



RIVERTON REDEVELOPMENT AGENCY MEETING AMENDED AGENDA

June 16, 2015

Notice is hereby given that Riverton City will hold a Redevelopment Agency (RDA) Meeting on **June 16, 2015** beginning at **6:20 p.m.**, or as soon after as practicable, at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Approval of Minutes: RDA 06-02-15
3. **RDA Resolution No. 15-03** – Designating the Western Commercial District Community Development Project Area be created and authorizing and directing all necessary action by the Agency, Staff, and Consultants – *Jeff Hawker, Asst. City Manager*

2. PUBLIC HEARINGS – 6:20 P.M. – or as soon after as practicable

1. **Public Hearing** – RDA Amended Budget for Fiscal Year 2014-2015 – *Mayor Applegarth*
2. **Public Hearing** – RDA Tentative Budget for Fiscal Year 2014-2015 – *Mayor Applegarth*
 1. **RDA Resolution No. 15-05** - Adopting the RDA Final Budget for Fiscal Year 2015-2016

3. ADJOURN

The City Office is an accessible facility. Individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least two business days in advance of the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

Certificate of Posting

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing City Council Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at www.rivertoncity.com, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 15th day of June 2015

Virginia Loader, Recorder

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Riverton City
REDEVELOPMENT AGENCY MEETING
Minutes
June 2, 2015

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

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12 Mayor William R. Applegarth

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14 **Council Members:**

15 Board Member Brent Johnson
16 Board Member Trent Staggs
17 Board Member Sheldon Stewart
18 Board Member Tricia Tingey
19 Board Member Paul Wayman

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21 **City Staff:**

22 Jeff Hawker, Asst. City Manager
23 Virginia Loader, Recorder
24 Ryan Carter, City Attorney
25 Trace Robinson, Public Works Director
26 Sheril Garn, Parks & Recreation Director
27 Jason Lethbridge, Planning Manager

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29 Citizens: Michael Johnson, Wyoma Darlington, Riverton Summerhill Young Women Group, Angela
30 Jenkins, Coleman Family, Kent Bishop-Tithing Hill Condos, Matthew Young, Pam I., Hugh Parker,
31 Kody Pierce

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33 **1. GENERAL BUSINESS**

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35 **1. Call to Order and Roll Call**

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37 [6:21:52 PM](#) Mayor Applegarth called the Riverton City Redevelopment Agency (RDA) Meeting
38 to order at 6:20 p.m. and conducted a Roll Call. Board Members Staggs, Stewart, Tingey, and
39 Wayman were present. Council Member Johnson was excused.

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41 **2. Approval of Minutes: RDA 05-12-15**

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43 [6:22:36 PM](#) Board Member Sheldon Stewart **MOVED to approve the minutes of RDA 05-12-**
44 **15.** Board Member Paul Wayman **SECONDED** the motion. Mayor Applegarth called for
45 discussion on the motion. The vote was as follows: Board Member Johnson-Excused, Staggs-
46 Yes, Stewart-Yes, Tingey-Yes and Wayman-yes. **The motion passed unanimously.**

47
2. PUBLIC HEARINGS

1. Public Hearing – RDA Tentative Budget for Fiscal Year 2015-2016

[6:23:06 PM](#) Mayor Applegarth explained that the RDA Tentative Budget for Fiscal Year 2015-
2016, was tentatively presented and adopted by the Riverton City Redevelopment Agency on

1 May 5, 2015. He said the Tentative Budget has been has been available to the public on the
2 City’s website since the first week of May.

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4 [6:23:22 PM](#) Mayor Applegarth then opened a Public Hearing and called for Public Comments.
5 There being none, he closed the Public Hearing.

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7 **3. UPCOMING MEETINGS**

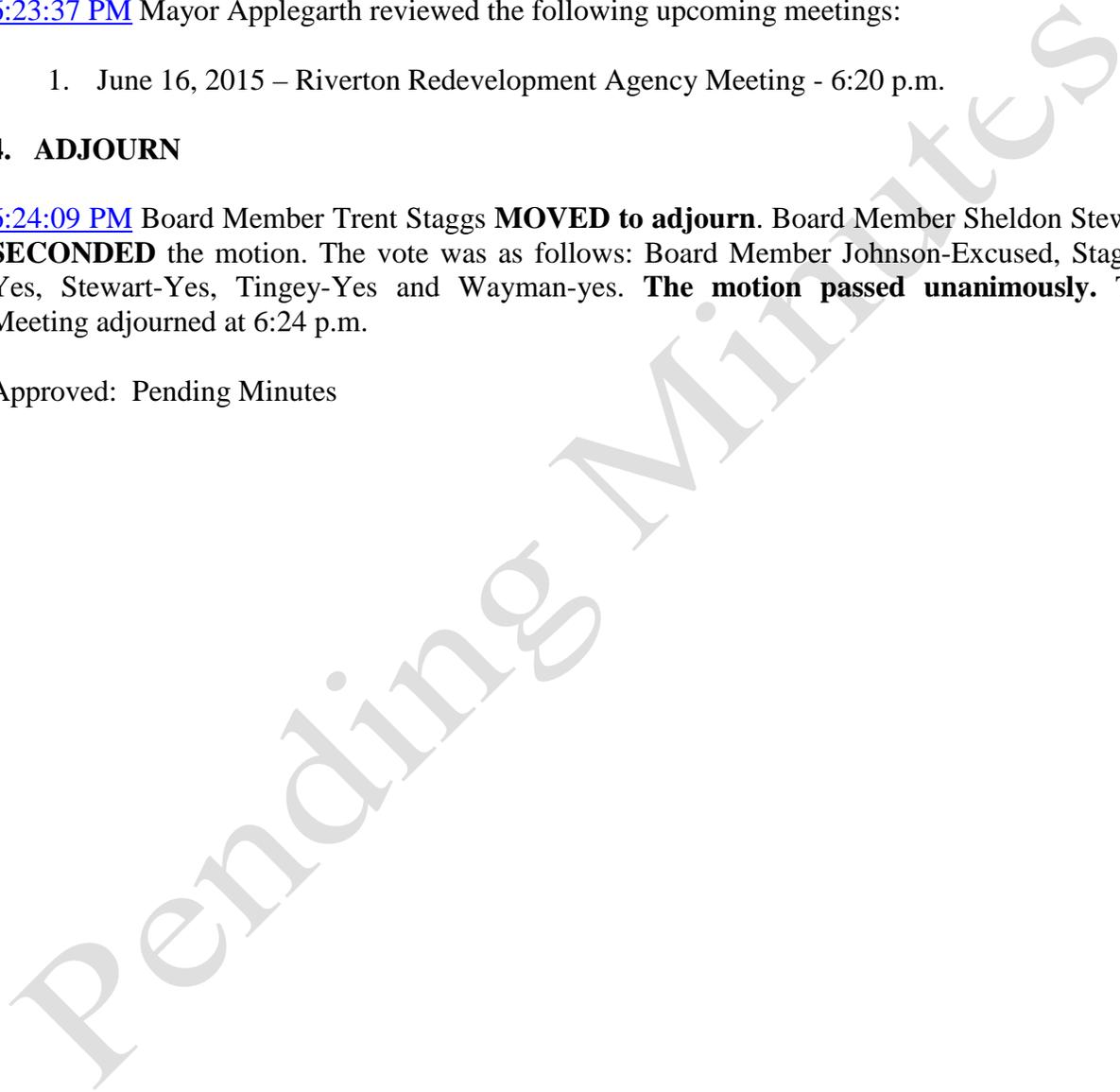
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9 [6:23:37 PM](#) Mayor Applegarth reviewed the following upcoming meetings:

- 10
11 1. June 16, 2015 – Riverton Redevelopment Agency Meeting - 6:20 p.m.

12 **4. ADJOURN**

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14 [6:24:09 PM](#) Board Member Trent Staggs **MOVED to adjourn**. Board Member Sheldon Stewart
15 **SECONDED** the motion. The vote was as follows: Board Member Johnson-Excused, Staggs-
16 Yes, Stewart-Yes, Tingey-Yes and Wayman-yes. **The motion passed unanimously**. The
17 Meeting adjourned at 6:24 p.m.

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19 Approved: Pending Minutes
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Issue Paper

Item No. 1.3

Presenter/Submitted By:	Jeff Hawker, Asst. City Manager	
Subject: Resolution creating the Western Commercial District Community Development Project Area and authorizing and directing necessary actions by the Riverton City Redevelopment Agency and its staff and consultants.	Meeting Date: June 16, 2015	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: This resolution will create a community development area (CDA) proposed in Riverton City's Western Commercial District, and will authorize necessary actions relative to the CDA. The project area is generally represented on Exhibit "A". The exact project area will be specifically defined in the future when the land owner, developer, and Agency have agreed on project boundaries.		
Recommendation: Staff recommends that the RDA Board adopt a resolution creating the Western Commercial District Community Development Project Area and authorizing and directing necessary actions by the Riverton City Redevelopment Agency and its staff and consultants.		
Recommended Motion: "I move that the Redevelopment Agency Board approve <u>RDA Resolution No. 15-03 - Designating the Western Commercial District Community Development Project Area</u> be created and authorizing and directing all necessary action by the Agency, Staff, and Consultants."		

RIVERTON CITY REDEVELOPMENT AGENCY
RDA RESOLUTION NO. 15-03

**A RESOLUTION OF THE RIVERTON CITY REDEVELOPMENT AGENCY DESIGNATING
THE WESTERN COMMERCIAL DISTRICT COMMUNITY DEVELOPMENT PROJECT
AREA BE CREATED AND AUTHORIZING AND DIRECTING ALL NECESSARY ACTION BY
THE AGENCY, STAFF, AND CONSULTANTS**

WHEREAS, the Riverton City Redevelopment Agency (the "Agency") having made preliminary investigations and conducted initial studies and inquiries, desires now to designate a Project Area for a possible community development project pursuant to the provisions and policies of the limited purpose Local Government Entities Community Development and Renewal Agencies Act, chapters 1 & 4 of Title 17C of the Utah Code (the "Act"); and

WHEREAS, the Agency staff and consultant have recommended that the area defined and attached hereto as Exhibit "A" be created as a community development project area and authorizes the preparation of a Community Development Project Area Plan.

THEREFORE, BE IT RESOLVED by the Riverton City Redevelopment Agency as follows:

1. That the proposed community development project area is hereby designated as the Western Commercial District Community Development Project Area.
2. That the Agency, its staff and consultant, are hereby authorized and directed to undertake and complete the preparation of a draft community development project area plan.
3. That the Agency, staff, and consultant are directed and authorized to take such action as may be necessary to prepare a community development project area plan, and conduct any examination, investigation, and negotiation regarding the project area plan that the staff and consultant considers appropriate. The staff and consultant are authorized to prepare the public hearing notice, notify the property owners and taxing entity committee members, prepare the required project area budget, and complete other requirements necessary for the project area plan and area to be created and adopted.
4. This Resolution shall take effect upon the adoption.

PASSED AND ADOPTED by the Redevelopment Agency Board of Riverton, Utah, this 16th day of June 2015 by the following vote:

	YES	NO	ABSTAIN	ABSENT
Board Member Brent Johnson	_____	_____	_____	_____
Board Member Trent Staggs	_____	_____	_____	_____
Board Member Sheldon Stewart	_____	_____	_____	_____
Board Member Tricia Tingey	_____	_____	_____	_____
Board Member Paul Wayman	_____	_____	_____	_____

RIVERTON CITY

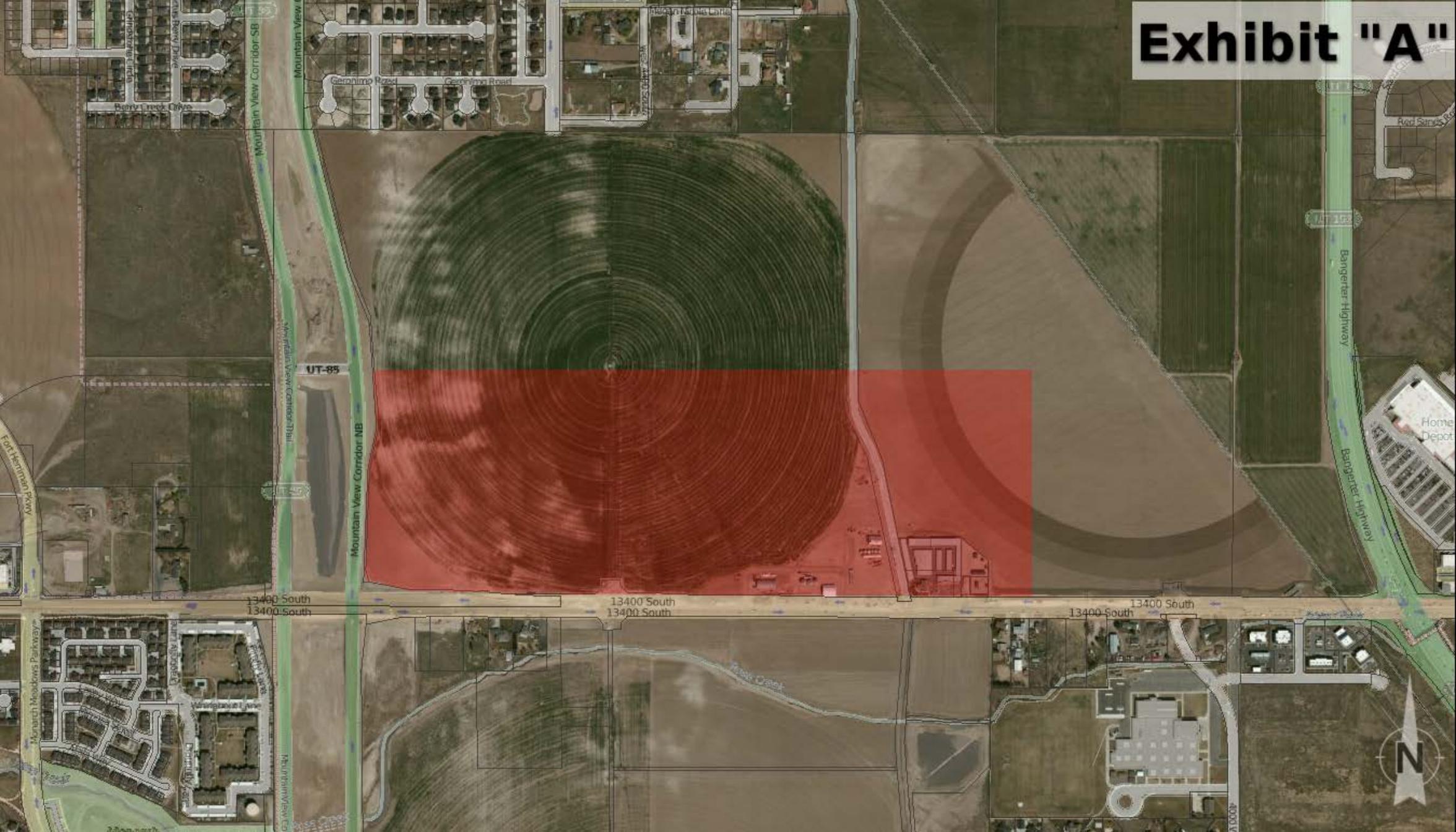
[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
Recorder

Exhibit "A"



West Commercial District Project Area Creation Timeline

ESTIMATED TIME PERIOD	ACTION ITEM(S)
February 17,2015	<ul style="list-style-type: none"> RDA adopts a resolution authorizing the drafting of a <u>PROJECT AREA PLAN</u> and <u>PROJECT AREA BUDGET</u> for a specific designated area; (§17C-4-101)
March	<ul style="list-style-type: none"> Preparation of <u>DRAFT PROJECT AREA PLAN</u> & <u>DRAFT PROJECT AREA BUDGET</u>
April 7th	<ul style="list-style-type: none"> Review plan and budget with RDA
April	<ul style="list-style-type: none"> Provide notice of <u>Public Hearing</u> on the draft <u>PROJECT AREA PLAN AND PROJECT AREA BUDGET</u> ; <i>(at least 30 days before public hearing)</i> Send notice to: i) each property owner in CDA, ii) State Tax Commission, iii) County Assessor and Auditor, iv) State Board of Education, and v) all taxing entities that levy tax within Project Area (§17C-4-402(1)(b))
May	<ul style="list-style-type: none"> Publish Notice of Public Hearing in newspaper <i>(14 days before public hearing)</i> (§17C-4-402(a)(1))
May	<ul style="list-style-type: none"> Provide Public Notice of RDA & City public meetings by posting agenda <i>(at least 24 hours before meeting)</i>
May 19,2015	<ul style="list-style-type: none"> RDA holds Public Hearing on draft Project Area Plan & Budget (§17C-4-102(1)(d)) RDA considers approval of draft Project Area Plan as the "official" Project Area Plan by resolution; and approval of Project Area Budget by resolution (§17C-4-102(1)(f) & (§17C-4-104)) City considers adoption of the Project Area Plan and designation of the plan as the official development plan of the Project Area by ordinance (§17C-4-105)
May	<ul style="list-style-type: none"> Make adopted Project Area Plan & Budget available to public at City/RDA offices (§17C-4-106(1)(b)(ii)) Publish notice <i>(copy of Ordinance)</i> in newspaper - begin 30 day protest period (§17C-4-106(1)(a))
June- August	<ul style="list-style-type: none"> Taxing entities consider Interlocal Agreements to participate in CDA (§17C-4-201)
May	<ul style="list-style-type: none"> Record Project Area documentation with County Recorder <i>(within 30 days of City Ordinance adoption)</i> (§17C-4-107(1)) Transmit land description and map to Automated Geographic Reference <i>(within 30 days of City Ordinance adoption)</i> (§17C-4-107(2))
May	<ul style="list-style-type: none"> Transmit land description, map, and ordinances to: <i>(within 30 days of City Ordinance adoption)</i> (§17C-4-107(3)) <ul style="list-style-type: none"> County Auditor, Recorder, Attorney, Surveyor and Assessor Legislative body or governing board of taxing entities State Tax Commission State Board of Education
June 30,2015	<ul style="list-style-type: none"> Protest period for City's Project Area Plan adoption ordinance ends (§17C-4-106(3))
August	<ul style="list-style-type: none"> Gather all executed Interlocal Agreements and make available to public (§17C-4-202(5))
August	<ul style="list-style-type: none"> Publish summary of Interlocal Agreements in Newspaper <i>(begin 30 day protest period)</i> (§17C-4-202)
August-September	<ul style="list-style-type: none"> File Interlocal Agreements with State Tax Commission, State Board of Education, State Auditor, and County Auditor <i>(within 30 days of publishing summary in the Newspaper)</i> (§17C-4-203)
September	<ul style="list-style-type: none"> Receive Signed Certification from Attorney regarding legality of the proceedings (§17C-4-201(3))
September-October	<ul style="list-style-type: none"> Protest period for Interlocal Agreements expires (§17C-4-202(4))



Issue Paper

Item No. 2.1

Presenter/Submitted By:	Mayor Applegarth	
Subject: Public Hearing and Resolution Adopting Final RDA Amended Budget for the 2014-2015 Fiscal Year	Meeting Date: June 16, 2015	
	Fiscal Impact:	
	Funding Source:	
Background: The RDA Board adopted a Final Budget for Fiscal Year 2014-2015 on June 17, 2014. Proper notice was published to hold a Public Hearing for the purpose of receiving public comment regarding a Final Amended Budget for Fiscal Year 2014-2015; however, there were no amendments necessary during or at the end of Fiscal Year 2014-2015. There is no need for a Public Hearing or for Council action regarding an amended budget for FY 2014-2015		
Recommendation: N/A		
Recommended Motion: N/A		



Issue Paper

Item No. 2.2

Presenter/Submitted By:	Mayor Applegarth	
Subject: 2 nd Public Hearing and Resolution for the Fiscal Year 2015-2016 RDA Budget	Meeting Date: June 16, 2015	
	Fiscal Impact:	
	Funding Source:	
Background: The Riverton Redevelopment Agency Board was presented the RDA Budget on May 5, 2015. June 16 th is the second and final of two Public Hearings to receive comments regarding the FY 2015-2016 RDA Budget. The Budget has been available in hard copy form in the Finance Department and the Recorder's Office.		
Recommendation: Hold a Public Hearing for the purpose of receiving public comment regarding the RDA Budget for Fiscal Year 2015-2016.		
Recommended Motion: "I move the RDA Board adopt <u>RDA Resolution No. 15-05</u> - Approving a Final Budget for the Riverton City Redevelopment Agency for Fiscal Year 2015-2016."		

Account Number	Account Title	2013-14 Pri Year Actual	2014-15 Cur Year Projected Budget	2015-16 Council Budget
FUND 72 - REDEVELOPMENT AGENCY				
PROPERTY TAXES				
72-21-110	Tax Increment-42A (Redwood Rd)	191,804	171,236	240,000
Total PROPERTY TAXES:		191,804	171,236	240,000
MISCELLANEOUS REVENUE				
72-34-610	Interest Earnings	1,112	418	.00
Total MISCELLANEOUS REVENUE:		1,112	418	.00
OTHER REVENUES				
72-36-690	Sundry Revenues	.00	.00	.00
72-36-692	Proceeds from Sale of Land	.00	.00	.00
Total OTHER REVENUES:		.00	.00	.00
CONTRIBUTIONS				
72-37-850	Use of Fund Balance	.00	.00	.00
Total CONTRIBUTIONS:		.00	.00	.00
TRANSFERS				
72-38-100	Transfer from General Fund	.00	.00	.00
72-38-730	Transfer from REDIIF	.00	988,300	.00
72-38-735	Transfer from REDIIF -CDA Proj	.00	.00	201,400
Total TRANSFERS:		.00	988,300	201,400
CONTRACT SERVICES				
72-45-310	Legal	6,955	4,247	.00
Total CONTRACT SERVICES:		6,955	4,247	.00
RDA SOUTH PROJECT AREA				
72-69-220	Public Notices	227	222	.00
72-69-270	Building Upkeep - Rental Prop	.00	.00	.00
72-69-310	Professional & Technical	18,802	26,431	2,500
72-69-350	Prof & Tech - Legal	.00	.00	2,500
72-69-610	Misc. Supplies & Expenses	.00	.00	.00
72-69-700	RDA Project Expenditures	800	475,000	.00
72-69-701	Cap Outlay - 1830 W rebuild	213,282	.00	.00
72-69-702	Cap Outlay - Prop Acquisitions	449-	334,409	.00
72-69-713	Payment to Developer	.00	26,894	13,500
72-69-720	RDA S Proj - Land Write-down	176,757	.00	.00
Total RDA SOUTH PROJECT AREA:		409,419	862,956	18,500
CDA Project Area - WCD				
72-71-220	Public Notices & Comm Outreach	.00	.00	5,000
72-71-310	Prof & Tech - CDA Consultant	.00	.00	25,000
72-71-350	Prof & Tech - CDA Legal	.00	.00	15,000
72-71-610	Misc. Supplies & Expenses	.00	.00	3,000
72-71-700	CDA Project Expenditures	.00	.00	.00
72-71-701	Cap Outlay - CDA Projects	.00	.00	50,000

Account Number	Account Title	2013-14 Pri Year Actual	2014-15 Cur Year Projected Budget	2015-16 Council Budget
72-71-702	Cap Outlay - Prop Acquisitions	.00	.00	.00
72-71-713	Payment to Developer	.00	.00	.00
Total CDA Project Area - WCD:		.00	.00	98,000
Wage and Benefits				
72-90-430	Admin - Regular Wages	.00	.00	60,900
72-90-435	Admin - Benefits	.00	.00	36,000
72-90-535	Engineering - Benefits	.00	.00	5,000
72-90-538	Engineering - Overtime	.00	.00	1,500
Total Wage and Benefits:		.00	.00	103,400
TRANSFERS & BUDGETARY FUND BAL				
72-99-100	Transfer to General Fund	.00	.00	.00
72-99-460	Transfer to REDIIF	.00	.00	.00
72-99-730	Transfer to REDIIF - RDA Proj	.00	.00	163,745
72-99-735	Transfer to REDIIF - CDA Proj	.00	.00	.00
72-99-999	Addition to Fund Balance	.00	.00	57,755
Total TRANSFERS & BUDGETARY FUND BAL:		.00	.00	221,500
FUND 72 - REDEVELOPMENT AGENCY Revenue Total:				
		192,916	1,159,954	441,400
FUND 72 - REDEVELOPMENT AGENCY Expenditure Total:				
		416,374	867,203	441,400
Net Total FUND 72 - REDEVELOPMENT AGENCY:				
		223,458-	292,751	.00