City Council &Tooele City Water Special Service District
Business Meeting Minutes

Date: August 5, 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 (via Phone)
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
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
Teresa Young, Clerk/Minute Composition

Minutes Prepared by Teresa Young

1. **Pledge of Allegiance**

Chairman Brady opened the public meeting at 7:00 p.m. and led the Pledge of Allegiance

2. **Roll Call**

Jon Gossett, Present
Melodi Gochis, Present
Ed Hansen, Present (via Phone)
Dave McCall, Present
Justin Brady, Present

3. **America250 Tribute – Tooele Elks Lodge 1673**
Presented by Maresa Manzione, Mayor

Mayor Manzione presented the City's America 250 Tribute in recognition of the Tooele Elks Lodge for its longstanding service and charitable contributions to the community. She highlighted the organization's many community partnerships and programs, including support for the Veterans Memorial Park, Memorial Day and Flag Day ceremonies, Fourth of July activities, scholarships, youth programs, senior services, holiday assistance for families, cancer fundraising efforts, and donations to local recreation programs. She also recognized Camp Wapiti for providing summer camp opportunities for youth facing medical and personal challenges. In appreciation of the Elks' continued commitment to serving the community since 1945, Mayor Manzione presented representatives of the Tooele Elks Lodge with a commemorative plaque, followed by a group photo with the City Council.

4. **Public Comment Period**

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

5. **Resolution 2026-52 A Resolution of the Tooele City Council Approving a Water Certificate and Land Donation Agreement with OKOA Capital, LLC, Tooele 90, LLC, and the Tooele City Water Special Service District for the Acceptance of Approximately 177.9 Acres of Real Property and Regulation of 161.0 Acre-Feet of Water Rights Credits**
Presented by Matthew Johnson, City Attorney

Mr. Johnson presented Resolution 2026-52, approving an agreement among Tooele City, the Tooele City Water Special Service District, OKOA Capital, and Tooele 90 regarding a property near One O'Clock Hill. The agreement transfers ownership of the property to the City for recreational, municipal, or other public purposes while allowing the associated water right credits to be reassigned for development within the city. A portion of the water rights must be used in designated priority infill areas to encourage development where infrastructure already exists. Mr. Johnson stated that the agreement provides a mutually beneficial solution for all parties and noted that the developer worked collaboratively with the City to reach the proposed arrangement.

Motion: Councilman Gossett moved to approve Resolution 2026-52 A Resolution of the Tooele City Council Approving a Water Certificate and Land Donation Agreement with OKOA Capital, LLC, Tooele 90, LLC, and the Tooele City Water Special Service District for the Acceptance of Approximately 177.9 Acres of Real Property and Regulation of 161.0 Acre-Feet of Water Rights Credits. 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.

Mayor Manzione expressed appreciation to the representatives of Okoa Capital for working collaboratively with the City to resolve a challenging situation. The Mayor noted that the agreement represents a positive outcome for all parties by preserving open space, directing a portion of the associated water rights to priority infill areas, and addressing previous community concerns about development at the site. She stated that the agreement will provide lasting benefits to the City.

6. **Resolution 2026-53 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Judge Netting Mountain West for the Installation of Golf Course Netting on Seventeen Newly Installed Wooden Poles at Oquirrh Hills Golf Course**
Presented by Darwin Cook, Parks and Recreation Director

Mr. Cook presented Resolution 2026-53 to ratify the previously approved contract with Judge Netting for replacement of the golf course driving range netting. He explained that high winds in February destroyed the east side of the driving range, and the City's insurance will cover a portion of the repair costs. The City separately purchased replacement poles and contracted with Rocky Mountain Power for their installation. Following a competitive bid process, Judge Netting submitted the sole bid in the amount of $92,930. The vendor has already completed site measurements and will manufacture a custom net designed specifically for the installed poles. Mr. Cook stated that fabrication will take approximately four weeks, with installation planned for early September and the goal of reopening the driving range by Labor Day weekend.

Motion: Council McCall moved to approve Resolution 2026-53 A Resolution of the Tooele City Council Approving and Ratifying an Agreement with Judge Netting Mountain West for the Installation of Golf Course Netting on Seventeen Newly Installed Wooden Poles at Oquirrh Hills Golf Course. 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.

7. **Resolution 2026-54 A Resolution of the Tooele City Council Approving an Agreement with LensLock, Inc. for Police Cameras, Video Systems, Cloud Storage, Software, and Related Services**
Presented by Adrian Day, Police Chief

Chief Day presented a proposal to upgrade the Police Department's body-worn camera system by entering into a new five-year contract. The Chief explained that while issues with lost recordings under the current system have been resolved, the department's primary concern has been limited battery life during 12-hour shifts. The upgraded cameras feature dual batteries that allow continuous recording while a battery is replaced and charged, improving reliability in the field. The new agreement would increase the annual cost from approximately $47,000 to $55,817 while also providing additional cameras. Chief Day noted that the program is currently funded through state alcohol funds and grants rather than the department's operating budget and that continued grant funding is anticipated for body-worn cameras.

Motion: Councilwoman Gochis moved to approve Resolution 2026-54 A Resolution of the Tooele City Council Approving an Agreement with LensLock, Inc. for Police Cameras, Video Systems, Cloud Storage, Software, and Related Services. 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.

8. **Resolution 2026-56 A Resolution of the Tooele City Council Approving an Agreement with Holbrook Asphalt Company for the Application of HA5 High Density Mineral Bond Pavement Preservation Treatment to Select Tooele City Streets**
Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented an amendment to the City's roadway preservation project to expand the scope of work. He explained that the original project was intended to preserve approximately 1.2 million square feet of roadway and that available budget funds, along with a discounted opportunity to test a new rubberized chip seal technology, made it possible to improve additional roadways. The expanded project will include roads near Smith's Marketplace, including 2400 South, and will increase the total project cost to $677,032. The additional funding will be covered through a budget adjustment from Road C funds. Mr. Farrer stated that the new material has performed well in other communities and provides an opportunity for the City to evaluate its long-term effectiveness at a reduced cost.

Motion: Councilman Gossett moved to approve Resolution 2026-56 A Resolution of the Tooele City Council Approving an Agreement with Holbrook Asphalt Company for the Application of HA5 High Density Mineral Bond Pavement Preservation Treatment to Select Tooele City Streets with an

updated amount of $685,977.32. 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.

9. **Resolution 2026-57 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the Installation of Three Pavilions at Wigwam Park**
   Presented by Darwin Cook, Parks and Recreation Director

   Mr. Cook presented a contract for the installation of three shade structures at Wigwam Park. He explained that the structures were purchased at the same time as similar pavilions for England Acres to avoid anticipated price increases but were not installed until park construction reached the appropriate stage. Two proposals were requested, and Broken Arrow submitted the lowest bid at $34,006.38, compared to approximately $50,000 from the other vendor. The shade structures will be installed over individual picnic tables to provide additional amenities for park users. During discussion, Councilmembers commented on the continued progress and improvements at Wigwam Park and expressed appreciation for the added public amenities.

   Motion: Councilman McCall moved to approved Resolution 2026-57 A Resolution of the Tooele City Council Approving an Agreement with Broken Arrow, Inc., for the Installation of Three Pavilions at Wigwam Park. 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 2026-58 A Resolution of the Tooele City Council Approving Change Order No. 1 to the Agreement with Nelson Brothers Construction Company for Site Improvements Related to the Construction of the Salt Shed Building**
    Presented by Nathan Farrer, Public Works Director

    Mr. Farrer presented a change order related to engineering services for the City's salt shed project. He explained that additional work was required by the engineering firm during the design process to evaluate site requirements and identify the most cost-effective approach for stormwater retention and detention. Because the project is located within a well protection zone, a more extensive stormwater system is required, making the additional engineering work necessary. The change order compensates the engineering firm for the additional services provided.

    Motion: Councilman Gossett moved to approve Resolution 2026-58 A Resolution of the Tooele City Council Approving Change Order No. 1 to the Agreement with Nelson Brothers Construction Company for Site Improvements Related to the Construction of the Salt Shed Building. 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.

11. **Resolution 2026-59 A Resolution of the Tooele City Council Approving an Agreement with Hales Engineering for an Update of the Tooele City Transportation Master Plan**
    Presented by Nathan Farrer, Public Works Director

    Mr. Farrer presented a proposal to update the City's Transportation Master Plan through a study by Hales Engineering. He explained that, due to significant growth in the City and county, the updated plan will provide a data-driven assessment of current and future transportation needs and help support discussions with UDOT regarding roadway improvements and access. The project will be funded through Road C funds.

During Council discussion, questions were raised about the study methodology. Mr. Farrer explained that the study would evaluate traffic patterns both within and outside the city limits to better understand travel demand. City Engineer Paul Hansen added that the study will include traffic counts, existing and future land use, zoning, development densities, and projected growth. Mr. Hansen noted that the study will also incorporate input from City staff, including Economic Development and Administration, to create a long-term transportation planning document that addresses the City's needs for decades to come.

Motion: Councilwoman Gochis moved to approve Resolution 2026-59 A Resolution of the Tooele City Council Approving an Agreement with Hales Engineering for an Update of the Tooele City Transportation Master Plan. 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. **Resolution 2026-60 A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers, Inc., for the 2026 Water Reclamation Facility Upgrades Construction Project**
Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented a contract for construction administration and management services related to the City's wastewater treatment plant improvements, including upgrades to the solar dryer and UV disinfection system. He explained that the engineering firm will oversee project coordination and construction for the approximately $8 million project. The contract amount is $499,995, and the cost will be included as part of the municipal bond financing for the overall wastewater treatment plant improvements. The Council acknowledged that while the project represents a significant investment, it is a necessary improvement to the City's infrastructure.

Motion: Councilman McCall moved to approve Resolution 2026-60 A Resolution of the Tooele City Council Approving an Agreement with J-U-B Engineers, Inc., for the 2026 Water Reclamation Facility Upgrades Construction 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- 63 A Resolution of the Tooele City Council Approving an Agreement with Misco Water to Install Surface Aerators at the Water Reclamation Facility**
Presented by Nathan Farrer, Public Works Director

Mr. Farrer presented Resolution 2026-63, approving an agreement with Misco Water for the purchase and installation of surface aerators at the Water Reclamation Facility. He explained that, after evaluating rental options, staff determined it would be more cost-effective to purchase the equipment outright. The aerators will also serve as backup units for future needs. Because of the specialized nature of the equipment, Misco Water will complete the installation and provide training to City staff so future installation and maintenance can be performed in-house. The project cost is approximately $81,000 and will be funded through the Wastewater Facilities Maintenance Fund. The Council also recognized the efforts of wastewater staff in maintaining reliable facility operations.

Motion: Councilman Gossett moved to approve Resolution 2026- 63 A Resolution of the Tooele City Council Approving an Agreement with Misco Water to Install Surface Aerators at the Water

Reclamation Facility. 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 2026-55 A Resolution of Tooele City Council Declaring a Certain Seized and Forfeited Motor Vehicle as Surplus Personal Property and Authorizing its Disposal and Sale**
Presented by Shilo Baker, City Recorder

Ms. Baker presented Resolution 2026-55, declaring a 2007 Dodge Ram 1500 as surplus property and authorizing its disposal and sale. The City Recorder explained that the vehicle was previously seized during a criminal investigation and has since been legally forfeited to the City. Because the vehicle is not needed for City or law enforcement operations, the resolution authorizes the vehicle to be sold through a public sale process, with proceeds distributed according to the applicable court order and Utah law. The item was brought before the Council in accordance with City surplus property procedures.

Motion: Councilwoman Gochis moved to approve Resolution 2026-55 A Resolution of Tooele City Council Declaring a Certain Seized and Forfeited Motor Vehicle as Surplus Personal Property and Authorizing its Disposal and Sale. 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 presented several purchase orders for Council consideration. The items included the purchase of 20 shares of Middle Canyon Irrigation from Evan Johnson for $75,000; backflow prevention equipment from Ferguson Waterworks, including three-quarter and one-inch retro setters for older meter installations, totaling $48,400; and three City vehicle purchases from Ken Garff West Valley Ford. The vehicle purchases included a 2026 Ford F-150 for a utility technician in the Finance Department for $45,015, a 2026 Ford F-250 with service bed to replace a Water Department vehicle for $65,334, and a 2026 Ford Ranger to replace a Community Development building inspector vehicle for $37,780.

Motion: Councilman Gossett moved to approve the invoice and purchase orders. 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.

16. **Minutes**
~ July 15, 2026 City Council Work Meeting Minutes
~ July 15, 2026 City Council Business Meeting Minutes

There were no corrections to the minutes.

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

17. **Adjourn**

Chairman Brady adjourned the meeting at 7:37 p.m.

The Council was unable to complete its prior closed meeting.

Motion: Councilman McCall motion to reconvene in the Large Conference Room for a Closed Meeting. Councilwoman Gochis seconded the motion. The vote was as follows to go back to closed meeting: 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 and called to order at 7:43 p.m. in the Large Conference Room.

Roll Call: Councilman Jon Gossett, Councilman Dave McCall, Councilwoman Melodi Gochis, Councilman Ed Hansen (via Phone), and Councilman Justin Brady.

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 Closed Meeting, Chairman Brady adjourned the closed meeting at 8:53 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 2nd day of ~~August,~~ September, 2026

Justin Brady
Justin Brady, City Council Chair