

**SMITHFIELD CITY REDEVELOPMENT AGENCY
96 SOUTH MAIN
SMITHFIELD, UT 84335**

The Smithfield City Redevelopment Agency met in a regularly scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, January 8, 2014. Chairman Darrell Simmons was in the chair.

The following board members were in attendance: Dennis Watkins, Barbara Kent, Kris Monson, Jeff Barnes and Brent Buttars.

Executive Director James P. Gass and Secretary Justin B. Lewis were also in attendance.

The meeting started at 8:55 P.M.

CONSIDERATION OF CONSENT AGENDA

APPROVAL OF MINUTES OF THE DECEMBER 4, 2013 RDA MEETING

After consideration by the board, Chairman Simmons declared the consent agenda for the December 4, 2013 meeting minutes as approved.

FINANCIAL UPDATE

Justin stated that December was a quiet month in regards to revenues and expenditures by the RDA. There was a principal payment of \$1,057.80 and interest payment of \$575.57 received from Mr. Chaparro. Expenditures were \$154.36 for Site Development Expenses and \$3,489.75 for Professional Services which consisted mostly of legal fees on the review of the proposed transfer of funds from the RDA to the city general fund. The actual transfer of the \$800,000 has not yet occurred and won't until the library building project is started. Jim stated that the RDA will make the transfer when the CIB loan is closed and all of the funds will be placed into an escrow account. The city will put \$440,000 into the library project at that time.

Dennis asked Jim if the project was progressing at the pace the city wanted or expected? Jim stated that he thought the progress would be a little bit faster but that construction would not be happening right now in this weather. The current plan is to have the project ready to break ground as soon as the weather breaks.

Jeff asked how the bid process will work on the construction of the library? Jim explained that he was hopeful the bidding of the project would be done by the end of February. The project would take two to three weeks for contractors to be able to bid the project.

Jim informed the council that the architectural plans for the library are about 55-60% complete at this point but the remaining part of the plans should come together rather quickly.

Jeff asked Jim how contractors will be notified about the project and that it is available for bid? Jim explained that there is a website that lists these types of projects throughout the state and it will be advertised in the Herald Journal as well as the Salt Lake City newspapers.

Chairman Simmons informed the board that there would be a conference call on Friday with Dennis, Jim, the Pitchers and Nan King to discuss the Pitcher property at about 800 South Main. Jim stated the phone call would be at 9:30 A.M.

Dennis stated that for the February meeting it will be the annual meeting of the RDA where items such as Jim being named as Executive Director and Justin as Secretary will be taken care of. This is a required yearly meeting.

Dennis asked the board if they had any comments on 800 South since the discussion in December and considering the conversation that would be upcoming on Friday? Brent asked if O'Reilly Auto Parts was still planning on moving forward with purchasing the building lot? Dennis stated he was hopeful that would be the case but nothing was finalized at this point. Brent stated he was hopeful with all the work being done someone would purchase the other building lot as well. Jim stated that O'Reilly had an interest in the south lot and that would leave the north lot available for purchase.

Chairman Simmons stated he was still concerned with having two auto parts stores in town and almost side by side.

Jim informed the board that the discussion would be with the Pitcher family only; not O'Reilly. The Pitchers will try and make an arrangement with the city and then deal with O'Reilly separately.

Brent asked if the agreement with the Pitchers and the city would be contingent upon someone actually buying the property and building a building there? Dennis stated that the deal with the Pitchers was not based upon if someone was actually buying the property today. The discussion would be what is the RDA and city willing to do. Does the RDA and city want to be very generous and pay the majority of the development cost or just a minimal portion of the cost?

Jeff asked what the cost of the project was projected to be? Dennis stated even after the \$800,000 transfer there would still be quite a bit of money in the RDA fund and the discussion at the December meeting was to use \$75,000 to \$85,000 of RDA funds for this project.

Brent asked if the storm water concerns or issues had been resolved? Jim stated that the storm water portion of the project would be around \$65,000 and the culinary water line would need to be extended from the highway and the sewer line would have to be extended from the middle of the highway. The anticipated cost of the water and sewer lines was \$85,000 to \$95,000. Dennis stated that previously the cost estimate was \$130,000 for the water, sewer and road work in that area. Jim stated that there was already money in the budget for the water, sewer and storm water work in that area. One option would be to stub the services into the property and the property owner would be responsible for the road, curb and gutter and sidewalk. Dennis commented that the water, sewer and storm water would be the majority of the cost of the project. Brent

commented that the utilities on 800 South being run to that property would benefit more than just the Pitcher family and that particular piece of property. Jim stated the storm water problem needs to be resolved no matter what else happens in that area or to that property. Kris stated she thought it would be good to do the infrastructure work as long as it was what is best for Smithfield.

Chairman Simmons asked if this was the highest priority area on the city? Does there need to be a commitment from the property buyer in order for an agreement to be reached with the Pitchers? Jim commented that even if O'Reilly did not purchase the property the storm water problem still needs to be resolved. Water and sewer would not be needed to that property until a business is ready to utilize the service.

Chairman Simmons asked if all of the utility services should be run at the same time? Jim stated that would be best. If the storm water is hooked up it would be the best time to hook up the sewer as well so the highway would only have to be dug up one time. The same contractor could take care of both utilities. The original storm water plan was to cross the highway and go west on 800 South to the Saxton property on 100 West. At that point, go south to 900 South and then west to 200 West. When Jim talked to Paragon a couple of years ago they were willing to allow for an easement and Gib Cellan was willing to grant an easement through his property as well. Saxton's will not grant the easement request at this time. One possibility is the storm water might have to go back to 100 East and then go south to 1000 South and then west at that point. One problem to deal with in the highway is a high pressure gas line. Jim stated he would be visiting with UDOT about the possibility of working together on the storm water line along the highway. Another possibility would be to replace the existing 15" line with a 24" to 27" line. There are two fiber optic lines as well as a 500 pair telephone cable in that area along the highway as well. The area would need to be blue staked and then checked to see if it is even possible to replace the existing pipe with a much larger diameter pipe. There is the possibility of running the storm water line right down the highway but that would be very expensive as the highway would have to be rebuilt and repaved in that area. If UDOT and Smithfield could combine on the project it might be feasible.

Jim informed the board that he would not be to the January 22nd city council meeting as he would be attending an engineering conference.

A motion to adjourn at 9:16 P.M. was made by Barbara.

**SMITHFIELD CITY CENTRAL BUSINESS
DISTRICT REDEVELOPMENT AGENCY**

Darrell G. Simmons, Chairman

ATTEST:

Justin B. Lewis, Secretary

**SMITHFIELD CITY REDEVELOPMENT AGENCY
96 South Main
Smithfield, Utah 84335
AGENDA**

Public Notice is given that the Smithfield City Redevelopment Agency will meet in a scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **January 8, 2014**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from December 4, 2013.
2. Financial Update.

Adjournment

Items on the agenda may be considered earlier than shown on the agenda.

In accordance with the Americans with Disabilities Act, individuals needed special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least (3) days before the date of this meeting.

Prepared, posted in the City Office and library, emailed to each Council Member, emailed to the Herald Journal, Smithfield Sun, and forwarded to be posted on the City Web Site on 01/06/14, and the Utah Public Meeting Notice website.