

City Council Business Meeting Minutes

Date: June 3, 2026

Time: 7:00 p.m.

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

Council Members Present

Dave McCall

Ed Hansen

Melodi Gochis (via Phone)

Jon Gossett

Excused

Justin Brady

Staff Present

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Public Works Director

Adrian Day, Police Chief

Chase Randall, Library Director

Kelley Anderson, Planning Commissioner

Paul Hansen, City Engineer

Anna Anglin, City Planner

Shannon Wimmer, Finance Director

Tiffany Day, Assistant to Mayor

Shilo Baker, City Recorder

Loretta Herron, Deputy City Recorder

Clarissa Pankratz, Administrative Assistant

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Vice Chairman Hansen opened the meeting at 7:11 p.m. and led the Pledge of Allegiance.

2. **Roll Call**

Jon Gossett, Present

Melodi Gochis, Present (via phone)

Dave McCall, Present

Ed Hansen, Present

3. **America 250 Tribute – Just Serve Community Recognition Awards**

Mayor Manzione recognized community volunteers as part of a service appreciation segment highlighting local residents who contributed significant volunteer efforts.

The first award was presented to Josie Prescott, nominated by Kayla Cameron of the Tooele City Library. Josie was recognized for over 88 hours of service as a teen volunteer with the Teen Advisory Council since 2021. She organized and supported teen programs such as scavenger hunts, crafts, and science activities, and also participated in library service projects including facility cleanups and assembling blankets and baby kits for new mothers. Her leadership and consistent involvement while attending Stansbury High School were highlighted as exceptional.

The second recognition honored Steven and Wynn Marsh, nominated by Parks and Recreation Director Darwin Cook, for their volunteer efforts in maintaining and improving public spaces after moving to Tooele 18 months ago. Their contributions included regular cleanup and weeding at England Acres Park, maintenance support at the Bevan Detention Basin, and large-scale removal of trash and tumbleweeds along 1000 North. Wynn also acknowledged additional community members who assisted in these efforts, emphasizing a broader team of volunteers. The Mayor and Council expressed appreciation for their collective service and community impact, followed by a group photo to commemorate the recognition.

There was a brief pause in the meeting for photographs.

4. **Recognition of Loretta Herron's Retirement**

Vice Chairman Hansen recognized Loretta Heron for her retirement from Tooele City. The Mayor, City Council, and staff publicly thanked her for 10 years of dedicated service to the city, including her role as Deputy City Recorder since October 2023.

The Council highlighted her reliability, attention to detail, and strong commitment to public service, noting that her work behind the scenes has been essential in preparing agendas, meeting packets, and ensuring technology and meetings run smoothly.

Members expressed appreciation for her professionalism, positive attitude, and the support she has provided to both staff and elected officials during her tenure. They wished her a happy and fulfilling retirement filled with good health and new opportunities.

As a token of appreciation, she was presented with a commemorative flag that had flown over the Utah State Capitol in recognition of her service and contributions to Tooele City. A group photo was taken following the presentation.

5. **Public Comment Period**

Vice Chairman Hansen opened the public hearing at 7:25 p.m. Seeing no members for the public coming forward he closed the public hearing at 7:25 p.m.

6. **Public Hearing and Motion on Ordinance 2026-12 An Ordinance of the Tooele City Council Amending Section 7-11a-17 (Design Standards: Walls and Fences), Adding an Exception to the Current Fencing Requirements When a New Multi-Family Residential Project is Constructed Adjacent to Existing Fencing**

Presented by Anna Anglin, City Planner

Ms. Anglin presented Ordinance 2026-12, which amends Section 7-11a-17 regarding design standards for walls and fences, specifically addressing an exception for fencing requirements when a new multi-family residential development is constructed adjacent to an existing fence. She clarified that there was a misinterpretation in the original proposal; the intent was not to exempt the entire fence requirement when an existing fence is present, but only to modify the column portion of the fencing requirement to reduce spacing between the existing and proposed fences. The amendment would therefore apply only to the column spacing issue. The Community Development Director's approval authority, as recommended by the Planning Commission, would remain in the ordinance. However, staff is recommending removing the additional Planning Commission-proposed requirements in red, as they are no longer applicable under the clarified scope of the amendment.

Vice Chairman Hansen opened the public hearing at 7:29 p.m.

Applicant Mr. Lovell clarified that the proposal is not intended to allow automatic approval; instead, the Community Development Director would have discretion to approve or deny requests after review. He emphasized this prevents it from becoming an "open floodgate" situation. He also explained a design standard for fence "runs" meant to ensure visual consistency. Even if most homes in a section have fences, partial or inconsistent installation (such as some homes having fence columns and others not) would be avoided. The intent is to maintain a uniform aesthetic, with fence sections within a run following the same design standard.

Vice Chairman Hansen closed the public hearing at 7:31 p.m.

Motion: Councilman Gossett moved to approve Ordinance 2026-12 An Ordinance of the Tooele City Council Amending Section 7-11a-17 (Design Standards: Walls and Fences), Adding an Exception to the Current Fencing Requirements When a New Multi-Family Residential Project is Constructed Adjacent to Existing Fencing. Striking numbers 6 & 7 in Exhibit E. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Vice Chairman Hansen, "Aye". The motion passed 4-0.

7. **Public Hearing and Motion on Ordinance 2026-14 An Ordinance of the Tooele City Council Amending Tooele City Code Section 7-16b-6: Regarding Minimum Landscaping Requirements in the Heavy Industrial Sections of the Tooele City Business Park Zoning District ("TCBP")**

Presented by Anna Anglin, City Planner

Ms. Anglin advised that the ordinance proposes amending Tooele City Code Section 7-16b-6 to revise minimum landscaping requirements for the heavy industrial areas within the Tooele City Business Park zoning district. The change would align this section with other heavy industrial zoning districts by removing certain landscaping requirements. The Planning Commission also recommended clarifying that any irrigation used solely for establishing vegetation in disturbed areas is not required to be permanent, ensuring it is understood that temporary irrigation for reseeding does not create a long-term requirement. The council indicated the item had been discussed in the prior work meeting and raised no additional questions during the meeting.

Vice Chairman Hansen opened the public hearing at 7:33 p.m. Seeing no member of the public coming forward, Vice Chairman Hansen closed the public hearing at 7:34 p.m.

Motion: Councilman McCall moved to approve Ordinance 2026-14 An Ordinance of the Tooele City Council Amending Tooele City Code Section 7-16b-6: Regarding Minimum Landscaping

Requirements in the Heavy Industrial Sections of the Tooele City Business Park Zoning District ("TCBP"); including Planning Commission's recommended conditions. Councilman Gossett seconded the motion. The vote was as follows: Councilwoman Gochis, "Aye"; Councilman McCall, "Aye"; Councilman Gossett, "Aye" and Vice Chairman Hansen, "Aye". The motion passed 4-0.

8. **Resolution 2026-28 A Resolution of the Tooele City Council Consenting to Mayor Manzione's Reappointments of Crystal Larmore and Julie Brough to the Library Board of Directors**

Presented by Chase Randall, Library Director

Mr. Randall presented a request to reappoint two members, Crystal Lamour and Julie Brough, to the library board. He explained that both have been active, engaged, and valuable board members during their current terms, with Julie Brough also serving as secretary and handling meeting minutes effectively. He recommended their reappointment for another term.

Motion: Councilman Hansen moved to approve Resolution 2026-28 A Resolution of the Tooele City Council Consenting to Mayor Manzione's Reappointments of Crystal Larmore and Julie Brough to the Library Board of Directors. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman McCall, "Aye"; Vice Chair Hansen, "Aye". The motion passed 4-0.

9. **Library Annual Report**

Presented by Chase Randall, Library Director

Mr. Randall presented the library's annual report, highlighting strong growth in usage, services, and revenue at the Tooele City Library.

He reported that the library maintains a collection of over 44,000 physical items and more than 492,000 digital items, with additional streaming access through Kanopy. Annual inventory showed 87 lost items, which is within normal range. Library use continues to increase, with over 163,000 visits, more than 10,000 active cardholders (a 10% increase), and approximately 24% of Tooele City residents holding library cards.

Circulation remained strong at over 178,000 physical checkouts and 114,000 digital checkouts, reflecting a steady balance between physical and digital use. Revenue also increased to about \$38,000, driven by non-resident cards, fines, and printing services.

Technology use rose 10%, with over 22,000 public computer and Wi-Fi sessions, though park Wi-Fi service will be discontinued due to external system changes. Programming remained robust, including nearly 3.2 million minutes read in summer reading, 1,671 participants, 282 programs, and over 14,800 total program attendees.

He also outlined major improvements, including upgraded printing systems, the ability for patrons to pay fees online, water-wise landscaping improvements, HVAC system upgrades, a remodeled children's area, and the addition of study pods to expand quiet and collaborative space. Overall, he emphasized continued growth in library use and ongoing facility and service improvements.

10. **Resolution 2026-30 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Broken Arrow, Inc., for the Seventh Street Storm Drain Improvements (500 North to Birch Street)**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer reported that the storm drain project has moved forward after council approval. Broken Arrow was selected as the low bidder, and work has already begun, including potholing and preparation for major construction. The project will install a storm drain system intended to better manage heavy runoff coming down from Seventh Street. He noted that the item is being brought back for formal ratification through a resolution.

Motion: Councilman Gossett moved to approve Resolution 2026-30 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Broken Arrow, Inc., for the Seventh Street Storm Drain Improvements (500 North to Birch Street). Councilman McCall seconded the motion. The vote was as follows: Councilwoman Gochis, "Aye"; Councilman McCall, "Aye"; Councilman Gossett, "Aye"; Vice Chairman Hansen, "Aye". The motion passed 4-0.

11. **Resolution 2026-31 A Resolution of the Tooele City Council Authorizing the Mayor to Sign a Contract with Paul Hansen Associates, L.L.C. for City Engineering Services**

Presented by Maresa Manzione, Mayor

Mayor Manzione presented a contract renewal for city engineer Paul Hansen Associates, LLC, noting that Paul Hansen has served Tooele City for about 27 years and remains highly involved in city operations despite being a contract engineer. He also brings additional staff support as needed and is especially knowledgeable about the city's water system and water shares.

The contract, which is due for renewal on July 1, would extend services for another four-year term. During discussion, council members raised concerns about long-term succession planning for when Mr. Hansen eventually retires, emphasizing the need to avoid a gap in expertise. The mayor and others acknowledged the importance of planning ahead but noted that budget limitations make long overlap periods difficult, though some transition planning and knowledge transfer will be necessary when the time comes.

Motion: Councilman McCall moved to approve Resolution 2026-31 A Resolution of the Tooele City Council Authorizing the Mayor to Sign a Contract with Paul Hansen Associates, L.L.C. for City Engineering Services. Councilman Gossett seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; Vice Chairman Hansen, "Aye". The motion passed 4-0.

12. **Resolution 2026-32 A Resolution of the Tooele City Council Declaring Tooele City's Commitment to Fostering Compassion and Inclusivity as Core Civic Values, Establishing April 12th as a Yearly "Day of Kindness," and Authorizing the Mayor to Implement Corresponding Municipal Programs**

Presented by Maresa Manzione, Mayor

Mayor Manzione presented Resolution 2026-32, which declares Tooele City's commitment to fostering compassion and inclusivity as core civic values and establishes April 12 as an annual "Day of Kindness."

The initiative, developed by the Community Engagement Department in partnership with the One Kind Act movement, aims to promote acts of kindness, generosity, and community involvement.

The resolution encourages public awareness and participation, outlines implementation through existing community engagement programs, and includes an annual review to evaluate the program's effectiveness and continuation. The mayor expressed support for the initiative, emphasizing its alignment with community values, and council members generally agreed without significant discussion or questions.

Motion: Councilman Gossett moved to approve Resolution 2026-32 A Resolution of the Tooele City Council Declaring Tooele City's Commitment to Fostering Compassion and Inclusivity as Core Civic Values, Establishing April 12th as a Yearly "Day of Kindness," and Authorizing the Mayor to Implement Corresponding Municipal Programs. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilwoman Gochis, "Aye"; Councilman McCall, "Aye"; Vice Chairman Hansen, "Aye". The motion passed 4-0.

13. **Resolution 2026-33 A Resolution of the Tooele City Council Approving Audit Agreement with Larson & Company, P.C., Certified Public Accountants**

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented a request to renew the city's contract with Larson & Company for annual audit services for another five-year term. She noted the firm previously completed a five-year contract and has provided reliable service with no negative feedback from state reviewers.

The proposed renewal shows minimal cost increases despite broader inflation trends, with annual audit fees starting at about \$38,800 in 2026 and increasing by roughly \$2,000 or less per year. She also explained that a potential single audit, required if federal funding exceeds a threshold of \$750,000, would cost an additional \$4,200. Overall, she emphasized the city is receiving strong value and consistent quality from the auditor.

Motion: Councilman McCall moved to approve Resolution 2026-33 A Resolution of the Tooele City Council Approving Audit Agreement with Larson & Company, P.C., Certified Public Accountants. Councilman Gossett seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Vice Chairman Hansen, "Aye". The motion passed 4-0.

14. **Resolution 2026-29 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Vehicles)**

Presented by Shilo Baker, City Recorder

Ms. Baker presented a resolution to declare eight Public Works vehicles as surplus property. She explained that the vehicles are over 10 years old, with several nearing 20 years of service, and are no longer cost-effective due to frequent repairs and increasing maintenance needs. Many of the vehicles were originally part of the police fleet and were later reassigned to other departments.

Ms. Baker requested that the council approve declaring the vehicles surplus so they can be disposed of through auction in accordance with city policy. She also briefly acknowledged Loretta's retirement and introduced Clarissa Pankratz as the new deputy city recorder.

Motion: Councilman Gossett moved to approve Resolution 2026-29 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Vehicles). Councilman McCall seconded the motion. The vote was as follows: Councilwoman Gochis, "Aye"; Councilman McCall, "Aye"; Councilman Gossett, "Aye"; and Vice Chairman Hansen, "Aye". The motion passed 4-0.

15. **Resolution 2026-34 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Department - Streets Division Equipment)**

Presented by Shilo Baker, City Recorder

Ms. Baker presented Resolution 2026-34, requesting that the council declare several Public Works Streets Division items as surplus property. The equipment includes items such as salt spreaders, a line striper, a lay-down box, and a sign hammer drill breaker.

She explained that the equipment is outdated, in poor condition, and no longer cost-effective to maintain or operate, with some items already unused for a period of time. The city is requesting approval to surplus the equipment and dispose of it through auction in accordance with city policy.

Motion: Councilman McCall moved to approved Resolution 2026-34 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Department - Streets Division Equipment). Vice Chairman Hansen seconded the motion. The vote was as follows: Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; Councilman McCall, "Aye"; and Vice Chairman Hansen, "Aye". The motion passed 4-0.

16. **Invoices & Purchase Orders**

Presented by Shilo Baker, City Recorder

Ms. Baker presented two invoices for council approval. The first was for \$32,397.16 to Dell Marketing LP to replace core networking equipment due to the current system nearing the end of its warranty period. The second was for \$68,407.18 to Huber Technology for scheduled four-year maintenance on sludge presses at the water reclamation facility greenhouse. The council was asked to approve both invoices and related purchase orders.

Motion: Councilman Gossett moved to approve invoices and purchase orders. Councilman McCall seconded the motion. The vote was as follows: Councilwoman Gochis, "Aye"; Councilman McCall, "Aye"; Councilman Gossett, "Aye"; and Vice Chairman Hansen, "Aye".

17. **Minutes**

~May 6, 2026 Work Meeting

~May 6, 2026 Business Meeting

Mayor Manzione advised there was a misspelling of her first name on Business Meeting Minutes, agenda item 3.

Motion: Vice Chair Hansen moved to approve the May 6, 2026 Work Meeting Minutes and the May 6, 2026 Business Meeting Minutes with the change of spelling on Mayor Manzione's name in

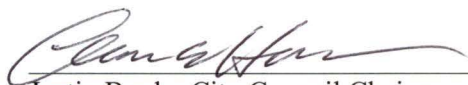
the Business Meeting Minutes, agenda item 3. Councilman McCall seconded the motions. The vote was as follows: Councilman Gossett, "Aye"; Councilman McCall, "Aye"; Councilwoman Gochis, "Aye"; and Vice Chairman Hansen, "Aye". The motion passed 4-0.

18. **Adjourn**

Vice Chairman adjourned the meeting at 8:04 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 17th day of June, 2026



~~Justin Brady, City Council Chair~~

Ed Hansen, City Council Vice Chair

