



Council Meeting Minutes

August 18, 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 Grant Sunada, Health Department Director.

3. Roll Call

Council Member Roll call as follows:

Erik Stromberg: Present

Jared Hamner: Present

Tye Hoffmann: Absent

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, Paul Wimmer- Sheriff, Rachelle Custer- Community Development Director, Bella Colovich- Senior Center Director, and Grant Sundada- Health Department Director.

Guests in attendance were Curtis Beckstrom, Chris Sloan, Rose Moore, Amy Lawson, Natalie Merriam, Sheila Sferas, Cameron Ordakowski and Tooele City Mayor Maresa Manzione.

4. Public Comments

Two Public Comments:

Natalie Merriam stated she has been a Tooele City Resident for 10 years. She responded to a comment that Council Member Tye Hoffmann made in the August 4 Council Meeting about Google Representatives sharing their opinion with him that the negativity towards Data Centers is coming from China. She stated that Kevin O'Leary made that same statement, but then later had to retract that statement as it was deemed false. She questioned why Google representatives won't go on record with that statement and postulated that it may be that there is zero evidence to back it up, and they don't want to get sued. Ms. Merriam stated she feels embarrassed for Council Member Hoffmann and that residents expect elected officials to be more discerning. She referred to multiple other communities that have been negatively impacted by data centers.

Amy Lawson spoke about the August 12 Planning Commission Meeting where Sub's 2026-084 and 2025-133 were tabled until an independent 3rd party review was conducted of the existing traffic study. She demanded a new 3rd party study be conducted that includes 5 items: 1. The reviewer have no prior business relationship with Hale's Engineering, TVPID (Tooele Valley Public Infrastructure District), Zenith Development, or any other project in the UIPA (Utah Inland Port Authority) Willow Valley project area. The name of the reviewer be provided and any conflict of interest disclosed before work begins. 2. The real scope of work and not just another look at the same numbers. The proposed use of the area has shifted across versions of the project and the review should confirm the traffic model uses current and accurate land use inputs. It should account for the entire project and not just one plat at a time. It should also consider the 20 Wells Lakeview Business Park project. 3. A written public report needs to be provided. 4. A real chance for public comment on the review before the Planning Commission or the Council has a vote, not within the same meeting. 5. The reviewer should be given full access to the original data and modeling files from Hale's Engineering, and those need to be made available to the public as well.

5. Recognitions, Presentations, & Informational Items

a. One Kind Act a Day, Amy Hoftiezer

A presentation highlighting the One Kind Act a Day mission and its efforts to inspire kindness, strengthen connections, and encourage individuals and communities to create a positive impact through simple, intentional acts of kindness.

Bella Colovich, the Senior Center Supervisor with the Health Department, presented this item as outlined above. She stated that the Senior Centers began participating in One Kind Act a Day Program about 1 year ago. Senior Center staff, volunteers and seniors all took a pledge of kindness to intentionally do an act of kindness each day. They started at the Senior Centers by placing signs at the entrances promoting kindness. Examples of the acts of kindness included small things such as welcoming new members to the senior center or helping someone with their food tray. Other examples included weaving mats for the homeless shelters from grocery bags and gift donations to the CJC (Childrens Justice Center). She advised that all planned activities and events incorporated kindness. Links in paper chains for each kind act were created at the Senior Centers, and it didn't take long for the chains to stretch across the whole room. The Senior Centers received certification for being the first organization in Tooele County and the first Senior Center in the State of Utah to be a Certified Center of Kindness.

Council Member Kendall Thomas commended Director Colovich and her team for their efforts. He stated that it has made a huge difference for people who are struggling. He stated it's a humbling experience to be involved in a program that helps change lives. Council Member Scott Wardle thanked Council Member Kendall Thomas for championing this movement and bringing it to the Council's attention. He also thanked Director Colovich and her team.

Chairman Jared Hamner stated you never know whose life you will touch.

b. 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

- Tooele City – 1100 W Utah Ave – \$881,786.40 – 63.5 points
- Tooele County - Village Blvd – \$6,246,712.80 – 65 points
- Tooele County - Droubay Road – \$1,243,931 – 70 points
- Stockton - Stockton Park Plaza & Stockton Ball Park – \$114,386.00 – 45 points

Total \$ 8,486,816.20

Corridor Preservation

- Tooele County - Pole Canyon Right of Way – \$1,500,000 – 60 points
- Grantsville – Depot Road Right of Way – \$890,000 – 70 points

Total \$ 2,390,000

Council Member Erik Stromberg presented this item as outlined above.

Chairman Jared Hamner asked if this item needs to be voted on now. County Manager Andy Welch stated this is just a presentation and will need to be brought back for approval in a future meeting. He clarified that the amounts listed for the Village Blvd project are requested amounts, not the amounts approved and recommended by COG (Council of Governments). The recommended amounts will be presented for approval in the future meeting. He also clarified that funds are awarded post performance.

Council Member Erik Stromberg explained that the smaller communities, including Stockton, Vernon and Rush Valley, have an amount allocated each year. The consensus is that it is more effective for smaller communities to work together and be rotated through, so that they receive a larger amount every 3rd year rather than a smaller amount each year. This item will be moved to the next Council Meeting.

6. Minutes

a. August 4, 2026 Council Meeting Minutes

Council Member Erik Stromberg motioned to approve the August 4, 2026 Council Meeting Minutes. Second by Council Member Kendall Thomas. All in favor. The motion passed.

7. Discussion Items

a. **Court House Land Sale Agreement, PUBLIC HEARING, Nathan Harris**

This is the agreement with the state for the purchase of the land and building of the Tooele County Courthouse. The current lease agreement is ending soon, and the state desires to purchase the land and the building from Tooele County. The County will continue to receive benefits for years in the future and the state will continue to provide the courthouse for the County.

Nathan Harris, Deputy Attorney, presented this item as outlined above. Attorney Harris explained that in the previous meeting, the announcement was made that the County is selling the courthouse to the State of Utah. Part of that process is holding a public hearing. The benefits for the County in this sale include free rent for the justice court and attorney's office for 20 yrs, 50% off maintenance costs for another 10 years, a new sally port and parking lot. The total sale is \$2.5 million and will be paid over a 2-year period. Council Member Scott Wardle clarified that \$480,000 of the \$2.5 million will pay for the demolition of the old jail — monies from the General Fund will not be used for that.

Council Member Erik Stromberg motioned to open a Public Hearing. Second by Council Member Scott Wardle. All in favor. The motion passed.

1 comment: Cameron Ordakowski, Tooele City resident, asked why the state is interested in buying this property. Scott Broadhead, County Attorney, explained that when the courthouse was built 20 years ago, the county owned the land and the state owned the building. The county and state had a joint ownership contract, which is now over. This is the state exercising their right to own the building and land and continue to operate it as a court. He explained this is a great deal for the county.

Council Member Kendall Thomas motioned to close the Public Hearing. Second by Council Member Scott Wardle. All in favor. The motion passed.

A special meeting has been called on August 25, 2026 at 12:00 noon to vote on this item.

8. Contracts

a. **Contract with Musco Sports Lighting for delivery and Installation of Sports Field Lighting System at The Peak, Corey Bullock**

Approval of a contract in the amount of \$1,394,988.00 for the purchase, delivery, and installation of a sports field lighting system for the soccer fields and parking area at the Peak, utilizing an existing Utah State Cooperative Contract.

Brittany Lopez, Assistant County Manager, presented this item on behalf of Parks Director Corey Bullock, as outlined above. Assistant Manager Lopez explained that this is one of the items that is being purchased outside the Peak Master Plan, as it is less expensive for the

county to purchase the lights rather than the contractor. This is for the purchase, delivery and installation of the sports field lighting. This item went through the competitive bid process, and the state co-op contract was used. MOCA, the contract manager for the Peak Master Plan, is comfortable with this purchase.

Council Member Scott Wardle motioned to approve the contract with Musco Sports Lighting for delivery and Installation of Sports Field Lighting System at The Peak. Second by Council Member Kendall Thomas. All in favor. The motion passed.

9. Action Item

a. Approval to apply for FY2027 Rural County Part A Grant, Brittany Lopez

The County Economic Opportunity Board is requesting approval to apply for \$200,000 from the Rural County Part A Grant. This funding is used toward business recruitment and expansion.

Brittany Lopez, Assistant county Manager, presented this item as outlined above. She explained that each year the County Economic Opportunity (CEO) Board requests approval to apply for this grant, which can then be used towards small business development grants. \$10,000 will go to the Placer AI subscription, \$20,000 will go to the Small Business Development Center, \$60,400 will go towards an Economic Development Professional, and \$81,600 will go to the small business grants that the county awards.

Council Member Scott Wardle asked about the Economic Development Professional, in regard to an RFP (Request for Proposal) being sent out or re-upping with the current professional. Assistant Manager Lopez stated the CEO Board hasn't reached that decision and are trying to secure funding first. Council Member Scott Wardle asked for a project list report from Better Cities (the current Economic Development Professional) and when an RFP might go out.

Council Member Kendall Thomas motioned to approve the request to apply for FY2027 Rural County Part A Grant. Second by Council Member Erik Stromberg. All in favor. The motion passed.

b. Potential Allocation of Funds for 3rd Party Audit of Traffic Study for Planning Commission, Rachelle Custer

This is a discussion and action item related to two planning commission meeting items from August 12, 2026 that were tabled by the Tooele Planning Commission to request a 3rd party audit of the traffic study that was done by Hales Engineering for traffic in and out of the inland port that was submitted with two different subdivision applications.

Rachelle Custer, Community Development Director, presented this item as outlined above. Director Custer stated that due to public comment on several subdivision plats that were before the Planning Commission last week, those plats were tabled on the condition that the county hire a 3rd Party traffic engineer to review the traffic study that was submitted with the application. She advised she has received 2 quotes under \$15,000, which she would be able to pay for out of her budget, so additional funding would not need to be

allocated. However, if the Council is inclined to do the independent traffic study as requested by the public comment made earlier in the meeting, then she estimates it would be closer to \$100,000.

Council Member Kendall Thomas asked how long the independent study would take. She advised that once a contract is signed, the engineer estimates 2 weeks.

Council Member Scott Wardle clarified that when RFP is done, conflicts of interest are avoided at all costs and that the studies are viewed through an independent lense rather than a "thumb on the scale lens of what we want" lense. He stated that these studies are done by field experts, to come to an unbiased conclusion, allowing the Council to make good public policy.

Council Member Kendall Thomas also asked if the traffic study would separate traffic from the proposed truck stop from the traffic from the Inland Port. Director Custer explained that this review is to have a 3rd party review the traffic study to see if there is anything that does not meet the modeling requirement and recommend mitigation measures that they believe need to be put into place that are not already included.

Council Member Scott Wardle stated that he is growing concerned that, regardless of what goes into the county, requiring these audits of some applicants but not of others, is going to open the county up to litigation. He is concerned that it appears to be arbitrary for a specific applicant. These are tax dollars being spent. He stated that when a study is done and you don't like the data, it doesn't mean the study is wrong, and it doesn't negate the application process that the applicants must go through. Those application processes must be justified through impact fees. Director Custer stated that the Planning Commission can request that information, but the public brought up the impact for this specific application. She advised that this proposed project could have upwards of 14,000 trips per day. The majority of them will get off the freeway, go to the truck stop, and then get right back on the freeway. There will be little impact on the county's roads. She confirmed that it is 100% taxpayer dollars that are paying for this 3rd party study, not the applicant.

Attorney Scott Broadhead suggested that if it's not required by county ordinance and a 3rd Party study is being conducted, it needs to be articulated on the Planning Commission's record why it's being conducted. Council Member Scott Wardle agreed and further clarified what he felt should be included in the Planning Commission's record regarding this application. Director Custer further clarified that when a traffic study is submitted with an application, the Planning Staff confirms that it was done by a reputable firm and stamped by a licensed traffic engineer.

10. Boards & Committees

a. Board Vacancies

The Council on Aging has 1 vacancy.

The Historic Preservation Commission has 2 vacancies.

The Housing Authority has a vacancy for an Attorney and a vacancy for a Financial Services Representative.

The Planning Commission has 1 vacancy for an alternate.

The Recreation Special Service District has 1 vacancy for an alternate.

The Rush Valley Water Conservation District has 1 vacancy.

The Lake Point Cemetery and Parks Special Service District has 1 vacancy.

11. Council Update

No Council Members had updates.

12. Manager Update

County Manager Andy Welch spoke about the Ibapah Road being 8 days ahead of schedule on a "cold in place recycle" process.

He also recognized Community Development Director Rachelle Custer, who just graduated from The Utah Rural Leadership Academy, which is about a 1-year process.

Council Member Kendall Thomas also gave a shout-out to Director Custer for helping a resident from Ibapah with building permits. He also thanked Mili Pioquinto, the County Planner, for her assistance as well.

13. Informational - Public Transparency

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14. Manager Update: Ratifications

a. 10 MVA's

Refund on Motor Vehicle

b. 1 Commission Adjustment

Remove Tax's and penalties and Interest

c. Forest Service Grant

This is our agreement with The US Forest Service. They provide up to \$5000 dollars of funding for law enforcement service provided by the Sheriff's Office on Forest Service lands.

d. Contract with Runbeck Election Services for Ballot Printing and Mailing

Ratification of a contract with Runbeck Election Services for election ballot printing and mailing services. Services were solicited via RFP, and Runbeck submitted the lowest-cost and highest-scoring proposal. Pricing is per unit ordered, not to exceed \$100,000.00. Issued with a one-year term due to November election deadlines; subsequent modification anticipated adding contract renewals.

e. Rental Agreement between Tooele County Clerk & Trackmail Solutions- Signature and Digit Verification Election Equipment

This rental agreement is for an Insight Processor and Insight Software for use in the 2026 General Election. This is election equipment that is used for the signature and digit verification process.

f. **2026-2027 School Resource Officer contract between Tooele County and Tooele County School District**

This MOU formalizes the terms and funding under which the Tooele County Sheriff's Office will provide school resource officers at Stansbury Junior High School and Stansbury High School.

15. Adjournment - Closed Session if needed

Council Member Scott Wardle motioned to adjourn the public meeting and go into a closed session to discuss personnel and future litigation. Second by Council Member Erik Stromberg.

Roll Call Vote:

Council Member Kendall Thomas: aye

Council Member Erik Stromberg: aye

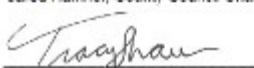
Chairman Jared Hamner: aye

Council Member Scott Wardle: aye

The public meeting adjourned at 6:48 pm.

THE FOREGOING MINUTES ARE APPROVED:


Jared Hamner, County Council Chairman


Tracy Shaw, County Clerk



Tracy Shaw, County Clerk