

City Council Business Meeting Minutes

Date: May 6, 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

Derrick Larson, City Attorney

Darwin Cook, Parks & Recreation Director

Kelley Anderson, Planning Commission

Police Chief Adrian Day

Paul Hansen, City Engineer

Andrew Aagard, Community Development Director

Shannon Wimmer, Finance Director

Shilo Baker, City Recorder

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Brady opened the public hearing at 7:05 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. **Mayor's Youth Recognition Awards**

Maresa (approved as corrected on 06-03-2026 by City Council)
Mayor ~~Marissa~~ Manzione presented the Mayor's Youth Recognition Award to the Settlement Canyon Elementary Show Choir, directed by Jenine Gillie. Mayor Manzione read the group's nomination, recognizing the students' dedication, talent, and commitment to rehearsals and performances. She noted that the choir's music promotes themes of hope, perseverance, friendship, courage, and unity, while also reflecting the spirit of America's 250th anniversary celebration. Mayor Manzione commended the students for challenging themselves, developing their talents, and serving as positive examples within the community. Following the presentation, the show choir performed two songs for the Council and audience, after which the students received certificates and gift bags in recognition of their achievement.

There was a brief pause in the meeting for photos.

4. **America 250 Tribute- Just Serve City Designation and Proclamation**
Presented by Cameron and Annalese Thorpe

Mr. and Mrs. Thorpe, representatives of JustServe for the Tooele Valley, presented a tribute recognizing Tooele City as an official JustServe City in conjunction with the America 250 initiative. They spoke about the importance of volunteerism, community partnerships, and fostering a culture of service throughout the community. The Thorpe's commended Tooele residents and City leadership for their commitment to helping others and strengthening community connections through service opportunities.

As part of the recognition, the Thorpe's presented the City with a plaque, a signed proclamation, and promotional materials acknowledging Tooele City's designation as a JustServe City. Mayor Manzione thanked the Thorpe's and JustServe representatives for their efforts in helping the City receive the designation.

There was a brief pause in the meeting for a photo.

5. **Public Comment Period**

Chairman Brady opened the public hearing at 7:29 p.m. Seeing no members of the public coming forward Chairman Brady closed the public hearing at 7:29 p.m.

6. **Public Hearing and Motion on Ordinance 2026-11 An Ordinance of the Tooele City Council Amending Section 7-14-11; Landscaping and Water Conservation with New Development, Regarding the Use of Sod in Residential Landscaping and the Use of Irrigation Systems Associated with Residential Landscaping**

Presented by Andrew Aagard, Community Development Director

Mr. Aagard presented proposed amendments to the City's residential landscaping ordinance, explaining that the changes were intended to clarify existing language and simplify enforcement. Mr. Aagard reviewed the proposed revisions, including removing limitations on sod in areas less than eight feet wide, eliminating the 250-square-foot landscaped area threshold, and clarifying irrigation language. He also reviewed the Planning Commission's recommended edits, which included moving the ordinance effective date to the section heading and removing the proposed 50% limitation on artificial turf.

The Councilmembers discussed the Planning Commission's recommendations, particularly the proposed removal of restrictions on artificial turf. Mr. Aagard reiterated staff concerns regarding heat absorption, drainage, and enforcement challenges associated with artificial turf limitations. Councilmembers also discussed the difficulty of enforcing percentage-based landscaping requirements and the varying impacts of artificial turf depending on lot size and yard area.

Following discussion, Councilmembers expressed general support for moving the ordinance effective date to the section heading, while continuing discussion regarding whether to retain or remove the proposed 50% limitation on artificial turf usage.

Chairman Brady opened the public hearing at 7:35 p.m.

Kelley Anderson, a Tooele resident and local realtor, spoke in support of removing the proposed 50% limitation on artificial turf. Mr. Anderson stated that he believes property owners should have the ability to make decisions regarding their property as they see fit, provided those decisions do not negatively impact neighboring properties. He encouraged the Council to avoid placing unnecessary restrictions on residential landscaping choices.

Seeing no other members of the public coming forward, Chairman Brady closed the public hearing at 7:37 p.m.

Motion: Council Hansen moved to approve on Ordinance 2026-11 An Ordinance of the Tooele City Council Amending Section 7-14-11; Landscaping and Water Conservation with New Development, Regarding the Use of Sod in Residential Landscaping and the Use of Irrigation Systems Associated with Residential Landscaping using the Planning Commission's recommendation of moving the date to the title and eliminating the 50% limitation for artificial turf. 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.

7. Resolution 2026-26 A Resolution of the Tooele City Council Tentatively Adopting the Budget Officer's Tentative Budget for Tooele City Fiscal Year 2026-2027 and Establishing the Time and Place of a Public Hearing to Consider its Adoption

Presented by Mayor Maresa Manzione

Mayor Manzione presented the tentative Fiscal Year 2026–2027 City budget and the proposed schedule for the public hearing and adoption process. Mayor Manzione explained that the tentative budget reflects the City's commitment to maintaining quality services while balancing long-term planning, responsible growth, and the financial impact on residents.

Mayor Manzione noted that final certified property valuation data will not be available until June 8, but based on current projections, any potential tax increase through the Truth in Taxation process would be less than 5%, equating to approximately \$2.26 per month for a median-valued home. She emphasized the City's preference for small, incremental adjustments rather than larger one-time increases.

The proposed budget prioritizes public safety, infrastructure maintenance, and continued service levels. Included in the budget are additional funding and staffing for the volunteer fire department, the addition of one sworn police officer, a new ordinance compliance position, and an additional information technology staff position. The budget also includes capital projects and facility improvements, including upgrades to the water reclamation facility, lighting improvements at the aquatic center, library HVAC improvements, equipment replacements, and the development of an all-abilities bike park, and a permanent stage at the Tooele City Park.

Mayor Manzione also discussed the effects of inflation on fuel, materials, equipment, and operations, while emphasizing the City's continued commitment to conservative budgeting practices, infrastructure investment, and economic development efforts aimed at reducing the tax burden on residents over time. She encouraged Councilmembers to review the budget materials and submit questions prior to future budget discussions.

During Council discussion, concerns were raised regarding the cost of improvements at the aquatic center and the extent of facility usage by local schools compared to public access for City residents.

Motion: Councilman Hansen moved to approve Resolution 2026-26 A Resolution of the Tooele City Council Tentatively Adopting the Budget Officer's Tentative Budget for Tooele City Fiscal Year 2026-2027 and Establishing the Time and Place of a Public Hearing to Consider its Adoption.

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.

8. Statement of Intent: The Budget Officer Intends to State that the Tentative Budget Includes a Proposed Property Tax Increase

Chairman Brady read the statement of intent. "The Budget Officer intends to state that the tentative budget includes a proposed property tax increase."

9. Statement of Budget Officer that the Tentative Budget Includes a Proposed Tax Increase

Presented by Mayor Maresa Manzione

"The Tooele City fiscal year 2027 budget includes a proposed property tax that exceeds the estimated certified tax rate. This increase is expected to generate an additional \$409,905 in property tax revenue, which is estimated to be a 4.48% tax increase. These additional funds will be used to fund the increase in the 2016 Judgement Levy Bond payment as well as fund stipends and a new administrative assistant in our volunteer fire department.

If Tooele City proceeds with the proposed property tax increase, the City will provide notice and conduct a public hearing where residents will have an opportunity to comment on the proposed tax increase. The truth in taxation public hearing will be held on August 19, 2026, at 7:00 p.m. at Tooele City Hall."

Mayor Manzione read the required statement concerning the proposed property tax increase, as outlined above.

10. Presentation of Property Tax Impact Schedule

Presented by Mayor Maresa Manzione

Mayor Manzione presented the required state tax impact schedule as a new standalone agenda item in compliance with state law.

Mayor Manzione explained that the proposed property tax rate increase—from approximately 0.002475 to 0.002587—exceeds the certified tax rate and is projected to generate approximately \$409,905 in additional annual revenue, representing a 4.48% increase. She noted that the purpose of the presentation was to provide transparency by outlining how the proposed tax change would impact City operations and taxpayers.

The presentation included a comparison of current and proposed property tax revenues (excluding new growth), along with a breakdown of residential and commercial impacts based on median home values. It also outlined the effect on the City's judgment levy debt, showing an increase in available funding from approximately \$765,632 to \$1,075,537 under the proposed budget scenario.

Mayor Manzione further noted that a portion of the proposed funding would support the volunteer fire department, including stipends for volunteers and an administrative assistant position. She emphasized

the value of the volunteer fire department to the City and the importance of retaining volunteer firefighters.

Mayor Manzione clarified that the item was informational only, required by state law, and does not require Council action. She also noted that the impact statement will be presented again as part of future public hearing requirements.

11. Resolution 2026-27 A Resolution of the Tooele City Council Declaring the Intent of Tooele City to Consider an Increase in Property Tax Revenue Above the Certified Tax Rate for Fiscal Year 2026-2027 Pursuant to the Requirements of Utah House Bill 236 (2026), Publishing a Property Tax Impact Disclosure, and Establishing the Time and Place of a Truth in Taxation Public Hearing

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented Resolution 2026-27, which formally declares the City's intent to consider a property tax increase above the certified tax rate for Fiscal Year 2026–2027, in compliance with Utah House Bill 236.

Ms. Wimmer explained that the resolution serves to document and ratify the actions already presented earlier in the meeting, including the required property tax impact disclosure and the City's intent to consider the proposed increase. She noted that the resolution also formally establishes the Truth in Taxation public hearing date for August 19, 2026, at 7:00 p.m.

Ms. Wimmer stated that the resolution is primarily administrative in nature and is required to demonstrate compliance with new state reporting and notice requirements.

Motion: Councilman McCall moved to approve Resolution 2026-27 A Resolution of the Tooele City Council Declaring the Intent of Tooele City to Consider an Increase in Property Tax Revenue Above the Certified Tax Rate for Fiscal Year 2026-2027 Pursuant to the Requirements of Utah House Bill 236 (2026), Publishing a Property Tax Impact Disclosure, and Establishing the Time and Place of a Truth in Taxation Public Hearing. 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.

12. Ordinance 2026-10 An Ordinance of Tooele City Enacting Tooele City Code Chapter 9-8 Regarding Enforcement of False Alarms for Business and Residential Security Systems, and Establishing a Fee for Administrative Appeals Under Tooele City Code Chapter 9-8

Presented by Adrian Day, Police Chief

Chief Day presented a new ordinance provision placed within Title 9 of the City Code establishing a process for addressing false alarm responses routed through dispatch that require officer response.

Chief Day explained that the ordinance is intended to address recurring false alarms from businesses and properties in order to reduce unnecessary police responses and encourage proper maintenance of alarm systems. He noted that the definition excludes panic alarms and does not include neighbor-reported audible disturbances.

Under the proposed structure, the Police Department would issue a warning notice prior to enforcement action. Chief Day stated that he plans to initially issue warnings to businesses with high numbers of false alarms to encourage corrective action rather than immediate penalties. He also noted that two businesses had 47 and 32 false alarms in the previous year.

Chief Day explained that beginning with the fifth false alarm within a 365-day period, a civil citation may be issued through his office, with the opportunity for appeal through the City Recorder. He emphasized that the program is new, will be implemented carefully, and is intended to promote compliance and reduce strain on police resources.

Motion: Councilwoman Gochis moved to approve Ordinance 2026-10 An Ordinance of Tooele City Enacting Tooele City Code Chapter 9-8 Regarding Enforcement of False Alarms for Business and Residential Security Systems, and Establishing a Fee for Administrative Appeals Under Tooele City Code Chapter 9-8. 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 2026-24 A Resolution of the Tooele City Council Approving a Professional Services Agreement with J-U-B Engineers for Administration Services Related to the Tooele Rogers Road Well Site and the Salt Shed Construction

Presented by Shannon Wimmer, Finance Director

Ms. Wimmer presented a resolution authorizing a professional services agreement with J-U-B Engineers to provide administrative support services for the construction of the Rogers Road well site and the City's new salt shed.

Ms. Wimmer explained that the City has already approved the construction contract for the salt shed, and this agreement provides the necessary engineering and administrative oversight services to move the project forward. She noted that public works staff could address questions if needed and that the item is related to previously approved capital improvements.

Motion: Councilman Gossett moved to approve Resolution 2026-24 A Resolution of the Tooele City Council Approving a Professional Services Agreement with J-U-B Engineers for Administration Services Related to the Tooele Rogers Road Well Site and the Salt Shed Construction.

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.

14. Resolution 2026-25 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Fire Department)

Presented by Shilo Baker, City Recorder

Ms. Baker presented a request for the Council to declare a 1996 KME 102 aerial fire truck as surplus property. Ms. Baker explained that the vehicle was originally donated to the City, but is no longer actively used in fire service and does not meet current operational needs. She noted that the Fire Department has already ordered a replacement fire truck and has chosen not to invest further in the aging vehicle.

Ms. Baker stated that, if approved, the truck would be disposed of in accordance with City policy through sale, donation, recycling, or other appropriate methods. The initial plan is to offer the vehicle to eligible entities within the county, with a minimum offer of \$15,000, reflecting the City's approximate maintenance investment in the vehicle.

Motion: Councilman Hansen moved to approve Resolution 2026-25 A Resolution of the Tooele City Council Authorizing the Tooele City Purchasing Agent to Dispose of Surplus Personal Property (Fire Department). 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.

15. **Invoices & Purchase Orders**

Presented by Shilo Baker, City Recorder

Ms. Baker advised there are no invoices to present.

16. **Minutes**

~April 15, 2026 Work Meeting Minutes

~April 15, 2026 Business Meeting Minutes

There were no corrections to the minutes

Motion: Councilwoman Gochis moved to approve the April 15, 2026 Work Meeting Minutes and the April 15, 2026 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.

17. **Adjourn**

Chairman Brady adjourned the meeting at 8:02 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 3rd day of June, 2026


Justin Brady, City Council Chair
Ed Hansen, City Council Vice-Chair

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