiring an adjustment in recruitment and marketing strategies.

Mr. Perez advised that progress continues at the Business Park, where the ALTA survey (detailed land survey) has been completed and shared with prospects. Meetings are underway with EDCUtah (Economic Development Corporation of Utah) and GOEO (Governor's Office of Economic Opportunity) to improve marketing efforts, emphasizing Tooele City's strong value in price per square foot. Industrial site selectors have recently toured the site, and additional planning and design work is in progress.

Mr. Perez reported that at the Broadway property, demolition has been completed and the site is fully cleared. While recent discussions with developers have slowed, the property remains under active consideration, and future steps may include Council and RDA direction on issuing a request for proposals.

Mr. Perez advised that community engagement efforts remain strong, with the City's LinkedIn presence seeing increased activity and engagement during the quarter. Overall, despite a slowdown in statewide inquiries, Tooele City continues to demonstrate strong economic momentum and remains well positioned for continued growth.

Chairman Brady asked if Mr. Perez knows the openings dates for the restaurants at The Peak. Mr. Perez replied that Tropical Smoothie is opening sometime in February and The Pizza Pie Café will also possibly be opening in February.

Councilwoman Gochis expressed her excitement and thanked Mr. Perez for a job well done.

7. 2025 Community Development Update

Presented by Andrew Aagard, Community Development Director

Mr. Aagard reported that, pursuant to City ordinance, the Community Development Department is required to present an annual report to the City Council. Although this requirement had not been previously met, the department will begin providing an annual report each January, including statistical data from the prior year, along with an overview of departmental responsibilities for Council awareness.

The Community Development Department plays a vital, though often behind-the-scenes, role in city operations. The department consists of four divisions: Planning, Building, Business Licensing, and Code Enforcement. Each division is responsible for enforcing specific titles of the Tooele City Code, with additional coordination occurring with the Fire Department, particularly related to fire and weed abatement enforcement.

In 2025, the Planning Division processed 110 applications and administered 21 Planning Commission meetings. Application activity increased significantly compared to 2024, with overall planning applications rising by 54 percent. Conditional use permits, zoning and land use map amendments, and boundary line adjustments all saw notable increases. The Planning Division, along with Public Works, Engineering, and the Fire Department, conducted an estimated 400 plan reviews during the year, reflecting continued growth and workload demands.

The Building Division issued 1,054 building permits in 2025 from 1,168 applications received. While total permit activity declined compared to the previous year, commercial permits increased by 9%. Single-family dwelling permits declined significantly, which was attributed largely to water availability constraints affecting development decisions. The Building Division conducted over 6,100 inspections during the year, averaging approximately seven inspections per day.

The Business Licensing Division processed 291 new business licenses and renewed 2,486 licenses in 2025. While new commercial and home occupation licenses declined slightly, renewals for home occupation licenses increased, suggesting a possible shift toward more residents working from home.

The Code Enforcement Division, staffed by a single officer serving a city of approximately 40,000 residents, handled 268 new cases in 2025, in addition to cases carried over from the prior year. Although complaint volumes declined compared to 2024, the active caseload remains high. The reduction in complaints was attributed in part to prior ordinance amendments that provided greater discretion in enforcement, particularly related to weed abatement.

In addition to quantifiable statistics, the department continues to handle a significant volume of public inquiries, development consultations, inspections related to emergency incidents such as fires, and ongoing coordination with residents, property owners, and developers. Despite not producing highly visible infrastructure projects, the Community Development Department remains essential to maintaining safety, regulatory compliance, and orderly growth within the city.

Mr. Aagard concluded by expressing appreciation for staff efforts.

8. **Public Hearing and Motion on Ordinance 2026-01 An Ordinance of Tooele City Amending Tooele City Code 4-8-2.6; Table of Substandard Local Street Requirements, to Amend the Table, Adding Canyon Road to the List of Substandard Local Streets**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard advised the proposed ordinance amendment addresses development requirements for Canyon Road. A recent subdivision application revealed that standard improvements—such as right-of-way dedication, curb, gutter, sidewalk installation, and a standard cul-de-sac—would create more problems than they solve due to the road’s unique conditions. Canyon Road currently has asphalt but lacks curb, gutter, or sidewalks, and the slope of the land could create drainage issues if improvements were installed. Additionally, the existing right-of-way is unclear, and there is insufficient space for a standard fire turnaround.

The amendment would add Canyon Road to the city’s table of non-standard or substandard local streets, similar to Garden Street, 50 West, and 150 West. For Canyon Road, the amendment proposes leaving the right-of-way and asphalt “as is,” removing requirements for curb, gutter, and sidewalk, and allowing the Fire Marshal to approve alternative emergency vehicle turnarounds, such as hammerheads. This approach is intended to reduce city liability and practical difficulties while still ensuring safe access.

Mr. Aagard advised that Planning Commission reviewed and recommended approval of the amendment. Staff and key stakeholders are confident this is the best approach for the unique conditions of Canyon Road.

Chairman Brady opened the public hearing at 7:54 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:54 p.m.

Motion: Councilwoman Gochis moved to approve Ordinance 2026-01 An Ordinance of Tooele City Amending Tooele City Code 4-8-2.6; Table of Substandard Local Street Requirements, to Amend the Table, Adding Canyon Road to the List of Substandard Local Streets. Councilman Hansen seconded the motion.

The vote was as follows: Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady. The motion passed 4-0.

9. **Resolution 2025-92 A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers Inc., for Professional Engineering Services for Phase 2 of the 2025 Tooele City Wells Project**

Presented by Jamie Grandpre, Public Works Director

Mr. Grandpre advised the proposed resolution approves professional engineering services with J-U-B in the amount of \$190,450 for the design and bidding of the Rogers Road public water supply well house. This project follows the City's test drilling at two sites, one of which showed favorable conditions. The new well house will be located near the County Trailhead off SR-112, and the property will also include a salt shed for the Streets Department. The design and construction process are expected to take approximately two years, including six to nine months for design, bidding, and construction. The project will include a generator at the well house, but a storage tank is not currently planned; final details will be determined during design.

Motion: Councilman Hansen moved to approve Resolution 2025-92 A Resolution of the Tooele City Council Approving and Agreement with J-U-B Engineers Inc., for Professional Engineering Services for Phase 2 of the 2025 Tooele City Wells Project. 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.

10. **Invoices & Purchase Orders**

Presented by Shilo Baker, City Recorder

Ms. Baker informed the Council that there was one invoice, amounting to \$40,760, issued to LensLock Inc. for body-worn cameras equipment and service for the Police Department.

Motion: Councilwoman Gochis moved to approve the invoice. Councilman Hansen seconded the motion.

The vote was as follows: Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 4-0.

11. **Minutes**

~January 7, 2026 Work Meeting
~January 7, 2026 Business Meeting

Motion: Councilman Hansen moved to approve the January 7, 2026 Work Meeting and January 7, 2026 Business Meeting Minutes. Councilwoman Gochis seconded the motion.

The vote was as follows: Councilman Hansen, "Aye"; Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; and Chairman Brady. The motion passed 4-0.

12. **Adjourn**

Chairman Brady adjourned the meeting at 8:02 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 February, 2026


Justin Brady, City Council Chair