

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**OCTOBER 14, 2015**

The Smithfield City Redevelopment Agency Board met for their regular monthly board meeting at 96 South Main, Smithfield, Utah on Wednesday, October 14, 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 8:23 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM SEPTEMBER 9, 2015**

\*\*\*A motion to approve the September 9, 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 LOCATED AT APPROXIMATELY 84 SOUTH MAIN.**

\*\*\**The public hearing opened at 8:25 P.M.*\*\*\*

There was not anyone from the general public in attendance.

\*\*\**The public hearing closed at 8:25 P.M.*\*\*\*

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

Dennis explained the infrastructure project which was previously approved by the RDA board for assistance to Bruce Leishman had a request for an additional \$20,000. The project is the same but the requested amount has increased.

Barbara asked for the amount being requested? Dennis stated the request is for \$39,000. Craig explained the sewer line that will be connected to is in the southbound lane in the highway. The road will have to be cut all the way across. UDOT will allow a cut rather than boring because there is a high pressure gas line in the area.

Barbara asked what the \$400,000 to \$600,000 is in the application? Dennis stated the total value of the property after the building is completed.

Jeff asked what the original request was for as this request was for \$39,000? Dennis stated the board originally approved \$19,000.

Chairman Simmons asked how much was received by the RDA on the sale of the property? Justin replied just over \$37,000 after closing costs were deducted.

Dennis explained the area will look better and generate property tax and sales tax after the project is completed. The concept plan is very nice as it is very similar in look to the city office building.

Chairman Simmons asked which contractor supplied the bid? Craig stated it was from Circle C Construction, Inc. Chuck Earl is the owner. Rupp's had done a previous estimate. Circle C works with UDOT on a regular basis and understand what is required and the costs of doing the work in the highway. Flowable fill will be required over all of the utilities in the highway and is very expensive.

Dennis asked why Rupp's bid would be so much lower? Craig stated he anticipated Rupp's guessed on the length of the service to be run and it is much longer than they expected.

Chairman Simmons asked if the city crew could do the work? Craig explained the city staff could not do the project. Very few contractors are approved by UDOT to work in the roads they own. Rupp's and Whitaker Construction are other local businesses along with Circle C that have UDOT approval.

Chairman Simmons asked if more bids should be required? Craig stated that Edge Excavation would not even bid the job as they are too busy.

Barbara asked if the original request was for \$19,000 and the new request is for \$20,000 more? Craig stated that is correct.

Craig informed the board Bruce and Circle C had made a request to go through the parking lot of the city office building and attach to the sewer on 100 South. The request is not possible as there is an underground detention pond underneath the city office building parking lot. Plus cutting the asphalt in the parking lot would lead to long term edge and cracking issues.

Chairman Simmons asked Dennis if he knew when the project would start? Dennis stated he was not sure. Craig informed the board that UDOT won't allow the highway to be cut after October 15<sup>th</sup>. They can adjust that date based on the weather and if local companies are still producing asphalt. Craig stated Bruce had informed him the building would be started whether or not the infrastructure work was completed or not this fall. The infrastructure work could be completed in the spring after the building was completed; if necessary.

Barbara and Kris both thought the new building would be a great addition to the city.

Barbara asked if the price could be negotiated with Bruce? Dennis stated that was an option.

Chairman Simmons stated the request is for twice as much work at twice the original cost.

Barbara asked if the request is just for the actual cost of the project? Chairman Simmons stated that was correct.

Craig stated the sewer line is very deep in the highway and the city staff could not do the work and also meet the necessary traffic diversion requirements as set by UDOT.

Dennis asked for the financial review to take place before considering voting on the request from Bruce Leishman.

**FINANCIAL REVIEW AND DISCUSSION.**

The following information was presented:

Cash Available: \$1,053,873.99

Remaining balance on approved projects:

84 South Main	(\$19,000.00)	Total Project Approval \$19,000
800 S 100 W	(\$66,666.85)	Total Project Approval \$285,000

FY16 Budgeted Expenses (\$37,300)

Remaining funds available for allocation: \$930,907.14

The available funds do not include approximately \$260,000 that will be received in the spring of 2016 which is the yearly allocation.

The RDA has a life and at the end whatever funds have not been spent will be returned to the entities that gave up the funds to the RDA such as the school district, city and county.

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

Dennis disclosed that Bruce is a friend but the long term advantage of approving the project is the significant increase in property tax as well as sales tax that will be collected.

Brent asked about approving \$36,000 not \$39,000. Chairman Simmons asked why? Brent stated that would be about the same amount that was collected on the sale of the property. Dennis stated the board did not negotiate with the applicant on the 800 South project and it was for significantly more money. Brent concurred.

Chairman Simmons asked if Bruce would be coming back to the RDA for future financial assistance requests on other parts of this project? Dennis stated he was not aware of any future requests.

Chairman Simmons was hopeful the project could get started soon.

\*\*\*A motion to approve the application for financial assistance from Bruce Leishman for up to \$39,000 for water and sewer line infrastructure work at 84 South Main with the condition the contractor completing the work is paid directly by the RDA 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**

There were not any additional items discussed by the board.

## **EXECUTIVE SESSION TO DISCUSS A POSSIBLE LAND ACQUISITION.**

\*\*\*A motion to close the regular board meeting and open the executive session was made by Dennis, seconded by Brent and the vote was unanimous.\*\*\*

Yes Vote: Watkins, Kent, Monson, Barnes Buttars  
No Vote: None

The executive session opened at 8:41 P.M.

\*\*\*A motion to close the executive session and reopen the regular board meeting was made by Dennis, seconded by Kris and the vote was unanimous.\*\*\*

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars  
No Vote: None

The executive session closed at 9:15 P.M.

\*\*\*A motion to adjourn at 9:16 P.M. was made by Jeff.\*\*\*

## **SMITHFIELD CITY CENTRAL BUSINESS DISTRICT REDEVELOPMENT AGENCY**

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Darrell G. Simmons, Chairman

**ATTEST:**

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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, **October 14, 2015**. The meeting will begin no sooner than 7:30 P.M.

1. Approval of the RDA meeting minutes from September 9, 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. Financial Review and Discussion
5. Board Member reports.
6. Executive Session to discuss a possible land acquisition.

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 10/12/15, and the Utah Public Meeting Notice website.