

**The Redevelopment Agency of Tooele  
Budget Work Meeting Minutes**

**Date:** Wednesday, October 7, 2020

**Time:** 5:30 p.m.

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

**City Council Members Present:**

Justin Brady

Tony Graf

Scott Wardle

Melodi Gochis

Ed Hansen

**City Employees Present:**

Mayor Debbie Winn

Jim Bolser, Community Development Director

Chief Ron Kirby, Police Department

Steve Evans, Public Works Director

Paul Hansen, City Engineer

Roger Baker, City Attorney

Darwin Cook, Parks and Recreation Director

Shannon Wimmer, Finance Director

Jared Stewart, Economic Development Coordinator

Michelle Pitt, City Recorder

Cylee Pressley, Deputy City Recorder

Minutes prepared by Kelly Odermott

Chairwoman Gochis called the meeting to order at 5:36 p.m.

**1. Open RDA Meeting**

**2. Roll Call**

Justin Brady, Present

Tony Graf, Present

Melodi Gochis, Present

Scott Wardle, Present

Ed Hansen, Present

**3. Resolution 2020-06 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving a Utility Participation Agreement with Tekko, Inc, for the Construction of a New Sewer Collection Line in James Way at Peterson Industrial Depot**

Presented by Chairwoman Gochis

Chairwoman Gochis stated in the packet for the Council was the information for the utility participation agreements. The estimate for the project is \$414,120, including a 15% contingency fee. Tekko Inc, has requested the participation of the City in the amount of \$200,000.

**Board Member Hansen motioned to approve Ordinance 2020-06.** Board Member Brady seconded the motion. The vote was as follows: Board Member Wardle, "Aye," Council Member Graf, "Aye," Board Member Hansen, "Aye," Board Member Brady, "Aye," Chairwoman Gochis, "Aye." The motion passed.

**4. Resolution 2020-07 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 Steve Evans, Public Works Director

Mr. Evans called into the meeting for his presentation. The agreement is with the Peterson's at the Depot to plow the snow on the City streets. This agreement would compensate PID for the snow removal. This is a continuation of the agreement that was put into place last year. This agreement will help eliminate some of the pressures of the nine snowplow drivers in the streets department. There is compensation for PID paid monthly and then in April, the hours are reviewed.

Board Member Hansen asked if the agreement is the same as the prior year? Mr. Baker stated the first contract with Peterson Industrial Depot was in 2015 and for that year only, the City was billed at an hourly rate, up to a \$1500 cap. For 2016 through 2019, there was a payment of \$1500 per month beginning in January through April or May. This agreement is slightly different in that the payments of \$1500 will begin in October and go through April. It has been indicated to the City that the costs have always exceeded, the monthly payments. The monthly payments were extended to better recoup the actual costs by PID. Before the end of April, there will be a settlement with PID based on their spreadsheet hours.

**Board Member Brady motioned to approve Ordinance 2020-39.** Board Member Graf seconded the motion. The vote was as follows: Board Member Wardle, "Aye," Board Member Graf, "Aye," Board Member Hansen, "Aye," Board Member Brady, "Aye," Chairwoman Gochis, "Aye." The motion passed.

## 5. Executive Director Update

Mayor Winn stated there have been more RFI's from EDC Utah looking to Tooele for relocation. She commended Mr. Stewart, the new Economic Development Coordinator for his work with the RFI's. There was a site visit and luncheon with EDC Utah. There has been an increased interest in the Tooele Business Park property. There is a site visit planned in the next four to six weeks. There is a company called Project Century that is working on purchasing 100 Acres at the Ninigret Depot for a manufacturing business with 600 and 800 employees.

## 6. Minutes

**Board Member Hansen motioned to approve the RDA minutes from September 16, 2020.** Board Member Brady seconded the motion. The vote was as follows: Board Member Graf, "Aye," Board Member Brady, "Aye," Board Member Wardle, "Aye," Board Member Hansen, "Aye," Chairwoman Gochis, "Aye."

## 7. Adjourn

**Meeting was adjourned after closed session at 5:47 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 20<sup>th</sup> day of January, 2021

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Melodi Gochis, RDA Board Chair