



Council Meeting Minutes

June 16, 2026

Council Chambers

6:00 PM

1. Call to Order

Chairman Jared Hamner called the Council Meeting to order at 06:00 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 Cory Caldwell with Caldwell, Filler and Grayson PLLC Law Firm.

3. Roll Call

Council Member Roll call as follows:

Erik Stromberg: Present

Jared Hamner: Present

Tye Hoffmann: Present

Scott Wardle: Present

Kendall Thomas: Present

Also, present were Scott Broadhead- Attorney, Andy Welch- County Manager, Brittany Lopez- Assistant County Manager, and Tracy Shaw- Clerk.

Staff in attendance were Nathan Harris- Deputy Attorney, Alison McCoy- Auditor, Jerry Houghton- Recorder/Surveyor, Wayne Anderton- Solid Waste Director, Joy Peters- Assessor, Brian White- Chief

Deputy Sheriff, Cari Mausling- Deputy Auditor, Paul Wimmer- Sheriff, and Rachelle Custer- Community Development Director.

Guests in attendance were Mike Rapich, Chris Sloan, Scott Degelbeck, Corey Caldwell, and other residents.

4. Public Comments

Scott Degelbeck of Tooele City stated he has concerns about the budget. He thanked Auditor McCoy for sending him the budget resolutions and documents. Mr. Degelbeck expressed dissatisfaction about potential tax increases.

Alison McCoy, Auditor, shared a statement on ethics, accountability, and public trust in local government. She stated she has concerns about changes to the Fraud, Waste and Abuse reporting hotline, and the Audit Committee, noting that she was not included in conversations regarding these changes.

5. Contracts

a. Contract Between Tooele County and C&G for Landfill Maintenance Building, Wayne Anderton

Description: An IFB was issued to solicit bids for construction of a water system and maintenance building at the landfill. Seven (7) bids ranging from \$604,501.53 to \$992,832.00 were received, and Christensen & Griffith Construction was selected for award in the amount of \$604,501.53 as the lowest bidder.

Attachments

1. Contract between Tooele County and Christensen and Griffith for Landfill Maintenance Building Construction.pdf

Wayne Anderton, Solid Waste Director, presented this item as outlined above. He stated 11 contractors came to the pre-bid walk-through, and 7 of those contractors submitted bids. Christensen & Griffith Construction was the lowest bidder and Director Anderton is seeking approval of the contract so he can send the notice to proceed to Christensen and Griffith.

Director Anderton also explained that the Landfill got a contract that brought in about 50,000 tons of dirt to the landfill, which resulted in approximately \$659,000 of revenue that wasn't expected. This extra revenue will help offset costs, and any fund balance transfers for 2026 for the Landfill should be lower.

Council Member Kendall Thomas asked Director Anderton to explain how this environmental dirt will help the county. Director Anderton explained this dirt is considered bevel exempt material and with the CERCLA (Comprehensive Environmental Response, Compensation and Liability Act) certification that the Tooele County Landfill has, it allows the landfill to use the dirt as cover. Our landfill is one of a only a few landfills in the state that are allowed to take this kind of dirt.

Council Member Kendall Thomas motioned to approve the Contract Between Tooele County and C&G for Landfill Maintenance Building. Second by Council Member Erik Stromberg. All in favor. The motion passed.

b. Public Defender Agreements for District Court, Drug Court, Justice Court, Juvenile Court, and Managing Public Defender, Cory Caldwell

These updated public defender agreements include pay increases and some changes to the terms.

Managing Legal Defender - Cory Caldwell

District Court - Cory Caldwell, Curt Morris, Bradley Schofield, Richard Tanner

Drug Court - Cory Caldwell

Justice Court - Carolyn Pence, Richard Tanner

Juvenile Court Delinquency - Dallin Littlefield

Juvenile Court Parental Defense - David Cundick, Katherine Filler, Zacchary Sayer

Attachments

1. Public Defender Agreements.pdf

Cory Caldwell, contracted Attorney from Caldwell, Filler & Grayson PLLC, presented this item as outlined above.

Attorney Caldwell provided a summary of the changes and how the increases are allowing the public defenders to provide additional services.

Council Member Kendall Thomas asked Attorney Caldwell to talk about how impactful the Criminal Justice Coordinating Council is, and how the public defenders assist that Council.

Attorney Caldwell responded by saying it's a huge help as it centralizes resources and allows people to find the help they need in one place. It supports people just getting out of jail and gets them into treatment quickly, which saves money. There is a 24/7 program for alcoholism which has been successful.

Council Member Kendall Thomas motioned to approve all Public Defender Agreements for District Court, Drug Court, Justice Court, Juvenile Court, and Managing Public Defender. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

6. Resolutions/Ordinances

a. Resolution 2026-15 - 2026 Tax Rate for the County Assessing and Collecting Levy, Alison McCoy

This resolution adopts the final 2026 tax rate and budgeted property tax revenue amount for the County Assessing and Collecting Levy.

Attachments

1. UNDEFINED

Alison McCoy, Auditor, presented this item as outlined above. An onscreen presentation was displayed.

Auditor McCoy stated that all entities are adopting tax rates. She explained that this process is part Tax Roll Groups' responsibilities-- the Assessor's office sets values, the Auditor's office works with the State Tax Commission to get rates calculated, and then the rates are pushed out to the entities. Auditor McCoy stated she will be talking about the County tax rates specifically, which include the general levy, the health levy, the assessing and collecting levy, and municipal services levy. She stated that in 2025, Tooele County added an average of 12 parcels per week, which equates to 659 new parcels, resulting in 2% growth.

Council Member Kendall Thomas asked how new parcels are created. Auditor McCoy stated the most common way is to go through the subdivision process.

Auditor McCoy explained how Certified Tax Rates work in the State of Utah, stating that entities are supposed to get the same amount of revenue each year, unless a tax increase is implemented. New growth comes at a cost, as infrastructure must be built and public safety services must be increased. There is no adjustment to the Certified Tax Rate for inflation. Historically, when values go up, rates will go down. However, in 2025 an anomaly caused values to go up, but so did rates. Auditor McCoy explained that Tooele County has experienced a 58.55% increase in growth from 2016 to 2026. However, in 2025, there was a slight decrease in new growth due to fewer PIDs (Public Improvement Districts). Another factor is that Utah is a non-disclosure state for commercial properties and sales are not reported. Auditor McCoy stated this leads to the belief that commercial values are underreported. When residential values grow faster than other property types, individual tax bills may increase.

Auditor McCoy reminded Council of the issue with Centrally Assessed properties in 2024 and stated that this will be the last year that entities will be affected by the 3-year rate issue.

Lastly, Auditor McCoy stated that projected revenues for 2026 will be \$15,064,719 and the projected budget will be \$14,920,000.

Council Member Tye Hoffmann asked, for the sake of the public, where the formula can be found for state property taxes. Auditor McCoy stated it is a very robust formula that includes a lot of factors. She suggested the public visit the Utah State Tax Commission website and view the slideshow available online. Council Member Tye Hoffmann stated the County is required, by law, to use the formulas provided by the Utah State Tax Commission.

Council Member Scott Wardle clarified that unless the county states early in the year that taxes will be raised, taxes may automatically adjust based on the formulas provided by the Utah State Tax Commission. Auditor McCoy stated there are 3 entities considering tax increases, which include Grantsville City, Tooele City, and North Tooele City Special Service District.

Council Member Scott Wardle motioned to approve Resolution 2026-15. Second by Council Member Erik Stromberg. Council Members Kendall Thomas, Erik Stromberg, Scott Wardle and Jared Hamner voted aye. Council Member Tye Hoffmann voted nay. The motion passed 4 to 1.

b. Resolution 2026-16 - 2026 Tax Rates for the General County Operations Levy and the County Health Levy, Alison McCoy

This resolution adopts the final 2026 tax rates and budgeted property tax revenue amounts for the General County Operations Levy and the County Health Levy.

Attachments

1. UNDEFINED

Council Member Scott Wardle motioned to approve Resolution 2026-16. Second by Council Member Kendall Thomas. Council Members Kendall Thomas, Erik Stromberg, Scott Wardle and Jared Hamner voted aye. Council Member Tye Hoffmann voted nay. The motion passed 4 to 1.

c. Resolution 2026-17 - 2026 Tax Rate for the Municipal Type Services Levy, Alison McCoy

This resolution adopts the final 2026 tax rate and budgeted property tax revenue amount for the Municipal Type Services Levy.

Attachments

1. UNDEFINED

Council Member Erik Stromberg motioned to approve Resolution 2026-17. Second by Council Member Kendall Thomas. Council Members Kendall Thomas, Erik Stromberg, Scott Wardle and Jared Hamner voted aye. Council Member Tye Hoffmann voted nay. The motion passed 4 to 1.

d. Resolution 2026-18 - Directing Review of Ordinances Addressing Data Centers, Energy Excise Tax, Regionally Significant Development Zone Overlays, and the Pending Ordinance Doctrine, Nathan Harris

This resolution formally directs Planning & Zoning staff, the Tooele County Planning Commission and other applicable County Staff to review and prepare recommended amendments to the County's land use ordinances and code addressing data centers, the County energy excise tax, and regionally significant overlay zones.

Attachments

1. UNDEFINED

Nathan Harris, Deputy Attorney, presented this item as outlined above. Attorney Harris stated that there have been many newsworthy stories lately regarding Data Centers and this Resolution is intended to get ahead of any potential requests. He stated the intent is to be clear that there will be rules in regard to Data Centers coming to Tooele County. These rules include an energy excise tax that high utility customers would be charged, and additional land use ordinance and overlay zone requirements. This resolution doesn't adopt any

changes now, but it directs the Community Development Department, the Attorney's office and Manager's office to evaluate ways to implement changes if an application is filed.

Council Member Kendall Thomas clarified that there will be opportunities for the public to make comments if any applications are filed.

Council Member Erik Stromberg clarified that any new Data Center requests would be on hold until the County establishes regulations.

Council Member Scott Wardle clarified that the county does not have jurisdiction over MIDA (Military Installation Development Authority) as they are their own land use authority. The County does have some authority over the Inland Port Area. Any developer that would bring a Data Center to Tooele County jurisdiction needs to understand that additional regulations are yet to come.

Council Member Tye Hoffmann stated at the last WIR (Western Interstate Region) meeting, he met a consultant from Loudoun County, Virginia, which has the most Data Centers in the United States. The consultant advises municipalities on Data Centers, and Council Member Tye Hoffmann provided a handout to the Council. He advised that Data Centers can provide huge tax revenues for the county, but there are also cons to consider.

Council Member Scott Wardle stated that UAC (Utah Association of Counties) met with USACCC (Utah State Association of County Commissioners and Councils) and a summit on Data Centers will be happening in July.

Council Member Erik Stromberg motioned to approve Resolution 2026-18. Second by Council Member Kendall Thomas. All in favor. The motion passed.

e. Ordinance 2026-05 - Amending Title 4, Boards and Committees, of the Tooele County Code by Repealing Chapter 20, Audit Committee, and Enacting Chapter 20A, Fraud, Waste and Abuse Complaints, and Chapter 20B, Audit Committee, Nathan Harris

This ordinance enacts two chapters of the County Code which establish a formalized process for reporting and screening fraud, waste, and abuse complaints, protecting confidentiality, addressing conflicts of interest, and updating the membership, duties, and oversight role of the County Audit Committee.

Attachments

1. UNDEFINED

Nathan Harris, Deputy Attorney, presented this item as outlined above.

Attorney Harris stated this ordinance is being proposed as the Council has expressed a desire to change how fraud, waste and abuse complaints are handled. He explained the

proposal is to move away from the current system, which includes the Auditor receiving complaints, screening the complaints and conducting investigations, and then forwarding the complaint to the Audit Committee. This proposed ordinance will create a Screening Committee that will handle all fraud, waste and abuse complaints. Attorney Harris defined the terms, stating the Screening Committee will include the Auditor, the Manager, 2 Council members (one of which is Chair/Vice Chair), and the Attorney. This Screening Committee will be subject to OPMA (Open Public Meetings Act) and will vote on how to handle fraud, waste and abuse complaints. This structure allows for additional oversight and transparency. He also clarified that if a complaint involving a committee member is submitted, they will need to be recused from screening that complaint. Attorney Harris explained that the existing Audit Committee is very financially focused. The Audit Committee will still exist, but not with the function of screening fraud, waste and abuse complaints.

Council Member Scott Wardle stated that external auditors have advised that the Council is ultimately responsible for fraud, waste and abuse. He clarified that the Screening Committee will report to the Auditor, the Council, other departments or outside agencies as needed. The Audit Committee will stay financially focused. Scott Broadhead, County Attorney, stated the more eyes on these complaints, the better. This will help to ensure the complaints are properly routed, and the complaints are investigated more fully.

Council Member Tye Hoffmann motioned to approve Ordinance 2026-05. Second by Council Member Scott Wardle. All in favor. The motion passed.

7. Council Update

Council Member Tye Hoffmann- no update.

Council Member Kendall Thomas- no update.

Council Member Erik Stromberg- no update.

Chairman Jared Hamner- no update.

Council Member Scott Wardle- The Council has been working with COG (Council of Governments) and growth has been the primary focus for all elected leaders throughout the County. August 3rd and 4th will be the first growth summit and will include COG members, WFRC (Wasatch Front Regional Council), UAC (Utah Association of Counties), and the Utah League of Cities and Towns. There will be discussions about the Nuclear Lifecycle Campus and Housing. Good education and good data lead to good outcomes.

8. Manager Update

Andy Welch, County Manager, thanked the Council for their consideration on the Data Center issues. He stated that Data Centers and Regionally Significant Development Zones will go to the Planning Commission. The Excise Tax will apply only to large energy users and not the general public.

Manager Welch also stated that the County was awarded \$5.2 million in congressional funding for Droubay Road through Celeste Maloy's office. It typically takes 2 years from when the funds are awarded for construction to begin. He stated the Ibapah road project is starting this summer and finishing in September.

9. Informational - Public Transparency

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10. Manager Update: Ratifications

a. 6 MVA's

Refund on Motor vehicle

Attachments

1. 6 MVA's.pdf

b. Tooele County Dispatch Agreement with Utah Department of Corrections

This is the annual dispatch agreement with the Utah Department of Corrections for 2026.

Attachments

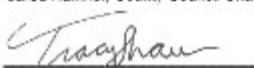
1. UDC Dispatch Agreement Fully Executed 2026.pdf

11. Adjournment - Closed Session if needed

Council Member Tye Hoffmann motioned to adjourn at 6:50 pm. All in favor. The motion passed.

THE FOREGOING MINUTES ARE APPROVED:


Jared Hamner, County Council Chairman


Tracy Shaw, County Clerk



Tracy Shaw, County Clerk

