

**WOODS CROSS REDEVELOPMENT AGENCY MEETING
JUNE 20, 2023**

The minutes of the Woods Cross Redevelopment Agency meeting held June 20, 2023, in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Chairman Ryan Westergard

BOARD MEMBERS PRESENT:

Ryan Westergard, Chairman
Julie Checketts
Jessica Kelemen

Wally Larrabee
Gary Sharp
Matt Terry

STAFF PRESENT:

Bryce Haderlie, Executive Director
LaCee Bartholomew, Community Services Coordinator
Jessica Sims, Assistant City Administrator

Annette Hanson, City Recorder
Chad Soffe, Chief of Police

PUBLIC ATTENDANCE:

LeGrande Blackley
Dave Ghizzone

CONSIDERATION TO APPROVE RDA MINUTES

Chairman Westergard called for the review of the minutes for the meeting held June 6, 2023.

Following the review of the minutes, Mr. Larrabee made a motion to approve the minutes as written with Ms. Kelemen seconding the motion and all voted in favor of the motion through a roll call vote.

PUBLIC HEARING: PROPOSED OPENING AND AMENDING FY2023 BUDGET FOR WOODS CROSS RDA FUNDS

The Chairman gave the floor to the Executive Director who went over the RDA Budget with Council.

He noted the following for the City Council:

“The FY2022-23 RDA Budget reflects the activities over the past 12 months. While there are still some payments that need to be made for the 2425 South Community Reinvestment Project (Performance Ford) and the 2600 South Community Development Area (OTG Woods Crossing/Smith’s Development) before the years end, the fund has performed well and has met the financial obligations of the budget.

“The property tax payment obligations to OTG will continue for an additional 9 years (15-year total) and for reference were \$139,422.40 in 2020 and \$145,983.45 in 2021 and \$160,000 in 2022.

“The RDA has supported two foundation repairs for homes in the Farm Meadows subsidence area and the Davis County CDBG grant have repaired two additional foundations this year.

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"The information given to the Council identifies the required budget amendments to comply with State Law."

Following the information given by the Executive Director, the Chairman opened the public hearing.

Mr. Dave Ghizzone addressed the RDA Board and noted that many of the neighbors in the Farm Meadows subdivision are in dire need because of the subsidence in the area. He said insurance is not helping them. He said he cannot afford to fix his home. He said he did a survey on his own and said the south end of his home elevation is 4 inches lower than the north side of his home. He said all of his tile is broken and all of his doors have been refitted but he keeps having to refit the doors. He said he built the home in 1999 and had not had issues until recently. He said he had done quite a bit of reading on the city's website, and he was quite disturbed by some of the information. He said he read that the municipal pumping from the aquifer in the city was one of the reasons for the subsidence. He said one of the reports stated the water level in the aquifer had gone down by 23 feet from the original studies. He said the original study showed the water level was at four or five feet and had gone down 23 feet. He said the study found that water pumping and subsidence were related. He said the pumping was a large contributing factor. He also said there were engineer reports that said soil was "generally soft to medium stiff and exhibits low strength and high compressibility characteristics." He said that phrase came up several times in the reports. He said he thought the city had prior knowledge about this and homes should not have been located here.

Mr. Ghizzone asked if the city knew about his issue before and also why so much water is being pumped out of the aquifers.

The Chairman said engineering studies had been done before homes were built in Farm Meadows, and all the studies were passed. He noted that there are multiple users that pump water from the aquifers. He said everyone has water rights and can use the water. He said Mr. Haderlie had been meeting with the water users to tell them this is a serious problem, and they need to be careful about what is being used. He said there also had been multiple years of drought and there is a lot of development that is going on that also is taking more water so more water is being used and it is not being put back into the ground.

Mr. Ghizzone said there are more problems now and it is getting worse and worse every year.

Mr. Sharp said this year the city had bought more water rights and it is not being used right now. Mr. Haderlie said they are resting those water rights to try and help mitigate the problem. He also said the city is doing studies and they are investing money to try and tackle this problem. He said the city is trying to get federal funding and continues to work with the city engineer to try to find some solutions to help with these issues. He said they are working with the surrounding cities to find help with this issue as well. He noted that this issue is happening in other areas outside of Woods Cross. He said the City will continue to work with FEMA to see if they can get some funding. Much time and effort is being put into finding additional resources to help with this issue.

Mr. Ghizzone said it doesn't do much good to fix his home because it continues to settle, and the problems keep going and making more issues.

Mr. Ghizzone said board members who would like to come and look at his home were welcome to do so.

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Mr. Ghizzone said as far as the rock that was discussed earlier (in City council meeting) in the park strip of Farm Meadows Park, that fractured rock may be a better solution as it nests together and does not cause as many problems.

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

Following the information given, Mr. Sharp made a motion to approve resolution 2023-138, a resolution amending the FY 2023 budget for Woods Cross RDA Funds. Council Member Terry seconded the motion, and all voted in favor of the motion through a roll call vote.

PUBLIC HEARING: FY2024 FINAL BUDGET FOR WOODS CROSS RDA FUNDS

Chairman Westergard then opened the public hearing on this matter.

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

Ms. Checketts then made a motion to approve RDA resolution 2023-139, a resolution approving the FY2024 final budget for the Woods Cross Redevelopment Agency Funds. Mr. Larrabee seconded the motion, and all voted in favor of the motion through a roll call vote.

MOTION TO ADJOURN RDA MEETING AND RETURN TO CITY COUNCIL CLOSED SESSION

At 8:40 P.M. Mr. Sharp made a motion to adjourn the RDA meeting and return to the City Council Closed Session. Ms. Checketts seconded the motion and Ms. Checketts, Ms. Kelemen, Mr. Sharp, Mr. Larrabee and Mr. Terry all voted in favor of the motion.

Annette Hanson, City Recorder

Ryan Westergard, Chairman