

AMERICAN FORK REDEVELOPMENT  
AGENCY MEETING MINUTES  
JUNE 10, 2014

**ATTACHMENT**

The American Fork Redevelopment Agency met in a Public Hearing and Special Session on June 10, 2014, in the American Fork City Hall, 31 North Church Street, commencing at 6:45 p.m. Those present included Chairman James H. Hadfield and Board members Carlton Bowen, Brad Frost, Rob Shelton, Jeff Shorter, and Clark Taylor.

Staff present: Associate Planner Wendelin Knobloch  
City Administrator Craig Whitehead  
City Attorney Kasey Wright  
City Engineer Andy Spencer  
City Planner Adam Olsen  
Executive Secretary Richard Colborn  
Finance Director Cathy Jensen  
Fire Chief Kriss Garcia  
Library Director Sheena Parker  
Parks & Recreation Director Derric Rykert  
Planning Commission Chairman John Woffinden  
Public Works Director Dale Goodman  
Technology Director George Schade

Also present: Barbara Christiansen and three additional persons

PUBLIC HEARING

6:45 p.m. Receiving of public comment regarding the RDA Budget for fiscal year ending June 30, 2015

Chairman Hadfield asked if there was any that wished to make a comment regarding the RDA Budget for fiscal year ending June 30, 2015.

There being no comment, the hearing was closed at 6:46 p.m.

SPECIAL SESSION – 6:50 p.m.

REVIEW AND ACTION ON A RESOLUTION ADOPTING THE RDA BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2015 – Cathy Jensen

Chairman Hadfield stated that the City Engineer has provided input regarding projects in the RDA for the coming year. He asked if there were any concerns regarding this budget.

Board member Bowen noted that under the other category there was not an explanation as to how that \$1.3 million was to be spent.

Ms. Jensen answered that there were scheduled projects as well as the funding for the contract with

Jason Burningham who was managing the Egg Farm EDA.

Board member Bowen thought it would be appropriate in the future to have the projects outlined. He noted that one of the projects was sewer line work on Utah Valley Drive. As part of this budget he would like to incorporate the resurfacing of Utah Valley Drive at the same time. He did not think it made sense to cut up the road and put in a sewer line and redo that part of the road but not the other half.

**Board member Bowen moved to amend this budget to include repaving Utah Valley Drive as part of the sewer line project.**

Mr. Spencer responded that if that was incorporated into the project it would add approximately \$400,000 to the budget. The other category would increase to \$1.7 million.

Chairman Hadfield asked if there was that much money they could incorporate into the budget.

Ms. Jensen believed there was. The only thing she had concern about was covering the debt service and the RDA bonds.

Chairman Hadfield explained that the City had a pavement management program and asked Mr. Goodman and his staff to look at the pavement in Utah Valley Drive and answer if this was the time to do the overlay or was it better to do the sewer work out of this fiscal year and then do the overlay in a subsequent fiscal year.

Mr. Goodman answered that they would do that.

**Chairman Hadfield called for second to Board member Bowen's motion.**

Board member Bowen explained that it was not his intent to necessarily increase the budget but use some of that \$1.3 million to cover the cost of that repaving.

Board member Frost was okay with increasing it but he felt they needed to do some study on it just to make sure. He thought that other roads were needful, but he had great trust in what the staff had prepared. He would like to do exactly what Chairman Hadfield said.

Board member Taylor expressed that this evaluation was different in that it was within an RDA.

Mr. Spencer answered that they had to use the RDA funds within the bounds of the RDA. They would evaluate the paving as Chairman Hadfield suggested. It was highly appropriate to do in sequence, sewer line first and then pavement. If they could squeeze it all into this fiscal year, that would be fantastic. They could shoot for that and if that was going to be the motion to increase the budget and add that to the work that would be done.

Board member Taylor commented that Councilman Bowen wanted to see that work come out of the \$1.3 million. Councilman Taylor believed that the \$1.3 million already had items categorized. He trusted the staff in this. He was okay with increasing the budget if Ms. Jensen said the money was there. He was not in favor of pulling the \$400,000 that they thought it would require out of that

\$1.3 million.

**Chairman Hadfield called for a second to Board member Bowen's motion. The motion died for the lack of a second.**

**Board member Shelton moved approval of the RDA budget for Fiscal Year Ending June 30, 2015 as presented. (See ATTACHMENT)**

Board member Shelton thought it was prudent in giving the road sufficient time to settle. One fiscal year would give it that time.

Chairman Hadfield asked that in any subsequent year, that the staff put the particular project by title for all of the expenditure that went into that particular budget.

Board member Taylor expressed that they would do the sewer line and then they would be a road patch for a year.

Mr. Spencer noted that for the most part the sewer repair would be trenchless. There would be a few spots that they would have to fix.

**Board member Shorter seconded the motion. Voting was as follows: Aye, Board members Shelton, Shorter, Taylor, and Frost. Nay, Board member Bowen. The motion carried.**

#### UNFINISHED BUSINESS

There was no unfinished business.

Again Chairman Hadfield asked the staff to list those specific items by title for any expenditure.

#### APPROVAL OF THE MAY 13, 2014 SPECIAL SESSION MINUTES

**Board member Shorter moved approval of the May 13, 2014 special session minutes as presented. Board member Taylor seconded the motion. All were in favor.**

#### NEW BUSINESS

Board member Bowen reported that he noticed along the freeway by the Utah Valley Business Park there was a need of some real landscaping along there. He thought it would make sense to spruce it up a bit to entice businesses to go in there. The intent was not to block the view of the Business Park however.

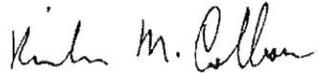
Chairman Hadfield noted that UDOT owned some land on the inside of the fence on the Business Park side. They would encourage the Planning Commission to visit with the Robinson's and Woodbury to update their landscaping.

Board member Bowen was talking about the Utah Valley portion.

Chairman Hadfield thanked Board member Bowen for that observation.

ADJOURNMENT

**Board member Bowen moved adjournment at 7:02 p.m. Board member Shelton seconded the motion. All were in favor.**



Richard M. Colborn  
Executive Director

RESOLUTION NO. 2014-RA-01R

A RESOLUTION SETTING THE AMERICAN FORK REDEVELOPMENT AGENCY FY 2014-15 BUDGET.

WHEREAS, AMERICAN FORK REDEVELOPMENT AGENCY IS REQUIRED BY UTAH STATE LAW TO ADOPT A FINAL BALANCE BUDGET PRIOR TO JUNE 22, 2014, AND,

WHEREAS, AMERICAN FORK REDEVELOPMENT AGENCY HAS COMPLIED WITH ALL LEGAL REQUIREMENTS, NOW THEREFORE,

BE IT RESOLVED THAT THE ATTACHED BUDGET IS ADOPTED FOR 2014-15

PASSED AND SIGNED THIS 10th DAY OF JUNE, 2014.

APPROVED:



JAMES H. HADFIELD, CHAIRMAN

ATTEST:



RICHARD M. COLBORN, EXECUTIVE DIRECTOR



## American Fork City

## RDA

FYE June 30, 2015

|                             | PROPOSED<br>BUDGET<br><u>6/30/2015</u> | APPROVED<br>BUDGET<br><u>6/30/2014</u> | VARIANCE<br>INCREASE<br>(DECREASE) |
|-----------------------------|--|--|------------------------------------|
| <b><u>REVENUES:</u></b>     |  |  |                                    |
| Tax Increment               | \$ 1,446,300                           | \$ 1,299,700                           | \$ 146,600                         |
| Interest                    | 12,000                                 | 12,000                                 | -                                  |
| Fund Surplus                | 788,700                                | 287,200                                | 501,500                            |
| <b>Total</b>                | <b>\$ 2,247,000</b>                    | <b>\$ 1,598,900</b>                    | <b>\$ 648,100</b>                  |
| <b><u>EXPENDITURES:</u></b> |  |  |                                    |
| Transfers to Other Funds    | \$ 572,000                             | \$ 636,000                             | \$ (64,000)                        |
| Egg Farm Development        | 300,000                                | 176,400                                | 123,600                            |
| Other                       | 1,375,000                              | 786,500                                | 588,500                            |
| Fund Surplus                | -                                      | -                                      | -                                  |
| <b>Total</b>                | <b>\$ 2,247,000</b>                    | <b>\$ 1,598,900</b>                    | <b>\$ 648,100</b>                  |
| <b>NET INCOME (LOSS)</b>    | <b>\$ -</b>                            | <b>\$ -</b>                            | <b>\$ -</b>                        |