# Council Meeting Minutes

April 07, 2026
Council Chambers
6:00 PM

1. **Call to Order**

   Chairman Jared Hamner called the Council Meeting to order at 06:01 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 Brittany Lopez- Assistant County Manager.

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, Brittany Lopez- Assistant County Manager, and Nicole Rash- Chief Deputy Clerk.

   Staff in attendance were Nathan Harris- Deputy Attorney, Alison McCoy- Auditor, Rachelle Custer- Community Development Director, Jed Bell- Roads Director, Paul Wimmer- Sheriff, Brian White- Deputy Sheriff, Jerry Houghton- Recorder, Jason Sparks- Building Maintenance Director, Joy Peters- Assessor, and Mike Jensen- Treasurer.

   Guests in attendance were Derald Anderson, Ryan Englund, Nic Jenkins- Rocky Mountain Power, Representatives from North Tooele Fire District, Mike Rapich, Zach Berenger, Lisa Anderton, Ceilly Sutton and other residents.

4. **Public Comments**

   No comments

5. **Recognitions, Presentations, & Informational Items**

   a. **Economic Development Annual Report, Ryan Englund**

Ryan Englund will present the Annual Economic Development Report, highlighting the services provided by Better City.

Attachments
1. TOOELE COUNTY 2025 ECONOMIC REPORT.PDF

Ryan Englund presented this item as outlined above. He reviewed the 2025 annual economic development report which included economic reports, projects, and business resources. He stated growth in Tooele County has been rapid. Tooele County is high in percentile rankings in businesses entering the county, income distribution, access to business financing and industries with competitive advantage. Lower percentile rankings include libraries per capita, local governmentt employees per capita, establishment exit rate, small business innovation research grants and non-profits. Other data reveals that homes have become "severely unaffordable" in the State of Utah. Tooele County residents also have a 20 minute longer commute than residents in other counties. In conclusion, the report's key recommendations are to enhance local job opportunities, address housing affordability, improve infrastructure, retain talent and invest in workforce development. He advised that $350,000 is being invested in a marketing campaign to bring more tourism into Tooele County.
Chairman Jared Hamner asked where the data for this presentation was pulled from. Mr. Englund advised that it came from several sources, including the Census Bureau, Economic Development Administration and other national sources.

b. **Rocky Mountain Power Grant Presentation, Nic Jenkins**

Nic Jenkins from Rocky Mountain Power will present a grant check to North Tooele Fire District.

Nic Jenkins with Rocky Mountain Power presented a $5000 grant check to North Tooele Fire District (NTFD). He stated Tooele County is lucky to have NTFD and appreciates their partnership.

6. **Minutes**

a. **March 24, 2026 Business Meeting Minutes**

Council Member Tye Hoffmann motioned to approve the March 24, 2026, Business Meeting Minutes. Second by Council Member Scott Wardle. All in favor. The motion passed.

7. **Contracts**

a. **PMRE and QSE for Road Chip Sealing, Jed Bell**

Peak Asphalt is the sole supplier of these oils used for chip sealing of roads by the County. An IFB was issued to identify other vendors who could supply the product, and Peak Asphalt was the only responding supplier as expected. Award is recommended in the amount of $147,870.00.

Jed Bell, Roads Director, presented this item as outlined above. He advised that this product is used on all chip seal projects. The bid came in about 10% less than budgeted.
Council Member Kendall Thomas motioned to approve the contract with Peak Asphalt for PMRE and QSE Road Chip Sealing. Second by Council Member Erik Stromberg. All in favor. The motion passed.

b. **Tooele County Jail Reroofing Contract 2026; Jason Sparks**

This is the agreement between Seamless Commercial Roofing and Tooele County to redo the roofing at the Tooele County Jail. This was put out to bid and Seamless Commercial Roofing was the winning bid.

Jason Sparks, Building Maintenance Director, presented this item as outlined above. He advised that this portion of the roofing project is over the living quarters. He advised this roofing material has a 20 year warranty.
Council Member Erik Stromberg motioned to approve the contract with Seamless Commercial Roofing for the Tooele County Jail Reroofing 2026 project. Second by Council Member Scott Wardle. All in favor. The motion passed.

8. **Line-Item Transfers**

a. **Line-Item Transfers**

**Manager's Office $45,000:** The transfer is to complete the landscaping project for the administration building to include the cost of the ADA ramp and handrail.
**Manager's Office $100,000:** The transfer is to move the COG approved countywide projects to a separate account.

Alison McCoy, Auditor, presented this item as outlined above.
Council Member Kendall Thomas motioned to approve the Line-Item Transfers. Second by Council Member Erik Stromberg. All in favor. The motion passed.

9. **Resolutions/Ordinances**

a. **Resolution 2026-10 - Amending (Increasing) the 2026 Tooele County Budget, Alison McCoy - PUBLIC HEARING**

This resolution increases the General Fund by $183,675.

Alison McCoy, Auditor, presented this item as outlined above.
The adjustments come from the Sheriff's Office. Funds will be moved to cover an incident that happened at the jail, a new custodial contract with New Reflections House, insurance costs to purchase a new deputy vehicle that was involved in a collision, and equipment for the new vehicle.

Council Member Tye Hoffmann motioned to open a public hearing. Second by Council Member Kendall Thomas. All in favor. The motion passed.

No Comment

Council Member Erik Stromberg motioned to close the public hearing. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

Council Member Tye Hoffmann motioned to approve Resolution 2026-10. Second by Council Member Erik Stromberg. All in favor. The motion passed.

Council Member Kendall Thomas invited Chief Deputy Sheriff Brian White to speak about the New Reflection House. Deputy Sheriff White is the Board Chairman for New Reflection House. He introduced Zach with Valley Behavioral Health who oversees the program which helps people with transitional employment.

10. **Action Items**

a. **Approval of Proposed 2026 Tax Sale Parcels, Alison McCoy**

County Council to approve parcels marked for sale at tax sale to be held on May 7, 2026, at www.publicsurplus.com.

Alison McCoy, Auditor, presented this item as outlined above. She stated that though it is not required in code that the Council approve the tax-sale parcels, she is still presenting this information to the Council as a courtesy due to the importance of the issue. She advised it is a big deal to sell people's property if taxes go unpaid, and she wants to ensure that the Council is aware of what parcels are on the tax sale list. Presenting this information to the Council is also an opportunity to publicly notice the list. She stated that we are all in this together.
The tax sale will be online at publicsurplus.com from 10am to noon on May 7. A $500 bid deposit via wire transfer is required this year to help avoid defaults. Parcels are sold after 5 years of property tax delinquency. Property owners are notified every year of delinquency. Excess proceeds go back to the property owner. Unsold parcels are "struck" to the county, which means the county becomes the new owner and can decide what to do with the parcel. All parcels are sold as is with no guarantees; buyers are encouraged to do their own research. She advised that there were 69 total parcels on the list when it started — 29 homes, 4 commercial properties and 36 lots. The list is now down to 46 parcels. The current dollar impact is $8,676,922.43. She presented options for how property owners can redeem their parcels, which include satisfying the delinquency by paying the taxes owed, the Council may approve a deferral agreement, the Council may abate the delinquency or the parcel may be

sold at the tax sale.
Council Member Scott Wardle asked about a court order on a purchase agreement for a parcel on the list. He asked if the Council were to amend the list through a Legislative action if the parcel would come off the list. Auditor McCoy continued her presentation, referencing the parcel that Council Member Scott Wardle asked about. She advised that the US Magnesium parcel is a large part of what is on the tax sale list, totaling a past due balance of $8,190,339.34. In 2025, the County Council approved a deferral agreement for US Magnesium. The agreement was that US Magnesium would make $50,000 per month payments to the County, which they did up until January 2026. US Magnesium filed bankruptcy in late 2025 and all payments to the County stopped at that time. Tooele County pursued a tax lien claim. The State of Utah purchased the US Magnesium parcel in February 2026. She explained why this sale matters, stating the certified tax rates assume 100% collection. The US Magnesium delinquency can delay distribution, and can require an artificial tax increase to recoup lost funds. She advised that the delinquency is severely impacting other taxing entities. Auditor McCoy advised that she just received notice today that US Magnesium and the State of Utah have reduced the value of the property for 2025 from $96 million to $44 million, impacting local taxing entities by $594,000. She presented options for how the State of Utah can redeem the parcels, which include satisfying the delinquency per the bankruptcy order, the Council may approve a deferral agreement, the Council may abate the delinquent taxes, or the parcel can be sold to the highest bidder at the tax sale.
Council Member Scott Wardle stated that the bankruptcy court has not finished their work yet and there is an agreement and an order from the bankruptcy court. Therefore, for this particular parcel, the State Legislature will need to appropriate the money to make all entities whole, which will take at least a Legislative session. He asked, with that information, why would the Council not defer this parcel. Council Member Scott Wardle and Auditor McCoy both read sections from the Tooele County Tax Claim and debated the best way to move forward.
Council Member Tye Hoffmann asked Auditor McCoy if she has run the numbers to see what it would do to peoples property taxes if the county is liable for the $200-300 million in cleanup. Auditor McCoy stated that when you take title to a property, and then sell a property, mitigation is not a requirement. Disclosure is a requirement, but mitigation is not. She declined to run the numbers of what the cleanup would cost taxpayers as she does not see it as a concern. Council Member Scott Wardle stated that outside financial consulting may need to be contracted since Auditor McCoy declined to run the numbers. Council and Auditor McCoy continued to debate the best way to move forward.

Council Member Scott Wardle motioned to amend the Proposed 2026 Tax Sale Parcels, removing the US Magnesium property from the list based upon a court order that would be equal to a deferral and confirmation from the Treasurer's office that this action would satisfy the requirements. Council Member Tye Hoffmann stated that the State of Utah has owned this property for only 2 months. Since it is US Magnesium that was delinquent, not the State of Utah, it is important that the County allow time for the State to work through the bankruptcy case. Council Members Scott Wardle's motion was seconded by Council Member Tye Hoffmann. All in favor of amending the proposed 2026 Tax Sale Parcels. The motion passed.

Council Member Scott Wardle stated that the tax increase numbers that Auditor McCoy presented are concerning. He stated the County has been working with the State since the sale to move forward so they are made whole. He advised that the County fund balance was increased by several million dollars last year. He stated the Council was counseled that the moment the property switches hands, the County may be on the hook for liability for a $200-300 million cleanup.

Council Member Erik Stromberg motioned to approve the Proposed 2026 Tax Sale Parcels, as amended. Second by Council Member Kendall Thomas. All in favor. The motion passed.

Council Member Scott Wardle requested that the Bankruptcy Courts Orders 1.26.26 and 2.5.26 be entered into the record and be included in the minutes. See attached.

b. **Small Business Development & Expansion Grant Award Recommendations, Brittany Lopez**

The County Economic Opportunity Advisory Board is requesting approval to award Small Business Development Grant funding to the selected applicants. This funding comes from the Rural County Grant.

Brittany Lopez, Assistant County Manager, presented this item as outlined above. Assistant Manager Lopez explained that the Community Economic Opportunity Board awards small business expansion grants each year. She advised the budget was $83,600. She explained the scoring process and advised that the grants were awarded as follows:

Curby Bros was awarded $10,000
KCM Cable and Manufacturing LLC was awarded $10,000
Crystal Float and Wellness Spa was awarded $10,000
Melanie's Health was awarded $10,000
Lemony Fresh Cleaning Services LLC was awarded $10,000
Elgon Nuts LLC was awarded $10,000
Boho Barbie Locs was awarded $3,600
Three Ink LLC was awarded $10,000
Vitality Plus Senior Wellness was awarded $4,000
CR Garden Consults was awarded $2,000
Triarcus Systems Incorporated was awarded $3,000
Malia's Custom Creations was awarded $1,000

Assistant Manager Lopez clarified that funds are awarded on a post-performance basis.

Council Member Erik Stromberg motioned to approve the Small Business Development & Expansion Grant Award Recommendations. Second by Council Member Kendall Thomas. All in favor. The motion passed.

11. **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 Tourism Tax Advisory Board has 1 vacancy. Applicants must represent cultural attractions, hotels, restaurants, recreational facilities, convention facilities, or museums.

    The Board of Health has 1 vacancy. Applicant must be a Professional Health Provider.

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

    Council Member Tye Hoffmann motioned to appoint Bret Brockmeier to serve on the Tourism Tax Advisory Board. Second by Council Member Erik Stromberg. All in favor. The motion passed.

    Council Member Kendall Thomas motioned to re-appoint Ronald Staley and Darrell Johnson, and appoint Jeffrey Hearty to the Rush Valley Water Conservation District. Second by Council Member Tye Hoffmann. All in favor. The motion passed.

    Council Member Kendall Thomas recommended removing the Ophir District seat from the Rush Valley Water Conservation District as there is little interest. He stated he will work with the attorney on this recommendation.

12. **Council Update**

There were no Council updates.

13. **Manager Update**

    Assistant Manager, Brittany Lopez, stated that today was the commissioning of the new water slide at The Peak. She shared video of an employee going down the slide.

14. **Informational - Public Transparency**

    Audit Reports
    Boards and Committees
    Budgets
    Check Register
    Code
    GRAMA Request
    Public Meetings
    Resolution and Ordinances

15. **Manager Update: Ratifications**

    a. **1 MVA**

       Refund for Motor Vehicle

    b. **Interlocal Agreement 2026 Justice Assistance Grant Program Award**

       JAG Award for 2026

    c. **Tooele County Administration Building Reroofing Contract**

    d. **2026 Festival Fields Use Contract - Elite FC and Tooele County**

    e. **Tooele County High Desert Trail Memorandum of Understanding w/ BLM**

    f. **Tooele County Drone Light Show 2026 at The Peak**

    g. **Interlocal Agreement Tooele and Box Elder  County - Road Maintenance**

       Renewal of one-year agreement. Tooele and Box Elder County. Road Maintenance.

    h. **MOU Between Tooele County Sheriff's Office and Elko County Sheriff's Office**

       This MOU formalizes cooperation between the Elko County Sheriff's Office and the Tooele County Sheriff's Office when criminal activity crosses state lines and enters either agency's jurisdiction.

       Attachments
       1. Signed MOU Tooele County Elko County.pdf

16. **Adjournment - Closed Session if needed**

    Council Member Tye Hoffmann motioned to adjourn at 7:07 pm. All in favor. The motion passed.

    THE FOREGOING MINUTES ARE APPROVED:




Tracy Shaw, County Clerk