

Minutes of the **Regular Meeting** of the **Board of Directors of the Redevelopment Agency** of Riverdale City held **Tuesday, December 6, 2005**, at 7:54 p.m. at the Riverdale Civic Center.

Members Present: Bruce Burrows, Chairman
 Nancy Brough
 Stacey Hadden
 David Gibby
 Shelly Jenkins

Members Excused: Stan Hadden

Others Present: Lynn Moulding, Public Works Director
 Wayne Hoaldrige, Public Safety Director
 Stevin Brooks, City Attorney
 Cindi Mansell, City Recorder

Chairman Burrows called the meeting to order and welcomed all those present. He excused Mr. Hadden.

Consideration of Meeting Minutes

Chairman Burrows stated the Board has before them the Regular Meeting minutes of November 15, 2005.

Motion: Mrs. Brough moved to approve the minutes as proposed. Mr. Gibby seconded the motion. The motion passed unanimously.

Senior Housing Facility

Mr. Hansen explained this request is for construction payment to Kier Construction of \$100,120.56. He stated this is 95% of the adjusted amount of Change Order #10 (as previously discussed on November 15, 2005) net of 5% retainage. He explained the billing requested the full balance, including retainage for unfinished work. He stated he would like to discuss future payment of total retainage on construction contract in the amount of \$176,938.03 subject to satisfactory completion of punch-list items and final approval of construction work which would close out the construction contract with Kier.

Mr. Hansen stated he talked with Kier, and informed them he has no problem recommending payment of the \$100,120.56. He stated the balance then owed would complete the contract. He explained a meeting will be conducted Thursday morning at the Senior Center; to include a walk through and punch list review. He stated a price will be established as to agreement on value of getting work done on the remaining punch list items. He stated the remainder will be on the agenda for approval for December 20, 2005.

Motion: Mr. Haws moved to approve payment of Change Order #10 in the amended amount of \$100,120.56 as proposed. Mr. Gibby seconded the motion.

Roll call vote:

Mrs. Brough, Yes; Mr. Gibby, Yes; Mr. Haws, Yes; and Mrs. Jenkins, Yes. The motion passed unanimously.

Discretionary Business

Mr. Hansen stated Mrs. Jenkins had previously raised the question about the taxing ability for housing that is provided to the Senior Center Manager. He stated the City does have a CPA opinion relative to this issue, which references the applicable IRS Code section. Mr. Hansen explained it is not considered taxable income if housing is provided to an employee as a condition of employment; on employer's property; and requires the employee to reside on this property. He summarized this is a requirement of the Senior Center Manager position. The Board thanked Mr. Hansen for this information.

With no other business to come before the Board at this time Mr. Haws moved to adjourn the meeting. Seconded by Mrs. Jenkins. The motion passed unanimously. The meeting adjourned at approximately 8:00 p.m.

Attest:

Approved: December 20, 2005

Larry Hansen
Executive Director

Bruce Burrows
Chairman