

**SMITHFIELD CITY REDEVELOPMENT AGENCY**

**NOVEMBER 12, 2014**

The Smithfield City Redevelopment Agency Board met for their regularly scheduled monthly meeting at 96 South Main, Smithfield, Utah on Wednesday, November 12, 2014. 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 James Gass and Secretary Justin Lewis were also in attendance.

The meeting started at 10:00 P.M.

**APPROVAL OF THE RDA MEETING MINUTES FROM OCTOBER 8, 2014**

\*\*\*A motion to approve the October 8, 2014 RDA meeting minutes was made by Barbara, seconded by Kris and the vote was unanimous.\*\*\*

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

No Vote: None

**DISCUSSION AND POSSIBLE VOTE ON AN ADDENDUM TO THE REAL ESTATE PURCHASE CONTRACT FOR THE CITY OWNED PROPERTY LOCATED AT 84 SOUTH MAIN.**

Jim explained to the board that the buyer of the property was working with the Utah Department of Transportation (UDOT) to possibly get a drive through area that would access the highway from the vacant lot. UDOT is requiring the buyer to do a traffic study before they will consider the request for an additional access onto the highway. The buyer is asking for an extension of time, through the end of December, so the traffic study can be completed. The settlement date would be extended to January 15, 2015.

Dennis remarked the survey has been requested and the buyer is just waiting for it to be completed. The buyer is paying for the cost of the survey.

Jim reminded the board the original purchase offer expired at the end of October with a settlement date of November 18<sup>th</sup>. The buyer is asking for a two month extension.

Dennis stated he felt it was appropriate to approve the request and allow the buyer the opportunity to see if a drive through access would be allowed or granted by UDOT.

\*\*\*A motion to approve the addendum to the real estate purchase agreement between the RDA and Bruce Leishman for the property located at 84 South Main was made by Dennis, seconded by Kris and the vote was unanimous.\*\*\*

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

No Vote: None

**BOARD REVIEW AND DISCUSSION ON MINOR ITEMS WITH DECISIONS AS NECESSARY.**

Justin explained to the board that Joyce Pitcher and Nanette King would be coming before the board next month with their application for funds from the RDA. There would also be a public hearing at that meeting about the request.

Jim informed the board that Dennis, himself and the Mayor would be meeting with Nan and Joyce to review the application. The request is for \$38,000 which is the cost of the work being done on Main Street. The work includes moving back the curb and gutter, relocating some street light poles and putting down some asphalt where the curb and gutter was removed. The application is being made as the applicant is asking for financial assistance on the project as it is a benefit to the city and residents as well as the developer and buyer.

Kris asked why they were coming back in? Kris commented the seller made money on the project and was now asking for more money on top of their profit as she understood it. Dennis explained that was not correct. The Pitchers and Nan met with the RDA board when Mayor Downs was chairman several years ago about this project. The RDA helping to pay for some of the project was discussed at that point. The first verbal request by the Pitchers for assistance from the city was made at that time. The first conversation was over five years ago and no amount of money was discussed and no firm commitment by the board or mayor was made.

Now fast forward several years and the land has been sold and Nan and Joyce had sat down with Jim and Dennis to discuss the RDA board helping out on the project. At that time Jim had done a rough calculation that the infrastructure cost would be about \$120,000 for the construction of 800 South on the Pitcher property. The storm drain project was not part of this project as it was necessary to be completed whether this area was developed or not. At the time of that discussion it was not known that UDOT would require the setback of the curb and gutter; therefore, causing the light poles to be relocated as well. The work is almost done at this time and now the RDA board has been asked to consider the request.

Dennis explained that Joyce and Nan should have made the application before the project started but they were hesitant as they did not know if the property was actually going to happen and they did not understand the process of making the request to the board. They did not want to do anything until they had a buyer for at least one of the two building lots.

Dennis commented the board has not committed to the project and has not committed to a certain dollar amount. The original discussion was for the RDA to assist by helping fund about \$60,000 of the project \$120,000 project. The purpose of the request by the Pitchers is to help beautify the city and bring business to the city not to profit off of the city or RDA. The area is already improving as the second barn is now gone and the third barn is being removed. Kris thanked Dennis for the clarification and history on the project. Barbara commented the project is happening and it is a benefit to the city to see the area cleaned up and business brought to town.

Dennis informed the board he had been contacted by a company that has an interest in the Thornley property which is located to the west of the Pitcher property on 800 South. The person that contacted Dennis has a business in Smithfield and wants to stay in Smithfield and build a new building for his business. The person had talked to Mr. Hoggan about the Del Monte property but nothing is currently happening with that project and the person is now looking at other options. The person does not want property on Main Street and has around 20 employees in his business and would like to keep the business in Smithfield.

Jeff asked for clarification on the amount being requested by Joyce? Dennis remarked the request is for \$38,000. There will be a public hearing on the matter at the next RDA meeting which is in December. Dennis suggested, if approved, the money be paid directly to the contractor on the project, Staker and Parson Company and not to Joyce Pitcher. The money would be paid to the contractor for the cost of the project not for a profit to Joyce.

Jeff asked if Nan and Joyce were aware of that possible stipulation? Dennis stated he was not sure.

Chairman Simmons asked for clarification if the request was for a contribution to the project or a loan? Dennis stated it would not be a loan it would be a payment to assist with the cost of the new infrastructure. The curb and gutter, light pole relocation and some asphalt would be paid for by the RDA; if approved.

Chairman Simmons asked if any of the board members are nervous about the traffic and lack of a signal light in that area? Chairman Simmons asked where the next signal light would be placed? Jim responded the next signal light would be placed at 1000 South. Jim informed the board that the city would be making an application in the spring for a grant request for funds to redo the 1000 South intersection. If approved; the road would be completely redone and the big curve would be straightened out somewhat and the road would be widened down to Paragon Tool. The signal light cannot be done until the intersection is redone.

Jim also remarked he is not sure how UDOT will look at placing a signal light there where it is not a four way intersection as there is not a road to the east at this time. A future road going east would be located through the property owned by the Wheeler family and at this time there have not been any requests to develop that property or put in a road.

\*\*\*A motion to adjourn at 10:20 P.M. was made by Barbara.\*\*\*

**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, **November 12, 2014**. The meeting will begin no sooner than 8:00 P.M.

1. Approval of the RDA meeting minutes from October 8, 2014.
2. Discussion and possible vote on an addendum to the real estate purchase contract for the city owned property located at 84 South Main.
3. Board review and discussion on minor items with decisions as necessary.

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 11/10/14, and the Utah Public Meeting Notice website.