

MINUTES OF THE VINEYARD
REDEVELOPMENT AGENCY BOARD MEETING
240 East Gammon Road, Vineyard, Utah
March 14, 2018 – 7:10 PM

Present

Chair Julie Fullmer
Boardmember John Earnest
Boardmember Tyce Flake
Boardmember Chris Judd

Absent

Boardmember Nate Riley

Staff Present: City Manager/Finance Director Jacob McHargue, Public Works Director/Engineer Don Overson, Assistant City Engineer Chris Wilson, City Attorney David Church, Sergeant Holden Rockwell with the Utah County Sheriff's Department, Community Development Director Morgan Brim, City Planner Elizabeth Hart, City Recorder Pamela Spencer, Building Official George Reid, Water/Parks Manager Sullivan Love, Planning Commission Chair Cristy Welsh

Others Present: Resident and Planning Commissioner Anthony Jenkins and resident David Lauret, Bronson Tatton with Flagship Homes

7:10 PM REDEVELOPMENT AGENCY

Chair Fullmer opened the meeting at 7:10 PM

CONSENT AGENDA:

- a) Approval of the February 28, 2018 RDA Meeting Minutes

Chair Fullmer called for a motion.

Motion: BOARDMEMBER FLAKE MOVED TO APPROVE THE CONSENT ITEM. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

BUSINESS ITEMS:

2.1 PUBLIC HEARING – Amendment to the RDA 2017-2018 Budget (RES U-2018-01)

City Manager/Finance Director Jacob McHargue is requesting an amendment to the 2017-2018 Fiscal Year Budget. The RDA Board will by resolution vote to approve (or deny) this request.

Chair Fullmer turned the time over to City Manager/Finance Director Jacob McHargue

Mr. McHargue explained the budget adjustment request. Highlights were:

Revenue \$37,643,782

Mr. McHargue noted that there was an increase in revenue of just over \$1 million. He stated that the increase was due to higher tax increment collected and more higher interest income being collected than they had anticipated. In addition, some of the projects they anticipated funding had stalled.

Expenses \$18,043,900

Mr. McHargue explained that expenses were going down and that staff had tightened up what projects were to be funded this year.

Increase in Fund Balance \$19,599,882 – RDA bonds not being spent this year

RDA Expenses

Contracted Services \$ 50,000 – Engineering for current projects
TIFF Payment \$ 411,900 – Tax increment finance of projects.

Mr. McHargue explained that the RDA had tax sharing agreements where they share the increment on a percentage bases. He said that this was determined by how much tax increment was collected.

RDA Project Request

PI Pond & Pumphouse (6-acre pond on the north end of Main Street)
Increased Costs 25% Contingency

Mr. McHargue explained that when crews were working on the project they ran into a lot of peat moss and bad fill. He said that a majority of the increased costs were due to the bad fill, additional excavation costs, and importing new fill. He said that staff was requesting a 25 percent contingency on the budgeted amount. Assistant City Engineer Chris Wilson said that the anticipated increases would be about \$270,000. He noted that the other additional costs would be change orders and small design changes. Mr. McHargue said that the 25 percent contingency would take the project to \$290,000, which would give them a small buffer for other contingencies.

Boardmember Earnest asked if the contingencies were for a preapproved project. Mr. McHargue explained that these were unanticipated expenses on an existing project. Boardmember Earnest asked if the 25 percent would be sufficient to complete the project. Mr. Wilson stated that staff was confident that it would cover expenses until the end of the project. Mr. McHargue explained that they were going to include contingencies in the bid approvals on all future projects. Mr. Wilson added that staff had tried to do their due diligence before they even started the project.

Chair Fullmer called for a motion to open the public hearing.

Motion: BOARDMEMBER JUDD MOVED TO OPEN THE PUBLIC HEARING AT 7:14 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Chair Fullmer called for public comments. Hearing none, the public hearing was closed.

Motion: BOARDMEMBER JUDD MOVED TO CLOSE THE PUBLIC HEARING AT 7:14 PM. BOARDMEMBER FLAKE SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

Motion: BOARDMEMBER JUDD MOVED TO APPROVE RESOLUTION NUMBER U-2018-01 AS PROPOSED. BOARDMEMBER EARNEST SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

ADJOURNMENT

Chair Fullmer called for a motion to close the RDA meeting and return to the regular City Council meeting.

Motion: BOARDMEMBER FLAKE MOVED TO ADJOURN THE RDA MEETING AND RETURN TO THE CITY COUNCIL MEETING AT 7:15 PM. BOARDMEMBER JUDD SECONDED THE MOTION. CHAIR FULLMER, BOARDMEMBERS EARNEST, FLAKE, AND JUDD VOTED AYE. BOARDMEMBER RILEY WAS ABSENT. MOTION CARRIED WITH ONE ABSENT.

MINUTES APPROVED ON: April 11, 2018

CERTIFIED CORRECT BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER