

**WOODS CROSS CITY REDEVELOPMENT AGENCY MEETING
AUGUST 7, 2018**

The minutes of the Woods Cross City Redevelopment Agency meeting held August 7, 2018 at 9:08 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING: Rick Earnshaw, Chairman

BOARD MEMBERS PRESENT:

Rick Earnshaw, Chairman	Wally Larrabee
Julie Checketts	Matt Terry
Tamra Dayley	Ryan Westergard

STAFF PRESENT:

Gary Uresk, RDA Director
Jessica Sims, City Recorder/Finance Director
Tim Stephens, Community Development Director

VISITORS:

D. L. Weeks	Lois Schrader	Don Schrader
Jarom Bodell	Rachael Bodell	John Castleberry
KelliJo Castleberry	Scott Cline	Bob Goudy
James Stover	Stephen Lamb	Mark Larson
LeGrande Blackley	Greg Seegmiller	

APPROVAL OF MINUTES

The Board reviewed the minutes of the RDA meeting held July 17, 2018. Following their review, Mr. Terry made a motion to approve the minutes as written with Mr. Westergard seconding the motion and all voted for the motion through a roll call vote.

CONSIDERATION TO AWARD BID TO CONTRACTOR TO INSTALL PIERS AT HOMES IN THE FARM MEADOWS SUBDIVISION

The RDA Director noted the following for the RDA Board:

“Given to the Board is the bid tabulation for the project. We were hoping because of the volume of the work, we could get a price break. We had three bids ranging from \$409,400 to \$524,589. Unfortunately Atlas Piers the low bidder of the three did not submit a bid bond with the bid and therefore was declared a nonresponsive bidder and their bid was not considered. Therefore, Davenport Foundation Repair at \$520,812.90 is considered the low bidder as Mr. Seegmiller indicates in the award of the contract letter.

“However, before a decision is made to award this bid, there are a couple of things that need to be considered. Going into this we anticipated that bidding out a number of homes would get a

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lower price. It does not appear that this what has occurred, at least with Davenport and Interwest Piering. Also, in discussing this with the RDA attorney the less the RDA is involved in the actual contract for the work, the better. The best option for the RDA would be to be involved in the payment for the work only.

“With this consideration there are three options that we need to look at. One is to move forward and accept Davenports’ bid for the work. The second option would be for the City to rebid the project but with the RDA only providing the payment with the actual contract for the work being made with the homeowners. The third would be to have the homeowners get bids from three companies and enter into a contract for the work with the RDA making the payment. There are issues with each of these approaches. We will be discussion options prior to making decisions on awarding this bid.”

The RDA Director said the bid could be accepted as is, rebid the project, or let the residents find their own bids and the RDA would make the payments. The RDA Director noted there were also other obstacles with putting in the piers such as the removal of trees. He did say that he would like to have a discussion to see what the best options would be. He said this was a learning curve for everyone involved. It was noted JUB and the city would help with the bids for the individual residents.

The RDA Director said he would like to get input from the residents.

The RDA Director then invited those in attendance to address the RDA Board.

The residents discussed some of the bids they had received and how those bids compared to what the city’s bids were.

The home owner’s and city staff discussed the bids, the quality of the products being used, sweat equity that might be involved, the different costs involved, bond issues, and other issues regarding the needs of the residents who need to repair their homes.

The Staff and JUB said they could make up a spread sheet so all of the information could be given in one place and the residents would be able to make a good decision regarding who they would like to work with in getting their homes fixed.

There was also discussion on what the different costs were considering the damage done to each individual home. It was noted that each home had different problems so the cost to repair each home would also be different.

The RDA Board felt like they would like to have the residents negotiate their own contracts so they can have the individual repairs done according to each of their own needs. It was noted this is a complicated matter and unfortunately they will have to learn as they go as they move forward.

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The RDA Director said he would consult with JUB and the City Attorney and have the residents consult with some of construction companies to see what they could find out and then move forward to see what might be the best course of action to take for the residents involved.

Following the discussion, Mr. Westergard made a motion to table this item until the next meeting with Mr. Larrabee seconding the motion and all voted for the motion through a roll call vote.

ADJOURNMENT

There being no further business before the RDA Board, Mr. Terry made a motion to adjourn the meeting at 10:20 P.M. with Ms. Checketts seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, RDA Chairman

Jessica Sims, City Recorder