

City Council Business Meeting Minutes

Date: July 15, 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

Darwin Cook, Parks and Recreation Director

John Perez, Economic Development Director

Adrian Day, Police Chief

Paul Hansen, City Engineer

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Clarissa Pankratz, Deputy City Recorder

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

Jon Gossett, Present

Melodi Gochis, Present

Ed Hansen, Present

Dave McCall, Present

Justin Brady, Present

3. America250 Tribute

A video highlighting the City's 4th of July celebration and the America250 Tribute was presented.

4. Public Comment Period

Chairman Brady opened the public hearing at 7:04 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:04 p.m.

5. **Public Hearing and Motion on Ordinance 2026-19 An Ordinance of the Tooele City Council Amending Tooele City Code Chapter 7-25 (Signs) Regarding the Regulation of Political Signs to Conform with Utah Code Chapter 20A-17 as Amended by Utah House Bill 33, Making Other Updates to Tooele City Code Chapter 7-25, and Setting Fees Related to Safekeeping Political Signs and Related Appeals.**

Presented by Matt Johnson, City Attorney

Mr. Johnson presented proposed amendments to Chapter 7-25 of the Tooele City Code to comply with changes in state law under House Bill 33. The amendments remove the City's prohibition on political signs in public park strips when the adjacent property owner consents, clarify that political signs are governed by state law rather than the City's general sign regulations, and establish procedures for the safekeeping of removed political signs, including a \$20 retrieval fee and appeal process. Additional housekeeping amendments update outdated code references and clarify appeal procedures. Council members discussed the role of adjacent property owners in consenting to park strip signs, the removal of abandoned signs after elections, and how the new state law affects sign placement and timing.

Chairman Brady opened the public hearing at 7:14 p.m.

Scott Degelbeck asked whether the proposed ordinance applied only to political signs or if business owners could also place signs in public park strips without adjacent property owner approval. Mr. Johnson clarified that the changes apply only to political signs under state law. Commercial signs remain subject to the City's existing sign ordinance and are not permitted in park strips.

Chris Sloan stated that based on his understanding of state law, there is no specified start date for placing political signs, although municipalities may establish one tied to the beginning of early voting. He noted that some Utah communities have adopted such provisions and added that state law requires political signs to be removed within 14 days after an election.

Seeing no other members of the public coming forward Chairman Brady closed the public meeting at 7:17 p.m.

Motion: Councilman McCall moved to approve Ordinance 2026-19 An Ordinance of the Tooele City Council Amending Tooele City Code Chapter 7-25 (Signs) Regarding the Regulation of Political Signs to Conform with Utah Code Chapter 20A-17 as Amended by Utah House Bill 33, Making Other Updates to Tooele City Code Chapter 7-25, and Setting Fees Related to Safekeeping Political Signs and Related Appeals. 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.

6. **Public Hearing and Motion on Ordinance 2026-20 An Ordinance of the Tooele City Council Amending Tooele City Code Section 7-16a-3, Regarding Commercial Special Districts' Eligibility and Size.**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard reported that the applicant requested the item be remanded to the Planning Commission to allow for additional revisions to the original proposal before City Council consideration.

Motion: Chairman Brady moved to table Ordinance 2026-20 An Ordinance of the Tooele City Council Amending Tooele City Code Section 7-16-3, Regarding Commercial Special Districts' Eligibility and Size. 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.

7. Public Hearing and Motion on Ordinance 2026-21 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 4.1 Acres of Property Located at Approximately 1280 North and 200 East from Medium Density Residential (MDR) to Light Industrial (LI).

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented a request to amend the future land use designation of a 4.1-acre parcel from Medium Density Residential to Light Industrial. He explained that the amendment would not change the property's current R1-8 zoning but would allow the applicant to pursue a future rezoning request. The property is adjacent to existing industrial and commercial uses, with the Western Acres residential development located to the north and east. Mr. Aagard noted that the Planning Commission recommended approval of the land use map amendment following its June 24 meeting. Council members briefly discussed appropriate light industrial uses.

Chairman Brady opened the public hearing at 7:22 p.m. Seeing no members of the public coming forward, Chairman Brady closed the public hearing at 7:22 p.m.

Motion: Councilman Hansen moved to approve Ordinance 2026-21 An Ordinance of Tooele City Reassigning the Land Use Designation for Approximately 4.1 Acres of Property Located at Approximately 1280 North and 200 East from Medium Density Residential (MDR) to Light Industrial (LI). 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.

8. Quarterly Economic Development Update

Presented by John Perez, Economic Development Director

Mr. Perez presented the fourth quarter update, highlighting the grand openings of Snelgrove Ice Cream, Electroflow, Beans & Brews, and Sport Clips. He reported that retail, office, industrial, and hospitality vacancy rates remain healthy, with only minor changes from the previous quarter.

Mr. Perez noted that attending the ICSC convention in Las Vegas generated 10 new business leads and 10 follow-up meetings with national retailers, restaurants, fitness centers, and developers. The City also submitted two requests for information (RFIs) and hosted two RFI site visits, with previous recruitment efforts resulting in Electroflow locating in Tooele City and JB Hunt selecting the community for logistics operations.

He provided updates on commercial development, noting that several businesses, including Chase Bank, Einstein Bros. Bagels, Snelgrove Ice Cream, and a nail spa, are now open, while additional restaurants and retailers remain in development. At Hollywood Plaza, Wienerschnitzel, Port of Subs, and Xfinity remain confirmed tenants, while previously announced Fizz and a coffee/bakery concept are no longer planned.

Mr. Perez also reported that the Tooele City Business Park continues to be actively marketed, the City's Economic Development Strategic Plan will soon be available on the City's website, and the community survey received 748 responses. He highlighted significant growth in the City's social media engagement across Facebook, LinkedIn, and Instagram, and reminded the Council that the City's innovative approach to the Broadway building demolition saved more than \$1 million. Council members thanked Mr. Perez for his efforts and commended the City's economic development progress.

9. Resolution 2026-44 A Resolution of the Tooele City Council Approving a Five-Year General Consulting Agreement with Richey, May & Co., LLP, Certified Public Accountants Regarding the City Financial Statements for Fiscal Years 2026 Through 2030.

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented a five-year contract renewal for the City's financial statement consulting services. She explained that the consultants assist the Finance Department in preparing the City's financial statements for the annual audit. The agreement includes annual fee increases of approximately 2%, beginning at \$46,500 in fiscal year 2026 and increasing to \$52,500 by fiscal year 2030. Ms. Wimmer noted that continuing to use the consultants is more cost-effective than hiring additional full-time staff.

Motion: Councilman Gossett moved to approve Resolution 2026-44 A Resolution of the Tooele City Council Approving a Five-Year General Consulting Agreement with Richey, May & Co., LLP, Certified Public Accountants Regarding the City Financial Statements for Fiscal Years 2026 Through 2030. 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.

10. Resolution 2026-45 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Rebekka Peterson to the Tooele City Historic Main Street Commission as a Commission Member.

Presented by John Perez, Economic Development Director

Mr. Perez presented a resolution appointing Rebekka Peterson to the Tooele City Historic Main Street Commission. Mr. Perez explained that Ms. Peterson, who works at the Tooele City Museum, brings valuable knowledge of local history, Broadway, and historic preservation. Her appointment fills the remaining vacancy, resulting in a full commission. Councilman Jon Gossett will continue serving as the City Council representative on the commission.

Motion: Councilwoman Gochis moved to approve Resolution 2026-45 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointment of Rebekka Peterson to the Tooele City Historic Main Street Commission as a Commission Member. 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.

11. Resolution 2026-46 A Resolution of the Tooele City Council Ratifying and Approving an Agreement with Tooele County for Dispatch Services for Fiscal Year 2026-2027.

Presented by Adrian Day, Police Chief

Police Chief Adrian Day presented the Tooele County Dispatch Services fee agreement for the upcoming fiscal year. He reported that the total cost is \$320,772, which includes a base population fee of \$38,405 and approximately \$275,000 in usage-based fees for incidents, vehicle stops, and fire-related calls. Chief Day explained that the usage portion is calculated using a three-year average from 2023–2025 and increased due to a significant rise in activity during 2025, including approximately 2,000 additional traffic stops and about 1,000 more incident numbers compared to previous years. He thanked the Council for their prior review.

Motion: Councilman Hansen moved to approve Resolution 2026-46 A Resolution of the Tooele City Council Ratifying and Approving an Agreement with Tooele County for Dispatch Services 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.

12. Resolution 2026-48 A Resolution of the Tooele City Council Approving a Change Order to the Agreement with Newman Construction, LLC, for the 200 West Waterline Replacement Project

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a proposal to expand the scope of the City's existing waterline project with Newman Construction to install an eight-inch waterline through Henwood Mobile Home Park. Farrer explained that the current water system does not provide adequate flow for fire hydrants and fire suppression needs. The new line would create a looped system connected to the City's water system to improve fire protection. He clarified that the project is solely for fire suppression purposes and will not provide culinary water connections to individual mobile homes.

Motion: Councilwoman Gochis moved to approve Resolution 2026-48 A Resolution of the Tooele City Council Approving a Change Order to the Agreement with Newman Construction, LLC, for the 200 West Waterline Replacement Project. 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.

13. Resolution 2026-49 A Resolution of the Tooele City Council Approving a Change Order to the 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 modification to the 2026 roadway maintenance project for Canyon Overlook Drive. The original plan was to complete a mill and fill project; however, after reviewing the roadway conditions, staff determined that a more extensive repair was needed due to ongoing settlement issues in the subdivision. Mr. Farrer explained that the proposed work includes over-excavating approximately three feet of the roadway, properly compacting the base, and reconstructing the road to provide a longer-lasting repair. He noted that Black Forest Paving, the project contractor, has completed similar successful roadway stabilization projects and recommended this approach. The Council discussed whether the repair would focus only on problem areas or the entire roadway section, and Mr. Farrer confirmed that addressing the full section would provide a more reliable solution.

Motion: Councilman Gossett moved to approve Resolution 2026-49 A Resolution of the Tooele City Council Approving a Change Order to the 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 McCall, "Aye"; Councilman Hansen, "Aye"; Councilwoman Gochis, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 5-0.

14. Resolution 2026-50 A Resolution of the Tooele City Council Ratifying and Approving an Agreement with Rain for Rent, Inc., for a Golf Course Pump System at Overlake Golf Club

Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented an agreement with Rain for Rent, Inc, for rental services that would serve as a contingency resource if additional issues arise at the wastewater treatment plant. Mr. Farrer explained that the City does not plan to incur costs at this time but would utilize the agreement only if needed as a safeguard to address future treatment plant challenges.

Motion: Councilman Hansen moved to approve Resolution 2026-50 A Resolution of the Tooele City Council Ratifying and Approving an Agreement with Rain for Rent, Inc., for a Golf Course Pump System at Overlake Golf Club. 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.

15. Resolution 2026-51 A Resolution of the Tooele City Council Approving an Agreement with Johnson Controls, Inc., for Heating and Air Conditioning Control and Upgrades at Tooele City Library, to Include Chiller Replacement

Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook provided an update on ongoing projects and presented Resolution 2026-51, the final phase of the Tooele City Library HVAC upgrade. Mr. Cook reported that replacement of the driving range poles at the golf course has begun and that bids for the driving range net replacement will be opened with a resolution anticipated at the next City Council meeting.

Regarding the library HVAC project, Mr. Cook explained that previous phases included boiler replacements, upgrades to the iView control system, and replacement of building controllers. The final phase is the replacement of the building's chiller unit. The City is proposing to contract with Johnson Controls, a state-approved contractor, for the work. Mr. Cook noted that the project was included as a capital improvement in the adopted budget and that the equipment cost increased by approximately \$3,000, bringing the total contract amount to \$131,473.04. The replacement is planned for the shoulder season in October to minimize disruption to building operations.

Motion: Councilman Hansen moved to approve Resolution 2026-51 A Resolution of the Tooele City Council Approving an Agreement with Johnson Controls, Inc., for Heating and Air Conditioning Control and Upgrades at Tooele City Library, to Include Chiller Replacement with a \$3,000 price increase to \$131,473.04. 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.

16. Resolution 2026-47 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Department Equipment).

Presented by Shilo Baker, City Recorder

Ms. Baker presented a request for the City Council to declare six Public Works snowplows and a 1993 Holden 12-ton flatbed trailer as surplus property. She explained that the equipment is no longer needed for City operations, has reached the end of its useful life due to age and condition, and has not been used for some time. In accordance with City policy, the equipment will be declared surplus and disposed of through public auction.

Motion: Councilman McCall moved to approve Resolution 2026-47 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Public Works Department Equipment). 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.

17. **Invoices & Purchase Orders**

Presented by Shilo Baker, City Recorder

Ms. Baker presented two items. The first was a purchase order to Steadman's for the purchase of two Honda Pioneer 1000 utility vehicles for the wastewater treatment plant in the amount of \$50,000. The second was an invoice to Phase2 LLC for IT security software services totaling \$59,800, which will provide 24/7 support, including log retention analytics, firewall monitoring, and antivirus monitoring.

Motion: Councilwoman Gochis moved to approve the invoices & purchase orders as stated. 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.

18. **Minutes**

~June 17, 2026 City Council Business Meeting Minutes

There were no corrections to the minutes.

Motion: Councilman Hansen moved to approve the June 17, 2026 City Council Business Meeting Minutes. 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.

19. **Adjourn**

Chairman Brady adjourned the meeting at 7:51 p.m.

The Council was unable to complete its prior closed meeting. City Attorney Matt Johnson advised that the Council would need to take a new vote to enter into a closed meeting.

Motion: Councilwoman Gochis moved to reconvene for a closed meeting to discuss litigation and/or property acquisition. 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.

Chairman Brady called the reconvened Closed Meeting to order at 7:56 p.m. in the Large Conference Room.

Roll Call: Councilman Dave McCall, Present; Councilman Jon Gossett, Present; Councilman Ed Hansen, Present; Councilwoman Melodi Gochis, Present; and Councilman Justin Brady, Present.

Also in attendance: Mayor Maresa Manzione; Matt Johnson, City Attorney; Shilo Baker, City Recorder; Adrian Day, Police Chief; Nathan Farrer, Public Works Director; Paul Hansen, City Engineer; Darwin Cook, Parks & Recreation Director; Andrew Aagard, Community Development Director; and Shannon Wimmer, Finance Director.

No minutes were taken on these items.

Upon conclusion of the reconvened Closed Meeting, Chairman Brady adjourned the meeting at 8:43 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 5th day of August, 2026



Justin Brady, City Council Chair

[illegible]