



Council Meeting Minutes

September 02, 2025

Council Chambers

07:00 PM

1. Call to Order

Chairman Jared Hamner called the Council Meeting to order at 07:00 PM. The time, place, and agenda of the meeting had been provided to the Tooele Transcript Bulletin and to each member of the governing body by posting the notice and agenda at least two days before on the Tooele County website and emailing them a link.

2. Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Erik Stromberg.

3. Roll Call

Council Member Roll call as follows:

Erik Stromberg: Present

Jared Hamner: Present

Tye Hoffmann: Present online

Scott Wardle: Present

Kendall Thomas: Present

Also, present were Scott Broadhead- Attorney, Andy Welch- County Manager, Brittany Lopez- Assistant County Manager, and Nicole Rash- Chief Deputy Clerk.

Staff in attendance were Nathan Harris- Deputy Attorney, Alison McCoy- Auditor, Jerry Houghton- Recorder, Rachelle Custer- Community Development Director, Bucky Whitehouse- EOC (Emergency Operations Center) Director, Joy Peters- Assessor, Paul Wimmer- Sheriff, Cari Mausling- Auditor's Office, and Aspen Wimmer- Auditor's Office.

Guests in attendance were Chris Sloan, Tim Gillie- Transcript Bulletin, and various members of the public.

4. Public Comments

Cari Mausling, Tooele Resident and employee of Tooele County Auditor's office, stated that she moved to Tooele County in 2018 and currently has four generations living in her home. She stated she was excited about serving the community in the Auditor's office. The team is small but mighty. The office collaborates well with other departments and approaches problems with solutions. She shared examples of how the Auditor's Office has stepped up; in 2021 a State audit revealed the need for data clean-up between the court system and the county's financial software. In 2022, the Auditor's office took on almost 100% of the responsibility of creating and learning the new Tyler financial software and became a point of contact for other departments during the transition. Bank reconciliation, a huge undertaking, was moved from the Treasurer's office to the Auditors' office. During a transition in Human Resources leadership, the worker's comp claims were also moved to the Auditor's Office until the HR Office was up to speed. She advised that the Auditor's office has a busy public season at the start of the year when the veterans receive their disability percentage letters, in spring when abatement reminders are sent out, in July when valuation notices are sent out and again in the fall when tax notices are sent out. During these times, phones constantly ring and there is a line out the door. It takes all four office staff to work at full capacity. She stated that despite the challenges, the staff of the Auditor's office maintains team work and dedication. This is why the budget transfer that was approved on August 19th is disheartening. Somehow, it was determined that the responsibilities of the purchasing position were 51% purchasing because 51% of the budget was transferred to the manager's office. That leaves the team with 49% of the duties but no staff to support it. She believes the Council made it clear that there would not be any new positions in the 2026

budget. This decision was made without any Council visiting the Auditor's office during the busiest times of the year. Without that perspective, the decision feels disconnected, short-sighted and dismissive of the team's efficiency and morale. She stated she hopes that the Council understands that we are not just staff, we are real people.

Paul Wimmer, Sheriff, stated he has some questions for the Council regarding the budget process as well as comments. He stated he appreciates the Council sharing their expectations, but he would like to see the Council's countywide priorities. He has concerns about consistency; he oversees and presents the budgets for multiple departments, and they are lumped together during the budget process, which hasn't been done with other departments. He felt last year he had to vigorously defend a sergeant's position, which is okay, but he would appreciate a conversation. He gave examples of other departments being given budgets for positions with very little discussion, increasing their budget 62%. He's looking for consistency across the board. Sheriff Wimmer also brought up concerns about his department's line item transfer from 2024 being used as an example when discussing the transfer from the Auditor's Office to the Manager's Office. He stated the procedure was the same but the manner was not. He stated funds and staff have never been pulled from his budget against his will. He also spoke of his concerns about a current audit that is being done in his department by the purchasing agent and asked who will finish it when the position is moved. For the Council to pull the funds and leave half of it in the Auditor's office without the personnel or capability to complete that audit, audits will be impacted. He has concerns about the purchasing agent being transferred to the manager's office, as it's required full-time when it was only part-time in the Auditor's office. He also stated he has been anxiously awaiting results from the Squire audit, as it was supposed to be presented last April. He asked what the delay is, and stated it is the final piece to his fraud and waste complaint.

5. Minutes

a. August 19, 2025 Business Meeting Minutes

Agenda Attachments

1. 08.19.2025.Business.Draft.pdf

Council Member Scott Wardle motioned to approve the August 19, 2025 Business Meeting Minutes. Second by Council Member Erik Stromberg. All in favor. The motion passed.

6. Consent Agenda: Check Register

a. Check Register

Check register 8/14 & 8/21.

Agenda Attachments

1. Check Register 9.2.25.pdf

Council Member Erik Stromberg motioned to approve the Check Register dated 8/14 and 8/21. Second by Council Member Scott Wardle. All in favor. The motion passed.

7. Discussion Items

a. Energy Development Overlay Zone Discussion, Rachelle Custer

The Energy Development Zone Overlay (EDZO) is to encourage the development of energy resources, provide appropriate zones for utility- scale and community- scale energy facilities, protect Tooele County's public health, safety, and welfare while ensuring energy infrastructure aligns with Utah Code and federal standards, and support the State of Utah's energy objectives per Utah Code Title 79, Chapter 6.

Agenda Attachments

1. Energy Development Zone Overlay Ordinance.pdf

Rachelle Custer, Community Development Director, presented the item as outlined above.

She stated that the State has advised that if counties are interested in providing areas for energy development, the county would need to come up with a zoning district and identify the areas where development would be deemed appropriate. She advised there are no properties

identified at this time. This proposal would need to go through the Planning Commission for final approval, but she wanted to present it, so the Council could see what was being planned.

Planning staff has been in contact with the State Energy Development Office to come up with some guidelines. All energy uses are included, and neighbors will be notified. If an energy overlay zone were to be adopted, it would not change the underlying zoning districts. Director Custer advised the zone would not allow for any large nuclear uses; it would allow for solar farms, battery energy storage systems, small modular reactors, biomass waste energy facilities, carbon capture and storage substations, hydrogen production and storage, nuclear research for testing facilities, wind energy systems and geothermal facilities. It would prohibit oil, gas and coal extraction and fossil fuel refining or coal fire generation.

She advised that the State audit should be available by October 2025.

8. Consent Agenda: Contracts

a. Project Manager Contract Service Between Tooele County and MOCA Systems, INC, Nathan Harris

An RFQ was issued, and through the scoring and interview process, MOCA was selected to provide contract project management services for the Tooele County Department and its large-scale projects.

Agenda Attachments

1. MOCA Contract 8-28-25.pdf

Brittany Lopez, Assistant County Manager, presented the item as outlined above.

She stated that Council allowed the county to hire a project manager. She advised that, after some discussion, it was decided that it does not make sense to hire a person for that position at this time. The Manager's Office instead decided to contract with MOCA Systems, Inc to complete the Peak Master Plan and other future projects.

Andy Welch, County Manager, stated this contract allows for more flexibility.

Council Member Erik Stromberg motioned to approve Project Manager Contract Service Between Tooele County and MOCA Systems, Inc. Second by Council Member Scott Wardle. All in favor. The motion passed.

b. Automatic aid Agreement for South Fire Departments, Bucky Whitehouse

Renewal of Automatic Aid Agreements (Three-Year Term)

This renewal updates the County's Automatic Aid agreements with the following adjustments:

- **Compensation:** Per-call reimbursement increased from \$150 to \$154.50 (CPI-based); added County support for volunteer recruitment/retention; clarified reimbursement for responses in unincorporated areas (biannual submissions, documentation standards, \$5,000 annual cap per agency).
- **Operations:** Expanded requirements for the use of County Reporting Software or approved alternatives to track equipment, training, licensing, insurance, and NFIRS reporting.
- **CAARGP:** Updated grant program terms, including application, award, and reporting timelines.
- **Administration/Reporting:** Clarified annual reporting requirements for County and municipal funding, with minimum local funding commitments.

Agenda Attachments

1. South Valley Fire Automatic Aid Agreement Final 2025.pdf

Bucky Whitehouse, EOC (Emergency Operations Center) Director, presented this item as

outlined above.

He advised the original contract was a two year cycle. This renewal will be on a two to three year cycle.

Council Member Tye Hoffmann motioned to approve the Automatic aid Agreement for South Fire Departments. Second by Council Member Kendall Thomas. All in favor. The motion passed.

c. Contract with The Appraisers, Inc. for Commercial Appraisal Services and Appeals; Joy Peters

This is the contract with The Appraisers, Inc. for commercial appraisal services and appeal assistance for the year 2026. This was put out to bid through the Request for Proposal process. One bid came back. We have worked with The Appraisers, Inc. in the past and feel confident in their ability to support the County.

Agenda Attachments

1. The Appraisers Inc Contract - with RFP and Appraisers Inc Letter.pdf

Joy Peters, Assessor, presented this item as outlined above. She stated that The Appraisers, Inc. is an experienced firm that is familiar with Tooele County. She advised that the funds needed for the contract are in the budget. The contract will begin now but covers the 2026 tax role.

Council Member Erik Stromberg motioned to approve the contract with The Appraisers, Inc. for Commercial Appraisal Services and Appeals. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

9. Resolutions/Ordinances

a. Resolution 2025-22 - Approving the Filing of Cross-Appeals to 2025 Appeals Filed by Taxpayers Subject to Central Assessment, Alison McCoy

PacifiCorp Inc. has filed an appeal with the Utah State Tax Commission contesting their 2025 assessment. This resolution authorizes the filing of a cross-appeal by Thomas W. Peters Esq. to protect the County's interests.

Agenda Attachments

1. Res 2025-22.pdf

Alison McCoy, Auditor, presented this item as outlined above.

She advised there were two centrally assessed appeals; US Magnesuim and PacifiCorp. She explained central assessments and the thresholds for the county's involvement. US Magnesium would have an estimated impact on the county's distribution of \$45,000. PacifiCorp would have an estimated \$107,000. This resolution grants the ability to participate in the PacifiCorp appeal.

Council Member Kendall Thomas motioned to approve Resolution 2025-22. Second by Council Member Erik Stromberg. All in favor. The motion passed.

b. Ordinance 2025-12 - Rezoning 332.48 Acres Located Off Burmester Road Just South of I-80, From MU-40 to M-G, Rachelle Custer

Charles Ackerlow with the Inland Port has requested that 332 acres of land owned by Interstate I-80 LLC and located off of Burmester Road just south of I-80 be rezoned from MU-40 to M-G. The Planning Commission voted unanimously in favor of the rezone.

Agenda Attachments

1. Ord 2025-12.pdf
2. Ord 2025-12 - Planning and Zoning Paperwork.pdf

Rachelle Custer, Community Development Director, presented item as outlined above.

She advised that about 60% of this rezone is wetlands, which will be protected. The applicant, Charles Ackerlow, will either do a wetland mitigation bank or a mitigation project. The traffic study recommends that a light be put on I-80 and Burmester intersection by 2030.

Council Member The Hoffmann asked if there were any public comments during the Planning Commission meeting. Director Custer stated there were questions regarding traffic. She advised that there could be some intense heavy truck traffic in the area at full build-out, but that is not anticipated until 2030-2050, and the majority will be going directly to I-80 so it should not impact the residential areas.

Council Member Tye Hoffmann motioned to approve Ordinance 2025-12. Second by Council Member Scott Wardle. All in favor. The motion passed.

c. Ordinance 2025-13 - Amending the Land Use South Section Map of the General Plan, Rachelle Custer

This ordinance amends the General Plan's Land Use South Map by changing the designation of 23 parcels near Rush Lake from open space to agriculture. The Planning Commission voted unanimously in favor of the amendment.

Agenda Attachments

1. Ord 2025-13.pdf
2. Ord 2025-13 - Planning and Zoning Paperwork.pdf

Rachelle Custer, Community Development Director, presented the item as outlined above.

She advised the applicants are property owners who are requesting a general plan amendment to bring their properties into conformance with their current use and to allow future development of the area. Many of the properties are in a flood hazard area. Flood plane permits and building permits would be required for any new structures.

Council Member Kendall Thomas motioned to approve Ordinance 2025-13. Second by Council Member Erik Stromberg. All in favor. The motion passed.

10. Action Items

a. Presentation of Council of Governments' Recommendations for Transportation Tax Projects, Erik Stromberg

Erik Stromberg will present the Council of Governments' recommendations for Transportation Tax projects. These are the recommended projects:

3rd Quarter

- County – Mormon Trail – 86 pts – \$1,650,000
- COG – Pavement Assessment – 60 pts – \$65,000
- COG – Utility Fee – 60 pts – \$35,000

Corridor Preservation

- Tooele City – Peterson Industrial – 60 pts – \$635,971.54
- Grantsville – Sheep Lane – 39 pts – \$17,000,000
- Erda – Cimmaron Way – 80 pts – \$224,000
- Vernon – Larson Rd – 44.5 pts – \$50,000
- Stockton – Walk Chip Seal – 43.5 pts – \$65,525

Council Member Erik Stromberg presented this item as outlined above.

He advised that COG (Council of Governments) recommended that the Council needs to look

at how much money is available so smaller communities can better plan and budget. Mayors want to try to collaborate.

He stated the \$17 million to Grantsville for Sheep Lane was denied, but all other applications were approved by COG.

Council Member Scott Wardle asked for clarification of how funds are awarded. Council Member Erik Stromberg stated that two years ago, the scoring wasn't working. The application has been adjusted and now has cities answer questions that are applicable to how they are scored. COG wants to support the valley and transportation needs for all. They would like to look at what is needed in the next five years and ensure saving and spending is appropriate.

Council Member Erik Stromberg motioned to approve the Presentation of Council of Governments' Recommendations for Transportation Tax Projects. Second by Council Member Scott Wardle. All in favor. The motion passed.

11. Council Update

Council Member Erik Stromberg stated that he has a unique perspective when working with the sheriffs and dispatchers serving as a firefighter. He thanked them for their work. It's not an easy job and he appreciates their professionalism.

Council Member Tye Hoffmann spoke about the America 250 project. It's a year-long event that begins on July 4th. He advised that the Council needs to be ready to plan and fund some events. Brittany Lopez, Assistant Manager, stated she is trying to bring communities together, and she needs help with a county team.

12. Manager Update

Andy Welch, County Manager, gave kudos to Brittney Lopez, Assistant County Manager for the safety program. The county received \$9,300 from the Trust. He stated for the third year there will not be a change in insurance premiums. He also spoke of COG (Council of Governments) and the Mormon Trail Project. He appreciates everyone working together.

Brittney Lopez, Assistant County Manager, commented on the safety program. She gave kudos to the department heads for their collaboration and kudos to facilities for fixing any issues identified in the audit.

13. Manager Update: Ratifications

a. 6 MVA's

Refund on Motor Vehicle

Agenda Attachments

1. 6 MVA's.pdf

b. MOU Between Tooele County Sheriff's Office and Internet Crimes Against Children

This MOU establishes the requirements for our participation in the Internet Crimes Against Children Task Force.

Agenda Attachments

1. 2026 ICAC MOU.pdf

c. Noxious Weed Grant

Cooperative control of noxious weeds and invading weeds through USDA Forest Service Grant Money.

Agenda Attachments

1. Noxious Weed Grant.pdf

d. Tooele County Weed Board EDRR and Invasive Treatments FY2026

FY2026 Grant funding

Agenda Attachments

1. Weed Board EDRR Invasive Treatment FY2026.pdf

e. General Service Contract between Rocky Mountain Power and Tooele County

General service contract for service for Pavilion/ Restroom operation at or near 2930W HWY, Grantsville, Utah.

Agenda Attachments

1. Tooele County and Rocky Mountain Power.pdf

f. Agreement with Hansen, Allen and Luce, Inc. for a Water Use and Preservation General Plan Element

This is an agreement between Tooele County and Hansen, Allen and Luce, Inc. for services related to the creation of a Water Use and Preservation General Plan Element for the county.

Agenda Attachments

1. Water Use and Preservation General Plan Element Agreement.pdf

g. Agreement with Stansbury Elite FC for the Use of the Festival Field at The Peak

This is an agreement between Tooele County and Elite FC for the use of the festival field area at The Peak.

Agenda Attachments

1. Elite FC Contract Use of Festival Fields at The Peak.pdf

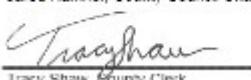
14. Adjournment - Closed Session if needed

Motion to adjourn made by Council Member Erik Stromberg. Second by Council . All in favor. The meeting adjourned at 7:52 PM

THE FOREGOING MINUTES ARE APPROVED:



Jared Hamner, County Council Chairman



Tracy Shaw, County Clerk



Tracy Shaw, County Clerk