

City of Taylorsville
REDEVELOPMENT AGENCY
OF TAYLORSVILLE CITY MEETING
Minutes

Wednesday, August 4, 2010
Council Chambers
2600 West Taylorsville Blvd., Room No. 140
Taylorsville, Utah 84118

Attendance:

Board Members:

Chairman Morris Pratt
Vice Chairman Jerry Rechtenbach
Board Member Dama Barbour
Board Member Bud Catlin
Board Member Larry Johnson

City Staff:

John Inch Morgan, Treasurer
Cheryl Peacock Cottle, Secretary
Keith Snarr, Economic Development Director
Jean Ashby, Deputy Recorder
Donald Adams, Grants Manager

Excused: Mayor Russ Wall, Chief Executive Officer

20:16:51 Chairman Morris Pratt called the Redevelopment Agency of Taylorsville City Meeting to order at 8:17 p.m. and welcomed those in attendance. It was noted that Chief Executive Officer/Mayor Russ Wall was excused from the meeting. Secretary Cheryl Peacock Cottle conducted a Roll Call, wherein all Board Members were present.

1. Consideration of RDA Board Meeting Minutes of 02-03-10

20:17:40 Board Member Dama Barbour **MOVED** to approve the minutes from the February 3, 2010 RDA Board Meeting. Board Member Bud Catlin **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a roll call vote. The vote was as

follows: Catlin-yes, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All Board Members voted in favor and the motion passed unanimously.**

2. **Resolution No. RDA 10-01 – Resolution of the Board of Directors of the Redevelopment Agency of Taylorsville City, Utah, Designating an Urban Renewal Survey Area Known as the “6200 South Redwood Road Urban Renewal Survey Area” and Authorizing a Study of Said Area to Determine Whether One or More Urban Renewal Projects within the Survey Area are Feasible and Whether Blight Exists within the Survey Area**

20:18:55 Economic Development Director Keith Snarr referenced the map for the 6200 South Survey Area and noted that the area has not changed. He explained that the previous survey resolution was adopted August 12, 2009, but expires after one year. He relayed that the resolution is being extended because the project will not be completed until October, 2010.

20:20:48 Mr. Snarr affirmed that the consultants on the project are Bonneville Research (Bob and Jon Springmeyer), and Attorney Randy Feil. He said that the cost for consultants should be under \$10,000, which is already in the budget.

20:21:42 Board Member Catlin cited concerns with the delay and referenced work that was not completed by the consultants.

20:22:38 Board Member Jerry Rechtenbach inquired whether something can be negotiated to avoid wasting funds. Mr. Snarr indicated that negotiations will be done. He cited delays with property appraisals. He also cited management problems and health issues experienced by consultant Bob Springmeyer.

20:23:26 Board Member Barbour suggested that if the delay is due to Mr. Springmeyer’s health situation and his inability to perform, he should now make the update without cost to the City. Mr. Snarr agreed to pursue that possibility with Mr. Springmeyer.

20:24:06 Chairman Pratt inquired about requirements spelled out in the contract with Bonneville.

20:24:09 Mr. Snarr said that the contract spells out a completion date and a not-to-exceed amount. He suggested that the project can be performed most expeditiously by using Bonneville Research because they are familiar with it. Mr. Snarr expressed his belief that reasonable negotiations will be made. He noted that there is extra work that must be done because of the delay. He affirmed that there are two more upcoming projects to be handled by Bonneville. Mr. Snarr said that those projects will also lapse and must be updated.

20:25:50 Board Member Johnson expressed his concern about an additional fee and suggested that if the consultant cannot get the work done, another consultant should be found.

20:26:21 Ms. Barbour expressed opinion that Mr. Springmeyer's health contributed to the delay and Mr. Snarr agreed. Ms. Barbour indicated that Bonneville should be willing to continue the work without cost. She observed that it would be more costly to start the project over with a new firm.

20:27:03 Mr. Snarr cited urgency with this particular project and said it must be completed by October 31, 2010. He agreed to try and get the work done at no additional cost to the City.

20:27:26 Chairman Pratt noted that the Board needs to move forward with the subject resolution. He cited the need to meet the expectation of stakeholders involved.

20:28:30 Board Member Catlin inquired whether a limit will be set on expense for the supplemental survey. Mr. Snarr expressed his opinion that Mr. Springmeyer will do the update without additional cost.

20:29:11 City Administrator John Inch Morgan noted that Bonneville is not entirely at fault for the delay, but explained that there is a shared responsibility by City Staff. He stated that Mr. Springmeyer has performed within deadlines. Mr. Morgan indicated that there is some additional work to be provided by the Springmeyers that will be above and beyond this deadline and will result in additional fees. He noted the potential to negotiate with Mr. Springmeyer, but reiterated that staff shares responsibility for the delay and Bonneville should not be painted in a negative light that is not deserved.

20:30:18 Board Member Catlin inquired where the responsibility lies within the City. Mr. Morgan indicated that staff has been working on two or three different projects simultaneously. Board Member Rechtenbach asked for answers as to why the deadline is being extended and why more money may be expended.

20:30:20 Mr. Snarr said that he cannot give details, but Staff has been busy doing other things and this project nearly slipped away. He stated that it must now be done by October 31, 2010 and Staff will proceed accordingly.

20:30:38 Mr. Snarr acknowledged that the timing with this news is not great. He agreed to deal with the money issue.

20:31:51 Upon questioning from Board Member Barbour, Mr. Snarr confirmed that one contributing factor in the delay is that the City is understaffed. Chairman Pratt noted that other projects may not move forward as quickly as intended because of the delay on this project.

20:32:22 Board Member Dama Barbour **MOVED** to approve Resolution RDA 10-01. Board Member Jerry Rechtenbach **SECONDED** the motion. Chairman Pratt called for discussion. Board Members Johnson and Catlin expressed concern about extra fees. Mr. Snarr stated that the fee issue is not reflected in the subject resolution. He agreed to negotiate the fee and bring a recommendation back to the board. Mr. Snarr affirmed that the Staff referenced earlier includes himself and his staff. There being no further discussion, Chairman Pratt called for a roll call vote. The vote was as follows: Catlin-yes, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All Board Members voted in favor and the motion passed unanimously.**

20:34:29 Mr. Snarr affirmed that he will work on negotiating the fee with Mr. Springmeyer for seeing this particular project through.

20:35:03 Mr. Snarr noted that the 4100 South Redwood Road and 4700-5000 South Redwood Road projects will also be lapsing, but explained that there is not so much urgency with those projects. He indicated that the other projects can be deferred without financial penalty. He affirmed that the surveys will have to be updated. Mr. Snarr agreed to report back to the Board regarding any additional fees.

3. Other Matters

20:36:02 There were no Other Matters.

4. Adjournment

20:36:06 Board Member Larry Johnson **MOVED** to adjourn the Redevelopment Agency of Taylorsville City Meeting. Board Member Dama Barbour **SECONDED** the motion. Chairman Pratt called for discussion. There being none, he called for a roll call vote. The vote was as follows: Catlin-yes, Barbour-yes, Pratt-yes, Rechtenbach-yes, and Johnson-yes. **All Board Members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:36 p.m.



Cheryl Peacock Cottle, Secretary

Minutes approved: RDA 08-18-10

Minutes Prepared by: Cheryl Peacock Cottle, Secretary