

**WOODS CROSS CITY REDEVELOPMENT AGENCY MEETING
JULY 17, 2018**

The minutes of the Woods Cross City Redevelopment Agency meeting held July, 17, 2018 at 8:24 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Ryan Westergard, Chairman Protem

BOARD MEMBERS PRESENT:

Ryan Westergard, Chairman Protem

Julie Checketts

Tamra Dayley

Wally Larrabee

Matt Terry

BOARD MEMBERS EXCUSED:

Rick Earnshaw

STAFF PRESENT:

Gary Uresk, RDA Director

Jessica Sims, City Recorder/Finance Director

Tim Stephens, Community Development Director

VISITORS

Mark K. Larson

Tim King

Marcie Valdez

Bryan Densely

RaNae Cline

Mark Haws

Dawn Lamb

Von Hortin

Mike Anderson

Lisa King

Brad Ling

John Castleberry

Scott Cline

Andy Gale

Trisha Martinez

LeGRande Blackley

Sandy Anderson

Patt Huttzell

Rachael Bodell

KelliJo Castleberry

Bob Goudy

Marc Bryson

Jeff Christensen

Greg Seegmiller

APPROVAL OF MINUTES

The Board reviewed the minutes of the RDA meeting held June 19, 2018. Following their review, Ms. Dayley made a motion to approve the minutes as written with Ms. Checketts seconding the motion and all voted for the motion through a roll call vote.

PUBLIC HEARING REGARDING (i) DRAFT PROJECT AREA PLAN AND DRAFT PROJECT AREA BUDGET FOR THE PROPOSED FARM MEADOWS COMMUNITY REINVESTMENT PROJECT AREA, AND (ii) DRAFT AMENDMENT TO THE PROJECT AREA PLAN FOR THE 2600 SOUTH COMMUNITY DEVELOPMENT PROJECT AREA

The Chairman gave the floor to the RDA Director who noted the following for the RDA Board:

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“As required we are holding a public hearing on the plan and budget that was presented to the Board at the last meeting. Jason Burningham will provide a brief power point presentation explaining the plan and the budget for the area. I received a number of calls when the notice initially went out, but after I explained what we were trying to accomplish, everyone I talked to, seemed to be pleased with our plans.

“In addition we need to hold a public hearing on the proposed amendment to the project area plan of 2600 South Community Development Project Area. In order to utilize funds from the 2600 South Project Area for the Farm Meadows Project Area we need to amend the plan to allow that flexibility.”

The RDA Director then gave the floor to Mr. Jason Burningham with Lewis, Young, Roberts and Burningham and he gave those in attendance more information regarding the Community Development Project Area through a power point presentation.

Ms. Dayley said she had been approached with some concerns about changes in the documentation and some of the costs that will be coming back for administrative costs. Mr. Burningham said that 95% of the funds would go towards the project area.

The RDA Director gave the Council a few more details on where the funds would be coming from and how the funds would be allocated and to which homes the funds would go towards because of the significant damage done to approximately five home. He noted they would prioritize the homes in the order of the damage done. He also asked about upping the citizen participation and how the public felt about that. He said it would be about \$10,000 and he would like to know what the residents think because the more that residents participate the more homes that can be helped.

Following the presentation, Chairman Protem Westergard then opened the public hearing for those wanting to make public comments on this issues.

Marcie Valdez living at 1263 South 950 West said she read in the Clipper that this issue was caused by a drop in the aquifer. She said her home isn't affected now but she is worried it could be affected in the future. She asked how she was to mitigate this problem. She also asked what reassurance there will be no further damage.

The RDA Director said yes the major cause was the drop in the aquifer but other factors such as drought, building of homes in the area, the Great Salt Lake pulling away from the aquifer, and the pumping of wells also contributed. He said they have talked to other entities who are pumping out water about making some kind of water plan, but the problem is much bigger than Woods Cross and it is difficult to see the scope of the whole problem. He said they are trying to put resources into place to help residents with damage and are trying to address the water loss issue.

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Mr. Mark Larson living at 1421 South 950 West asked what the concept of “fixing” is for the long term. He said he is an engineer in geo-engineering and has also looked into this matter. He said there are many reasons for ground shifts. He said his concern is if there are partial fixes done on the homes, the subsidence will continue and it will only be a temporary fix. He said if we invest in something like this it should be a more permanent fix.

It was noted that the intention is to shore up the whole home so this would be a permanent fix for those homes that had been affected by the subsidence.

City Engineer Mr. Greg Seegmiller said they had done studies and a good bearing strata is about 70 feet down and if the piers are placed at that depth they should shore the homes up. He said putting in piers at 70 feet is showing that will be adequate.

The RDA Director said they could do only part of homes or go shallower but that will probably not do any good if there are more shifts. He said the intention is to pier the whole home and that makes it solid. He said it would be done all at one time.

Ms. Dixie Weeks living at 1288 West Governor’s Way said her home is on a slant and why does it take 15 years to take care of these issues. Chairman Protem Westergard said to help with the amount of the damage being done it will take a while to accumulate money. He said it will help accumulate a larger amount of money over a period of time and can help more homes. Ms. Weeks asked if Holley pumping water because of water plumes help cause part of this problem. The RDA Director said it really is the EPA pumping the plumes but they need to be aware and be involved in the discussion. Ms. Weeks asked what the water plan is for Woods Cross in the future especially if other water users will not be involved. She asked what Woods Cross is going to do about this problem. Chairman Protem Westergard said that water users may need to be looked at and how users are charged for water usage. He said it really needs to be looked at to see what we can do to be better consumers of our water resources. He said we all need to change the way we use water since we do live in the desert.

Mike Anderson living at 952 South 970 West said he felt that the small businesses are the worst offenders about watering and leaving the water on and not fixing broken sprinklers and we need to look at these problems and fix them. He also said he felt like maybe it might be good if some of the residents in the affected subsidence area would be willing to give money towards helping to fix their own homes so the city money can be spread further to help more people.

Mr. Mark Bryson living at 938 West asked if the pylons or piers are affective in lateral land movement. Mr. Seegmiller said after studying this particular subsidence issue, the movement is all vertical.

Mr. Larsen said he agreed with that and agreed the movement seems to be vertical so piers will help.

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Mr. Bryan Densley living at 1322 South 1050 West asked if there was any money for those residents who have already spent money on piercing their own homes. The RDA Chairman said no there would not be any money for that right now. He said that might change with further discussion. He did say that if part of their home is pierced they could apply to have all of the home pierced. He said right now they could not reimburse people because there are still homes having major problems. The RDA Director did say they could have further discussion regarding this issue.

Mr. Jeff Christensen living at 1004 South 925 West asked who determines whose home gets fixed first. The RDA Director said it will be based on need and people will need to fill out an application and give information on the damage of the homes for this determination.

Mr. Bryson said he had questions about the project administration and he asked if the up to 5% would be put in writing. The RDA Director said it would be written into the RDA agreement. He said he is going to take administration fees out of the other projects they are going to add to the project area and take none out of the current community project area.

Ms. ReNae Cline living at 942 West 1500 South said thank you to the staff and said they have been working on this problem for almost 4 years. She said she has been to every meeting and there has been a lot of hard work going into this issue and she said at looking at other entities in Utah who are having problems in their communities, Woods Cross home owners are very lucky that the city is doing anything. She said the banks have been of no help as well. She said she understands the city could be doing nothing and she said at this point this is their only option. She said she has been looking moving and at other home options and she does not have any other good options. She said hers is one of the homes that has lost 100% of its value. She said she is very grateful for the help and has appreciated the help and understanding and the hard work that is going into this project.

Mr. Larson asked how much you can fix over 15 years and if that is going to be enough.

The RDA Director said they will pier and lift the homes, but the home owner will have to do the cosmetic fixes because they want help structurally restore as many homes as they can so they can stabilize the homes and the cosmetics can be done over time.

Ms. Weeks asked if there would be any more homes built in Woods Cross because of this problem. Chairman Protem Westergard said there are additional things that can go into other new development requirements and that specific things would be required as well as studies done to make sure ground is stable where structures are being built.

Mr. Bob Goudy living at 1436 South 100 West asked for clarification on the down payment. He asked if there would need to be money put down with the application. The RDA Director said it would be determined at a later date if they were chosen to be helped. He said it would be a percentage amount of the total cost. He said it would be fairer to have a participation percentage.

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Ms. Checketts said she felt it was good to help with financing because some of these home owner's cannot get home loans or other loans because of the problems.

There were no further comments and Chairman Protem Westergard closed the public hearing.

CONSIDERATION OF A RESOLUTION ADOPTING AN OFFICIAL PLAN FOR THE FARM MEADOWS COMMUNITY REINVESTMENT PROJECT AREA

Following the above comments Ms. Dayley made a motion to adopt resolution 2018-114, a resolution adopting an official plan for the Farm Meadows Community Reinvestment Project Area. Ms. Checketts seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION OF A RESOLUTION ADOPTING THE PROJECT AREA BUDGET FOR THE FARM MEADOWS COMMUNITY REINVESTMENT PROJECT AREA

The following was then noted for the RDA Board:

“Given to the RDA Board is a resolution adopting the budget for the Farm Meadows Community Reinvestment Area that was presented to the Board previously. We need to make a slight change to the draft budget to decrease the estimated assessed valuation and remove the 10% affordable housing allocation listed.”

Following the information given Ms. Checketts made a motion to adopt resolution 2018-115, a resolution adopting the project area budget for the Farm Meadows Community Reinvestment Project Area with the amendment adjustment budget from \$110,000 to \$96,000. Mr. Terry seconded the motion and all voted for the motion through a roll call vote.

CONSIDERATION OF A RESOLUTION ADOPTING AN AMENDMENT TO THE OFFICIAL PLAN FOR THE 2600 SOUTH COMMUNITY DEVELOPMENT PROJECT AREA

It was noted this is a resolution is to be put into place to have the flexibility to use the money from this project to help with this community development project area. It was also noted it is any excess money from the 2600 south project that could be used, but the money could also be brought back to the project if it is needed.

Ms. Dayley then made a motion to adopt resolution 2018-116, a resolution adopting an amendment to the official plan for the 2600 south Community Development Project Area. Ms. Checketts seconded the motion and all voted for the motion through a roll call vote.

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ADJOURNMENT

At 9:45 P.M. Ms. Dayley made a motion to go back into City Council Meeting. Mr. Terry seconded the motion and all voted for the motion through a roll call vote.

Chairman Protem, Ryan Westergard

Jessica Sims, City Recorder