

SMITHFIELD CITY REDEVELOPMENT AGENCY

JULY 8, 2015

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, July 8, 2015. Chairman Darrell G. 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 Craig Giles and Secretary Justin Lewis were also in attendance.

The meeting opened at 7:20 P.M.

APPROVAL OF THE RDA MEETING MINUTES FROM JUNE 10, 2015

A motion to approve the June 10, 2015 RDA meeting minutes was made by Jeff, seconded by Barbara and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

PUBLIC HEARING ON THE REQUEST BY BRUCE LEISHMAN FOR ADDITIONAL FINANCIAL ASSISTANCE ON AN INFRASTRUCTURE PROJECT AT APPROXIMATELY 84 SOUTH MAIN.

Dennis stated Bruce Leishman had previously received a bid from Rupp Construction to run the water and sewer service from in the highway to the building lot on the north side of the city office building. The distance the utility service needs to be run had been figured incorrectly as determined by a second contractor who had been contacted about doing the job when Rupp Construction could not do it in a timely manner. The second bid is higher than the original bid due to the extra cost of the pipe and labor.

Chairman Simmons mentioned he had spoken with Bruce and he is anxious to get the work completed. Rupp Construction is going to do the work and should have it completed before August 1st. Bruce and Chairman Simmons had visited with UDOT and there was a little bit of room to work around the five year deadline that had been previously discussed on cutting into the highway. UDOT had previously stated once the overlay project was completed in July 2015 the highway could only be cut into on an emergency basis but after recent discussions that was determined to not be correct.

Justin informed the board Bruce had not provided an application or cost estimates for the request so at this time the board had nothing to consider or vote on and it would be up to Bruce to make a future request for the project if he chooses to do so.

No public hearing was held.

DISCUSSION AND POSSIBLE VOTE ON THE FINANCIAL ASSISTANCE REQUEST BY BRUCE LEISHMAN.

No discussion was held or vote taken since information had not been provided to the board for review.

PUBLIC HEARING ON AMENDING THE BUDGET FOR THE PERIOD OF JULY 1, 2014 THROUGH JUNE 30, 2015.

Justin reviewed the proposed adjustments to the budget. Interest rates had lowered on the cash accounts through the year so interest revenue was decreased. The board had approved the sale of property owned by the RDA at 84 South Main earlier in the year and this transaction was included in the adjustments. In regards to expenses, the main increase was for the approved infrastructure project at 800 South Main. Site development was decreased since the project on the east side of the Civic Center had not been completed.

****The public hearing opened at 7:34 P.M.****

There was not any input from the public.

****The public hearing closed at 7:35 P.M.****

DISCUSSION AND VOTE ON RDA RESOLUTION 15-02, A RESOLUTION AMENDING THE BUDGET FOR JULY 1, 2014 THROUGH JUNE 30, 2015

****A motion to adopt RDA Resolution 15-02, a Resolution amending the budget for the period of July 1, 2014 through June 30, 2015 was made by Dennis, seconded by Brent and the vote was unanimous.****

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

BOARD MEMBER REPORTS

Dennis stated the board had previously approved an appraisal to be done on the property owned by the RDA on the north side of Callaway's Bistro. As part of the process it had been determined the property is in the name of the city and not the RDA. The property had originally contained a tri-plex home on it. The RDA had purchased the property and removed the home as the area was full of blight. Somehow the property had been listed in the name of the city.

Chairman Simmons asked if the property had been purchased by the RDA? Dennis stated that was correct and then there must have been a transfer to the city sometime after that point.

Chairman Simmons stated he would review the title work on the property and see what had happened.

Craig mentioned he had visited with city attorney, Bruce Jorgensen, on the issue. All of the process had been done through the RDA but the property was listed in the name of the city. Bruce stated the RDA was still the owner of the property but research should be done to determine why the property was listed in the wrong name.

Chairman Simmons stated if it is determined there was an error in the process it could be easily corrected.

Justin stated in the limited research he had done since the issue had been brought up that it appeared to be a clerical error. The RDA had done all of the correct process but the wrong name was on the title and could be fixed if necessary.

Dennis mentioned there are two considerations for the property. Sale the property to Lloyd Meyer to allow for additional parking for Callaway's Bistro or gift the land to the city by resolution.

Chairman Simmons mentioned all of the paperwork needs to be correct and he would research the issue and report to the board.

Dennis stated he wanted any issues with the property resolved before the completion of his term so a new board would not have to deal with the issue in the future.

****A motion to adjourn at 7:32 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 Board will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **July 8, 2015**. The meeting will begin no sooner than 7:00 P.M.

1. Approval of the RDA meeting minutes from June 10, 2015.
2. Public Hearing on the request by Bruce Leishman for additional financial assistance on an infrastructure project at approximately 84 South Main.
3. Discussion and possible vote on the financial assistance request by Bruce Leishman.
4. Public Hearing on amending the Budget for the period of July 1, 2014 through June 30, 2015.
5. Discussion and Vote on RDA Resolution 15-02, a Resolution amending the Budget for July 1, 2014 through June 30, 2015.
6. Board Member reports.

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 07/06/15, and the Utah Public Meeting Notice website.