

City Council Business Meeting Minutes

Date: April 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

Dave McCall

Excused

Melodi Gochis

Staff Present:

Maresa Manzione, Mayor

Matthew Johnson, City Attorney

Nathan Farrer, Public Works Director

Darwin Cook, Parks & Recreation Director

John Perez, Economic Development Director

Kelley Anderson, Planning Commissioner

Adrian Day, Police Chief

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Loretta Herron, 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

Ed Hansen, Present

Dave McCall, Present

Justin Brady, Present

Melodi Gochis, Excused

3. **America250 Tribute – Rocky Mountain Power Foundation Presentation**

Nic Jenkins from the Rocky Mountain Power Foundation presented a donation to support the Community Food Drive with James Hunter. The presenter highlighted the organization's volunteer-driven efforts, growth over the years, and the number of families served through holiday meal distributions.

Appreciation was expressed for the community's support and the positive impact the program has had in the Tooele Valley, after which a photo was taken.

4. **Public Comment Period**

Chairman Brady opened the public comment period at 7:05 p.m. Seeing no members of the public coming forward. Chairman Brady closed the public comment period at 7:06 p.m.

5. **Quarterly Economic Development Update**

Presented by John Perez, Economic Development Director

Mr. Perez provided the Economic Development third quarter update for January through March 2026, reporting continued commercial growth through multiple new business openings and expansions, including several restaurants and retail tenants at the Macey's Center and Compass Point developments. He noted overall vacancy rates remained stable with only minor fluctuations across retail, office, industrial, and hospitality sectors, reflecting a generally healthy market with ongoing leasing activity.

He also reported continued business recruitment efforts, including multiple RFIs, restaurant and retail leads, and recent project wins such as ElectraFlow and the commencement of operations by Central States Manufacturing and JB Hunt logistics. He highlighted strong momentum in major developments such as Hollywood Plaza, continued interest in the Tooele business park—including a potential light manufacturing project—and ongoing tenant buildouts in key commercial areas.

He concluded by reviewing the Economic Development strategic plan, noting its streamlined format and separate implementation documents, and shared positive social media engagement growth across city platforms, indicating increased visibility and community interest in economic development efforts.

6. **Ordinance 2026-09 An Ordinance of the Tooele City Council Amending Tooele City Code Section 6-5b-6 Regarding Potentially Dangerous and Dangerous Dogs and Cats**

Presented by Matthew Johnson, City Attorney

Mr. Johnson explained a minor clarification to Title 6, the animal control code, related to the definition of a "potentially dangerous animal." He noted that during prior revisions, language was updated to better align civil and criminal provisions, but a drafting omission occurred when a conjunction was removed without replacement, creating ambiguity in the code. The proposed amendment simply clarifies the intent by correcting the wording so the definition accurately reflects both criminal violations and other known dangerous behavior. The Council was asked to consider the correction as a technical fix to ensure consistency and clarity in the ordinance.

Motion: Councilman Hansen moved to approve Ordinance 2026-09 An Ordinance of the Tooele City Council Amending Tooele City Code Section 6-5b-6 Regarding Potentially Dangerous and Dangerous Dogs and Cats putting the word "Or" in the ordinance. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 4-0.

7. **Resolution 2026-21 A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers for Professional Engineering and Environmental Services for the Tooele City Wells Project**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer reported on continued work with J-U-B Engineers to support the city's test wells project. He explained that the agreement will allow the identification and drilling of two test well sites in hopes of locating at least one, and ideally two, viable production water well locations.

Motion: Councilman Gossett moved to approve Resolution 2026-21 A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers for Professional Engineering and Environmental Services for the Tooele City Wells Project. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "Aye"; Councilman Gossett, "Aye"; and Chairman Brady, "Aye". The motion passed 4-0.

8. **Resolution 2026-22 A Resolution of the Tooele City Council Approving an Agreement with Newman Construction, LLC, for the 200 West Waterline Replacement Project**

Presented by Nathan Farrer, Public Works Director

Mr. Farrer reported on a water line replacement project between Vine Street and 100 South to replace an aging line and reconnect existing meters. He stated that, following the bidding process, Newman Construction was identified as the lowest responsible bidder and comes with positive staff and industry references. The Council was informed that the contract is proposed to be awarded for approximately \$247,000, with construction scheduled to begin in early June after school lets out and be completed before school resumes in August.

Motion: Councilman McCall moved to approve Resolution 2026-22 A Resolution of the Tooele City Council Approving an Agreement with Newman Construction, LLC, for the 200 West Waterline Replacement Project. Councilman Hansen seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 4-0.

9. **Resolution 2026-23 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 IVU System**

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook provided an update on the ongoing HVAC modernization project for City facilities, including City Hall and the library. He explained that the project began approximately four years ago to replace failing boilers and improve system efficiency in phases, starting with City Hall and later extending to the library. The current request involves work by Johnson Controls, a state-approved contractor, at a cost of about \$58,000, which is included in the approved capital improvement budget. He also noted that this work serves as a final preparatory step before the planned installation of a new chiller in the next fiscal year, pending budget approval.

Motion: Councilman Gossett moved to approve Resolution 2026-23 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 IVU System. Councilman Hansen seconded the motion. The vote was as follows: Councilman McCall, "Aye"; Councilman Hansen, "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 presented a single invoice for Council consideration from Building Dynamics for the purchase of 16.35 acre-feet of water right credits totaling \$327,000.

Motion: Councilman Hansen moved to approve the invoice. Councilman McCall seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 4-0.

11. **Minutes**

- ~April 1, 2026, Work Meeting
- ~April 1, 2026, Business Meeting

Chairman Brady advised that one correction had been made since the packet was distributed. He explained that Item 10 was amended to include language clarifying approval of a \$235,000 contingency, ensuring the motion accurately reflected the Council's intent. The Council was then asked to consider the minutes as corrected for approval.

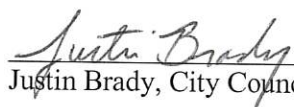
Motion: Councilman Hansen moved to approve April 1, 2026, Work Meeting Minutes and April 1, 2026, Business Meeting. Councilman Gossett seconded the motion. The vote was as follows: Councilman Gossett, "Aye"; Councilman Hansen, "Aye"; Councilman McCall, "Aye" and Chairman Brady, "Aye". The motion passed 4-0.

12. **Adjourn**

Chairman Brady adjourned the meeting at 7:24 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 6th day of May, 2026


Justin Brady, City Council Chair