



Minutes of the **Meeting of the Board of Directors of the Redevelopment Agency of Riverdale City** held Tuesday, **August 18, 2009** at 6:42 p.m. at the Riverdale Civic Center, 4600 South Weber River Drive.

Members Present: Bruce Burrows, Chairman
David Gibby
Doug Peterson, (participated via telephone)
Shelly Jenkins
Gary Griffiths
Don Hunt

Others Present: Larry Hansen, Executive Director; Steve Brooks, City Attorney; Lynn Moulding, Public Works Director; Marilyn Banasky, City Recorder, and 6 citizens.

A. Welcome and Roll Call

Chairman Burrows called the meeting to order and welcomed all those present. He noted that all Board members were present and that Mr. Peterson is participating via telephone.

B. Open Communications

None

C. Consent Items

1. Approval of meeting minutes from the June 16, 2009 RDA meeting.

Motion: Mr. Gibby moved to approve the consent item. Mr. Hunt seconded the motion.

Call the Question:

The motion passed unanimously.

D. Action Items

1. Consideration of a request from Rocky Mountain RE, LLC for a partial payment of \$350,000 for River Park Drive.

Larry Hansen reported that a meeting was held with Rocky Mountain RE, LLC, on July 20, 2009, regarding the issue of the deterioration of River Park Drive and the money that the RDA has been holding. He stated that Lynn Moulding suggested to them, at that meeting, that about \$300,000 should mitigate the problem. Mr. Hansen explained that the RDA has an agreement to reimburse Rocky Mountain RE, LLC, \$150,000 per year and that amount has been accumulating and is now \$750,000. He stated that with regard to the work that needs to take place to fix the road, he thinks there is still sufficient money to protect the interest of the City and the RDA, and that Rocky Mountain RE, LLC, has made a reasonable request for a partial release of \$350,000 of the \$750,000. Mr. Hansen reported that Rocky Mountain RE, LLC, has indicated that they will work together with the City to meet with the contractor and sub contractor and try to persuade them to make it good. He

recommended approval of the partial payment of \$350,000. Ms. Jenkins stated that she feels this is a reasonable request as they have been working on this for a long time.

Motion: Ms. Jenkins moved to grant the \$350,000 as requested by this agreement with Rocky Mountain RE, LLC. Mr. Griffiths seconded the motion.

Mr. Griffiths inquired if there had been any conversations with Bid D Construction and Granite Construction regarding the road failure. Mr. Hansen replied that Rocky Mountain RE, LLC, has agreed to set another meeting date after tonight, to bring them to the table. Mr. Hunt inquired if \$400,000 is adequate to cover that. Mr. Moulding replied that based on numbers from the contractor, he feel that would be more than sufficient to cover those costs. Mr. Gibby inquired as to what the engineers say are the best options to repair the road. Mr. Moulding replied that they recommend taking out the bad areas and using a fabric overlay with two inches of asphalt on top.

Call the Question:

Roll Call Vote: Ms. Jenkins, Aye; Mr. Peterson, Aye; Mr. Griffiths, Aye; Mr. Hunt, Aye; and Mr. Gibby, Aye. The motion passed unanimously.

2. Consideration of Resolution #R2009-07 approving a Safe Sidewalk Property Improvement program.

Larry Hansen reported that Lynn Moulding does a periodic check of sidewalks throughout the City that are in the City's right-of-way and sends out letters to homeowners to have the sidewalks repaired when it is necessary. He stated that the City recently sent out 12 letters to homeowners requesting sidewalk repairs. He explained that one of the responses they received back from a homeowner was that they would fix their sidewalk, but they didn't have the money to make the repairs. Mr. Hansen reported that as he looked at that particular case, he felt it would be better to have a Safe Sidewalk program through the RDA Housing Fund that would grant homeowners up to \$5,000 to remove bad concrete, work on root systems or trees, and replace the sidewalk, rather than leave the sidewalk hazard. He stated that he thinks this would be an opportunity to use the RDA housing money to adopt a program to stay on the right side of the issue. Ms. Jenkins inquired if the homeowner will they be able to use these funds to remove the hazard that creates the problem. Mr. Hansen replied that they would and that the projects will be inspected through Public Works. Mr. Griffiths inquired if the City has any 50-50 programs for sidewalk replacement. Mr. Moulding replied that they have one. Mr. Griffiths wondered if RDA funds could also be used for that program. Mr. Hansen replied that funds could be used to help with that program, if they needed to. He stated that he is anticipating that the Safe Sidewalk program would be used for lower income families, there would be a lien on the property, and depending on their income payments might be deferred at a zero interest rate.

Motion: Mr. Gibby moved to approve Resolution #R2009-07 modifying the Housing Loan Policy. Ms. Jenkins seconded the motion.

Call the Question:

Roll Call Vote: Mr. Peterson, Aye; Mr. Griffiths, Aye; Mr. Hunt, Aye; Mr. Gibby, Aye; and Ms. Jenkins, Aye. The motion passed unanimously.

E. Discretionary items

Ms. Jenkins asked Mr. Moulding if there was a better way to inform the public as to which trees are safe to plant with proximity to sidewalks and sewer laterals. Mr. Moulding replied that there was a recent article in the newsletter about trees causing damage to sidewalks, but doesn't know how to educate homeowners otherwise. Ms. Jenkins inquired if the Code Enforcement Officer could give reminders to homeowners when she sees a potential problem. Steve Brooks replied that would be a tough issue for Code Enforcement to handle as it is hard enough for Code Enforcement to enforce issues that occur above the ground.

F. Adjournment

With no further business to come before the Board at this time, Mr. Gibby moved to adjourn the meeting. Mr. Hunt seconded the motion. The motion passed unanimously. The meeting adjourned at approximately 7:04 p.m.

Approved: September 15, 2009

Attest:

Bruce Burrows, Chairman

Larry Hansen, Executive Director