

City Council Business Meeting Minutes

Date: March 4, 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

Jon Gossett

Melodi Gochis

Dave McCall

Staff Present:

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Public Works Director

John Perez, Economic Development Director

Kelley Anderson, Planning Commissioner

Chris Sloan, Planning Commissioner

Police Chief Adrian Day

Paul Hansen, City Engineer

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

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

2. **Roll Call**

Councilman Gossett, Present

Councilwoman Gochis, Present

Councilman Hansen, Present

Councilman McCall, Present

Chairman Brady, Present

3. **Mayor's Youth Recognition Awards**

Mayor Manzione recognized two recipients of the Mayor's Youth Recognition Award. The first recipient, Collin Hammond of Stansbury High School, was nominated by his teacher, Chloe Sanders. Colin was recognized for his consistent effort in class, positive example to peers, and willingness to help and motivate classmates throughout the year

The second recipient recognized was Paisley Hanson, also a student at Stansbury High School and nominated by Chloe Sanders. Paisley was commended for her kindness and courage in standing up to a student who was being teased, demonstrating thoughtfulness and strong character. Mayor Manzione highlighted both recipients as exemplary students who set positive examples for their peers and the community. Attendees were encouraged to celebrate their achievements, and photos were taken with the awardees and council members to commemorate the occasion.

There was a brief pause in meeting for photos.

4. **Public Comment Period**

Chairman Brady opened the public hearing at 7:07 p.m.

James Hubbard, a resident on East Pinehurst, addressed the council regarding ongoing parking and access issues near his home. He emphasized that the bushes in the city's right-of-way are valued for their aesthetic appeal, support of local wildlife, drought resistance, and environmental benefits such as erosion control and cooling. He expressed concern that road widening or curb and gutter construction would be prohibitively expensive, disruptive, and could trigger seizures for his child with epilepsy, creating severe personal and financial hardship. James described the current parking situation—vehicles blocking the roadway and sidewalk—as unsafe and stressful for his family, affecting daily routines and overall well-being. He suggested a simpler, cost-effective solution: installing no-parking signs, which would enforce existing city code without removing the bushes. He provided photos to illustrate the issue.

Seeing no other members of the public coming forward, Chairman Brady closed the public hearing at 7:11 p.m.

5. **Public Hearing and Motion on Resolution 2026-10 A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2025-2026**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented the third quarter budget amendments to align the city's budget with unforeseen expenses and incoming funds. Adjustments include a transfer from the trust fund for buffalo statue-related work, a donation from Rio Tinto for the Tooele Valley Museum, and recording grant funds and municipal building authority fees. A \$1.8 million COG (Council of Governments) grant for the 2400 North and Berra Boulevard project was included, along with \$900,500 for the recently approved salt shed contract. The water fund required an additional \$200,000 for operations and maintenance, and the Redevelopment Agency requested \$908,000 from their fund balance for O Avenue roadway improvements. Other adjustments included \$100,000 for water meter replacements, a \$10,000 Carnegie Institute donation for library projects, \$60,000 for the Harvey subdivision housing authority impact fee, and recording donations and expenses for Shop with a Cop. Finally, \$20,000 was allocated for retiree benefits, and \$45,000 was added for new and replacement garbage cans.

Chairman Brady opened the public hearing at 7:15 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:15 p.m.

Motion: Councilman Hansen moved to approve Resolution 2026-10. A Resolution of the Tooele City Council Approving Budget Amendments for Fiscal Year 2025-2026. 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.

6. **Resolution 2026-09 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Dorothy Manusakis to the Tooele City Historic Main Street Commission as a Commission Member**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution acknowledging the Mayor's appointment of Dorothy Manusakis to the Tooele City Historic Main Street Commission. Her appointment fills a vacant seat left when Councilman Gossett transitioned to the council representative role. Ms. Manusakis, owner of Hometown Bakery on Broadway, was highlighted for her connection to the Main Street district, which includes Broadway in the city's GIS map. Although she was unable to attend the meeting, her willingness to serve and contribution to the community were praised.

Motion: Councilwoman Gochis moved to approve Resolution 2026-09 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Dorothy Manusakis to the Tooele City Historic Main Street Commission as a Commission Member. Councilman Gossett 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. **Resolution 2026-14 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for the Tooele Flex Spaces Development at 1121 West Utah Avenue**

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution regarding the Tooele Flex Spaces development at 1121 West Utah Avenue, near the intersection with Tooele Boulevard. The development had previously been approved in May 2023, but the approval had expired. The current request is for 1.5 acre-feet of water rights, consistent with the prior approval. The project is estimated to create approximately 120 jobs, with a total capital investment of just over \$5 million, though the exact businesses are not yet confirmed. Each flex space unit is proposed to have its own restroom, so no unusual water demands are anticipated. The council was informed that this request aligns with the city's November 2023 policy regarding the two-year expiry for vertical construction.

Motion: Councilman Hansen moved to approve Resolution 2026-14 A Resolution of the Tooele City Council Authorizing Payment of a Fee in Lieu of Water Rights Conveyance for the Tooele Flex Spaces Development at 1121 West Utah Avenue. 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 2026-04 An Ordinance of Tooele City Amending Tooele City Code Chapters 10-2 and 10-3 Regarding Parking in the Public Rights-of-Way**

Presented by Adrian Day, Police Chief

Police Chief Adrian Day presented an update on proposed revisions to the city's parking code. He explained that Code 10-2-5, which currently addresses parking enforcement at Tooele High School, is confusingly worded. The proposed changes would repeal that section and move the regulations to Code

10-3-1, expanding enforcement to all public-school properties, including Desert Peak and other schools. Updates include requiring valid vehicle insurance in city-owned parking lots, compliance with state law changes (only one license plate required), clarifying large vehicle definitions, and adding missing descriptions in code sections. These changes would allow the city to take action on parking violations, such as large vehicles, sidewalk or hydrant blockages, and accidents where insurance information is needed. Chief Day noted that while this code hasn't been heavily used at high schools, the revisions provide clearer authority and enforcement tools.

Motion: Councilman McCall moved to approve Ordinance 2026-04 An Ordinance of Tooele City Amending Tooele City Code Chapters 10-2 and 10-3 Regarding Parking in the Public Rights-of-Way. 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.

9. **Resolution 2026-11 A Resolution of the Tooele City Council Approving an Agreement with M&M Asphalt Services, Inc., for the 2026 Roadway Maintenance Project, Schedule A**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a resolution regarding a slurry seal project covering approximately one mile of roadway in the Bevan Estates and Vista Meadows subdivisions. He explained that the contractor provided a bond to fund the slurry seal as part of the development, allowing the city to complete the work when weather conditions were favorable rather than waiting for full development completion. The project was competitively bid, resulting in a favorable price for the city.

Motion: Councilman Gossett moved to approve Resolution 2026-11 A Resolution of the Tooele City Council Approving an Agreement with M&M Asphalt Services, Inc., for the 2026 Roadway Maintenance Project, Schedule A. Councilwoman Gochis 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 2026-12 A Resolution of the Tooele City Council Approving an Agreement with Staker & Parsons Companies for the 2026 Roadway Maintenance Project, Schedule B**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented an update on the 2026 roadway maintenance project, which will include approximately 11 miles of roadway. The project features extensive chip sealing to rehabilitate the roads and extend their lifespan. A significant portion of Vine Street, from Main Street up toward the golf course, will be included.

Motion: Councilman Hansen moved to approve Resolution 2026-12 A Resolution of the Tooele City Council Approving an Agreement with Staker & Parsons Companies for the 2026 Roadway Maintenance Project, Schedule B. Councilman Gossett 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. **Resolution 2026-13 A Resolution of the Tooele City Council Approving an Agreement with Black Forest Paving, LLC, for the 2026 Roadway Maintenance Project, Schedule C**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a portion of the 2026 roadway project involving a roto-mill and overlay for two areas: Canyon Overlook Drive at the top of Skyline Drive; and 2000 North from State Route 36 to Aaron Drive, near the Maverik and hospital. The project aims to restore the road surfaces to a smooth, standard level, with Canyon Overlook receiving about 1.5 inches of asphalt and 2000 North about 2 inches. Work on 2000 North will primarily occur at night to minimize daytime traffic impacts, and roads will remain drivable in stages during construction. The project is scheduled to start before June and be completed by August.

Motion: Councilman Gochis moved to approve Resolution 2026-13 A Resolution of the Tooele City Council Approving an Agreement with Black Forest Paving, LLC, for the 2026 Roadway Maintenance Project, Schedule C. Councilman Hansen 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. Invoices & Purchase Orders

Presented by Shilo Baker, City Recorder

Ms. Baker presented one invoice for council approval. The invoice, totaling \$34,024.45 to Owen Company, is for a new pump and cylinders to replace worn components on the main jetter used to clean sewer lines, ensuring the equipment can return to service.

Motion: Councilman Hansen moved to approve invoice. 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.

13. Minutes

- ~February 18, 2026 Work Meeting Minutes
- ~February 18, 2026 Business Meeting Minutes

There were no corrections to the minutes.

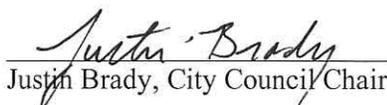
Motion: Councilman McCall moved to approve the February 18, 2026 Work Meeting Minutes, and the February 18, 2026 Business Meeting Minutes. Councilman Hansen seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman Hansen, "Aye";

14. Adjourn

Chairman Brady adjourned the meeting at 7:33 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 18th day of March, 2026


Justin Brady, City Council Chair



Tooele City Open Forum Record Sheet

Date: March 4, 2026

Please PRINT the following information:

Name	City of Residence
James Hubbard	Yes

