Redevelopment Agency (RDA) of Tooele City Meeting Minutes

Date: September 16, 2026
Time: 7:00 p.m.
Place: Tooele City Hall Council Chambers
90 North Main Street, Tooele City, Utah

Council Members Present
Jon Gossett
Justin Brady
Ed Hansen
Melodi Gochis

Excused:
Dave McCall

Staff Present:
Maresa Manzione, Mayor
Matthew Johnson, City Attorney
Nathan Farrer, Public Works Director
Patrick Buhr, Public Works Assistant Director
Kami Perkins, HR Director
Paris Johnson, HR Assistant
Adrian Day, Police Chief
Matt McCoy, Fire Chief
Shannon Wimmer, Finance Director
Andrew Aagard, Community Development Director
Paul Hansen, City Engineer
Shilo Baker, City Recorder
Clarissa Pankratz, Deputy City Recorder
Teresa Young, Clerk/Minute Composition

Minutes Prepared by Teresa Young

1. **Open RDA Meeting**

   Chairwoman Gochis opened the meeting at 7:00 p.m.

2. **Roll Call**

   Board Member Hansen, Present
   Board Member Brady, Present
   Board Member Gossett, Present
   Board Chairwoman Gochis, Present

3. **Resolution 2026-06 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving an Agreement with Forge Industrial, LLC, for the Water Infrastructure Pothole Location Project Located at Peterson Industrial Depot**.

Presented by Paul Hansen, City Engineer

Mr. Hansen provided an overview of the history and condition of the Tooele Army Depot infrastructure. He noted that the Depot was constructed between 1942 and 1943 and was transferred to the City in 1996. While the Army Depot has provided a significant resource for the City, much of the utility infrastructure is now more than 80 years old. The City and RDA have previously invested in roadway improvements, traffic signals, paving, and upgrades to water and sewer lines, including the installation of isolation valves to reduce the impact of water line leaks.

Mr. Hansen presented a proposed project to evaluate approximately 50 water line intersections within the northern portion of the historic building area. The project will involve excavating small test holes to determine pavement and base thickness and identify the diameter, construction type, and condition of existing water lines. The information will be used to prioritize future water line replacements, particularly lines that are undersized for fire-flow protection or are in poor condition.

The project was publicly advertised for bid, and three bids were received. Forge Industrial, a newer company to the City, was selected based on its bid of $115,460 and favorable references. Mr. Hansen requested an additional 5% contingency for unforeseen conditions encountered during excavation.

In response to Council questions, Mr. Hansen explained that the project is intended to identify the infrastructure needs, with future water line replacements completed incrementally as funding allows. He stated that the RDA funding remaining for the area could potentially be used for some of the identified replacements or other priority projects. Council also discussed the age of the infrastructure, and Mr. Hansen clarified that while portions have been replaced or supplemented, much of the infrastructure being evaluated has not yet been replaced. He noted that the water line along Garnett has been significantly replaced and that the RDA has also participated in expanding utility service to development west of Industrial Loop Road.

Motion: Board Member Brady moved to approve Resolution 2026-06 A Resolution of the Redevelopment Agency of Tooele City, Utah, Approving an Agreement with Forge Industrial, LLC, for the Water Infrastructure Pothole Location Project Located at Peterson Industrial Depot. Board Member Hansen seconded the motion. The vote was as follows: Board Member Hansen, "Aye"; Board Member Brady, "Aye"; Board Member Gossett, "Aye"; and Chairwoman Gochis, "Aye". The motion passed 4-0.

4. **Minutes**

~ September 2, 2026 Business Meeting Minutes

There were no corrections.

Motion: Board Member Hansen moved to approve the September 2, 2026 Business Meeting Minutes. Board Member Gossett seconded a motion. The vote was as follows: Board Member Gossett, "Aye"; Board Member Brady, "Aye"; Board Member Hansen, "Aye"; and Chairwoman Gochis, "Aye". The motion passed 4-0.

5. Adjourn

Chairwoman Gochis adjourned the meeting 7:08 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 4th day of ~~October~~ November, 2026

Melodi Gochis

Melodi Gochis, Redevelopment Agency (RDA) Board Chair