

## PUBLIC NOTICE

Notice is hereby given that the Redevelopment Agency (RDA) of Tooele City will meet in a Business Meeting Wednesday, October 18, 2023, at approximately 7:00 p.m. The meeting will be held in the Tooele City Hall Council Chambers, located at 90 North Main Street, Tooele, Utah. The complete public notice is posted on the Utah Public Notice Website [www.utah.gov](http://www.utah.gov), the Tooele City Website [www.tooelecity.org](http://www.tooelecity.org), and at Tooele City Hall. To request a copy of the public notice or for additional inquiries please contact Michelle Pitt, City Recorder at (435)843-2111 or [michellep@tooelecity.org](mailto:michellep@tooelecity.org)

*We encourage you to join the RDA meeting electronically by visiting the **Tooele City YouTube Channel**, at <https://tinyurl.com/ykjpjx4z> or by going to YouTube.com and searching "Tooele City Channel".*

## AGENDA

1. **Open RDA Meeting**
2. **Roll Call**
3. **Resolution 2023-11 A Resolution of the Redevelopment Agency of Tooele City, Utah ("RDA") Approving RDA Participation in Public Water, Sewer, and Road Utility Improvements for New Businesses at Peterson Industrial Depot**  
*Presented by Jared Stewart, Economic Development Director*
4. **Minutes**
5. **Adjourn**

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Michelle Y. Pitt, RDA Secretary

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations should notify Michelle Y. Pitt, Tooele City Recorder, at 435-843-2111 or [michellep@tooelecity.org](mailto:michellep@tooelecity.org), prior to the meeting.

**REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH**

**RESOLUTION 2023-11**

**A RESOLUTION OF THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH (“RDA”) APPROVING RDA PARTICIPATION IN PUBLIC WATER, SEWER, AND ROAD UTILITY IMPROVEMENTS FOR NEW BUSINESSES AT PETERSON INDUSTRIAL DEPOT.**

WHEREAS, the RDA has created a redevelopment project area at the former Industrial Area of the Tooele Army Depot, on which Peterson Industrial Depot operates an industrial business park, including sales and leasing of land and buildings; and,

WHEREAS, the RDA has strategically used tax increment to attract business to Peterson Industrial Depot, including with the installation, upgrade, and repair of public infrastructure, for example, water lines, sewer lines, and roadway improvements; and,

WHEREAS, Peterson Industrial Depot has requested that the RDA assist with the extension of water and sewer lines to serve a new business—Central States Manufacturing—in addition to roadway improvements to Lodestone Avenue due to the wear and tear of increased industrial traffic; and

WHEREAS, the total anticipated cost is \$356,931 for the water line and sewer line improvements and \$75,493 for the Lodestone roadway improvements, as shown in the engineering cost estimates attached as Exhibit A; and,

WHEREAS, the RDA Executive Director and RDA Board believe this resolution and the utility improvements that it authorizes are in the best interest of Tooele City’s residents and business and for the economic development of Tooele City in that they will facilitate the continuing operation and expansion of existing industry and the development of new industry at Peterson Industrial Depot:

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF TOOELE CITY, UTAH, that the RDA is hereby authorized to pay Peterson Industrial Depot a maximum reimbursement sum of \$245,000 for the water and sewer improvements, and a maximum reimbursement sum of \$40,000 for the Lodestone roadway improvements, upon completion of the improvements, as documented by City inspection report, and upon invoice from PID.

This Resolution is necessary for the immediate preservation of the peace, health, safety, or welfare of Tooele City and shall become effective upon passage, without further publication, by authority of the Tooele City Charter.

IN WITNESS WHEREOF, this Resolution is passed by the Redevelopment Agency of Tooele City, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2023.

TOOELE CITY RDA

(For)

(Against)

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ABSTAINING: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Michelle Pitt, RDA Secretary

S E A L

Approved as to Form: \_\_\_\_\_  
Roger Evans Baker, RDA Attorney

# Exhibit A

## Cost Estimates

# ENGINEER'S ESTIMATE OF PROBABLE COSTS



PROJECT TITLE: PID - Business Park Offsite Street Improvements (Lodestone Access Only)			PROJECT NUMBER: 94561		
LOCATION: Tooele, Utah 84074			DATE: August 2, 2023		
CLIENT: Peterson Industrial Depot			SHEET: 1 OF 1		
ESTIMATED BY: J. Clegg		CHECKED BY: D. Kinsman		APPROVED BY: J. Clegg	

Demolition					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	Saw Cut	LF	789	\$2.00	\$1,578.00
	Remove & Dispose of Existing Concrete/Asphalt	SF	3,388	\$1.50	\$5,082.00
				<b>Sub Total</b>	<b>\$6,660.00</b>

STREET IMPROVEMENTS					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	8" Base Course	SQ. FT.	4,052	\$3.25	\$13,169.00
	Paint Striping	LF	584	\$1.25	\$729.38
	Turn Arrows	EA	4	\$450.00	\$1,800.00
	6" Concrete	CU YD.	62.27	\$350.00	\$21,794.50
	Curb and Gutter	SQ. FT.	664	\$25.00	\$16,600.00
				<b>Sub Total</b>	<b>\$40,768.38</b>

STORM DRAIN IMPROVEMENTS					
	Description	UNIT	QUANTITY	UNIT COST	COST
	30" RCP SD Pipe	LF	33	\$125.00	\$4,165.00
	Flared End	EA	4	\$1,800.00	\$7,200.00
				<b>Sub Total</b>	<b>\$11,365.00</b>

MISC.					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	Mobilization	LS	1	\$7,500.00	\$7,500.00
	Traffic Control	LS	-	\$6,500.00	\$6,500.00
	Construction Staking	LS	1	\$2,700.00	\$2,700.00
				<b>Sub Total</b>	<b>\$16,700.00</b>

PROJECT SUB TOTAL					
				<b>Sub Total</b>	<b>\$75,493.38</b>

CONTINGENCY					
	20% Contingency	LS	-	-	\$15,098.68
				<b>Total</b>	<b>\$103,916.55</b>

# ENGINEER'S ESTIMATE OF PROBABLE COSTS



PROJECT TITLE: PID - Business Park Central States Manufacturing water sewer costs.			PROJECT NUMBER: NA		
LOCATION: Tooele, Utah 84074			DATE: October 12, 2023		
CLIENT: Peterson Industrial Depot			SHEET: 1 OF 1		
ESTIMATED BY: J. Clegg		CHECKED BY: D. Kinsman		APPROVED BY: J. Clegg	

Demolition					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	Saw Cut	LF	0	\$3.50	\$0.00
	Remove & Dispose of Existing Asphalt	SF	0	\$3.10	\$0.00
				<b>Sub Total</b>	<b>\$0.00</b>

STREET IMPROVEMENTS					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	8" Base Course	SQ. FT.	0	\$3.25	\$0.00
	3" Asphalt	SQ. FT.	0	\$4.50	\$0.00
				<b>Sub Total</b>	<b>\$0.00</b>

CULINARY WATER IMPROVEMENTS					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	8" Gate Valve/hydrant	EA	9	\$1,850.00	\$16,650.00
	8" C900 PVC	LF	1,857	\$68.00	\$126,276.00
	8" Tee	EA	3	\$1,500.00	\$4,500.00
				<b>Sub Total</b>	<b>\$147,426.00</b>

SANITARY SEWER IMPROVEMENTS					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	Connet to Existing Sewer Manhole	LS	1	\$2,800.00	\$2,800.00
	10" SDR-35 PVC Sanitary Sewer Pipe	LF	1,857	\$65.00	\$120,705.00
	Sewer Laterals	EA	0	\$0.00	\$0.00
	12' Sanitary Sewer Manhole	EA	12	\$4,750.00	\$57,000.00
	5' Sanitary Sewer Manhole	EA	2	\$5,250.00	\$10,500.00
				<b>Sub Total</b>	<b>\$191,005.00</b>

MISC.					
	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
	Mobilization	LS	1	\$15,000.00	\$15,000.00
	Construction Staking	LS	1	\$3,500.00	\$3,500.00
				<b>Sub Total</b>	<b>\$18,500.00</b>

PROJECT SUB TOTAL					
				<b>Sub Total</b>	<b>\$356,931.00</b>

CONTINGENCY					
	20% Contingency	LS	-	-	\$71,386.20
				<b>Total</b>	<b>\$428,317.20</b>

**Redevelopment Agency of  
Tooele City Council**

**Date:** Wednesday, October 4, 2023

**Time:** 7:00 p.m.

**Place:** Tooele City Hall, Council Chambers  
90 North Main Street, Tooele, Utah

**Board Members Present:**

Maresa Manzione

Tony Graf

David McCall

Ed Hansen

Justin Brady

**City Employees Present:**

Mayor Debbie Winn

Adrian Day, Police Department Chief

Roger Baker, City Attorney

Shannon Wimmer, Finance Director

Michelle Pitt, City Recorder

Holly Potter, Deputy City Recorder

Jamie Grandpre, Public Works Director

Paul Hansen, City Engineer

Jared Stewart, Economic Development Director

Minutes prepared by Katherin Yei

**1. Open RDA Meeting**

Chairman Manzione called the meeting to order at 7:00 p.m.

**2. Roll Call**

Tony Graf, Present

David McCall, Present

Maresa Manzione, Present

Ed Hansen, Present

Justin Brady, Present

**3. Resolution 2023-10 A Resolution of the Redevelopment Agency of Tooele City, Utah,  
Approving an Agreement for Snow Removal from Public Streets and Rights-of-Way  
Within Peterson Industrial Depot and Ninigret Depot**

*Presented by Debbie Winn, RDA Executive Director*

Mayor Winn presented an agreement for snow removal for the public streets and right-of-way within Peterson Industrial Depot and Ninigret Depot in the amount \$1500 monthly. At the end of the year, they will adjust the amount as needed.

**Board Member Brady motioned to approve Resolution 2023-10.** Board Member McCall seconded the motion. The vote was as follows: Board Member Hansen, “Aye,” Board Member Graf, “Aye,” Board Member Manzione, “Aye,” Board Member Brady, “Aye,” and Board Member McCall, “Aye.” The motion passed.

#### **4. Invoices**

Ms. Pitt presented the following invoices:

Holly Jones for the Main Street revitalization Grant Pass Through for grant reimbursement in the amount of \$37,500.

**Board Member Graf motioned to approve Resolution 2023-10.** Board Member Hansen seconded the motion. The vote was as follows: Board Member Hansen, “Aye,” Board Member Graf, “Aye,” Board Member Manzione, “Aye,” Board Member Brady, “Aye Board Member McCall, “Aye.” The motion passed.

#### **5. Minutes**

*Wednesday, September 20, 2023 RDA Business Meeting*

There are no changes to the minutes.

**Board Member Hansen motioned to approve the minutes.** Board Member Brady seconded the motion. The vote was as follows: Board Member Hansen, “Aye,” Board Member Graf, “Aye,” Board Member Manzione, “Aye,” Board Member Brady, “Aye Board Member McCall, “Aye.” The motion passed.

#### **6. Adjourn**

Chairman Manzione adjourned the meeting at 7:04 pm.

*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 \_\_\_\_\_ day of October, 2023

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Maresa Manzione, Redevelopment Agency Chairman



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