

PRESENT:

Leland J. Roper	Mayor and presiding
Don Bird	Councilman
Cecil Losee	Councilman
Max Bennett	Councilman

ABSENT:

Thomas Callister	Councilman
Willis Morrison	Councilman

OTHERS PRESENT:

Warren Peterson	City Attorney
Dorothy Jeffery	City Recorder
Pat Davies	Portraits Forever
Gil Trujillo	Radio Shack
Glen Swalberg	Delta Auto
Todd Swalberg	Delta Auto
Clinton Tolbert	Kitten Klean Trailer Park
Don Kozina	Delta Welders
J.H. Rowlette	Delta Post Office
Evelyn Rowlette	Delta Floral
Ruth S. Bishop	City Resident
Lon F. Wood	City Resident
Edith Anderson	Mr. G's Gas and Goodies
Frank Crane	City Resident
Van Bishop	City Resident
Lola Burraston	Del Aero Service
Steve Pace	Steve Pace Real Estate
Jack Fowles	City Resident
Leoyd Lovell	Lovell Service
Grant Bennett	Bennett's Drive Inn
Lamell Morris	Pendray Plaza
Lora Morris	Pendray Plaza
Ward Killpack	Service Drug
Kennard Riding	Riding Ford
Brent Rogers	Jean's Unlimited
Orvil Jeffery	Quality Market
Terry Lisonbee	Dov's Double Discount
Craig Sorensen	Delta Auto
D. Scott Nickle	Nickle Mortuary
Art Jeffery	Quality Market
Joe Moody	Music Shoppe
Russell Greathouse	County Resident

There were several in attendance at the meeting that did not sign the meeting roster.

Mayor Roper, being present, called the meeting to order at 6:00 p.m. Dorothy Jeffery, being present, acted as secretary.

Mayor Roper stated that notice of the time, place and purpose of the meeting had been duly advertised in the Millard County Chronicle and notice was sent

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to each member of the governing body.

Mayor Roper explained that the meeting was a Public Hearing for the purpose of receiving and considering public comment on the proposed project area redevelopment plan under the Utah Neighborhood Development Act.

The boundaries of the proposed redevelopment project area include the following described Delta City Blocks and all streets located within or adjacent to the boundaries of the project area:

All of blocks 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65 and 66 of Delta Townsite Plat "A" according to the official plat thereof on record in the office of the Millard County, Utah Recorder.

The redevelopment area shall also include all streets on the periphery of the above described redevelopment district.

Mayor Roper presented to those in attendance, copies of the redevelopment project for their review.

Mayor Roper gave a status report on the project from the beginning of the project to the present, he then asked if there were any comments or questions anyone wished to make. Following is a list of comments received from those persons in attendance at the meeting:

Question: Will this plan enable the project to borrow monies for the whole redevelopment area and subject each persons property to be mortgaged to repay the loan?

Answer: No, the concept of the plan is not to borrow monies from one section of the area to develop another, it has to be done with the cooperation of the land owners and businesses that are in that area.

The Delta City Council will be the Executive Directors for the Redevelopment District. They may assign other persons and/or groups of persons to work with them on the project.

Question: Will the Redevelopment District have the power to condemn property?

Answer: The City Council has always had the power to condemn property and the City Council will be the Agency for the Redevelopment District and as such they will have the power to condemn property, however to my knowledge, the City Council has never exercised this power.

Question: How will money be obtained for this project?

Answer: Two ways funds can be obtained for the Redevelopment District is to have a section of the area developed and money borrowed (such as I.R.B.'s, or SBA loans) to do that area and those property owners in that area would be those persons responsible to repay the monies. This would be low interest monies. The second way funds could be obtained is for the property tax within the Redevelopment District to be frozen at the level it is today,

then any additional monies from the property tax above todays level would be spent within that area. This increase could be from new businesses in the area, inflation, increased evaluation, etc.

Question: From the drawings it shows a full block off of main street both to the South and the North as commercial does that mean the zone has been changed?

Answer: No, the zone has not been changed. It is still just one-half block off of main street, however, if a group of property owners wanted to build a commercial unit for a full block, they could make application for a zone change to the Planning/Zoning Committee and follow the procedures as set out by the zoning ordinances requesting a zone change.

Question: If a person has some property outside of the city limits, say along the area now zoned a Hwy Commercial on the Master Plan, what effect would this Redevelopment District have on that property?

Answer: None, the Redevelopment District has no power over property outside of the designated area of the Redevelopment Project Area Plan.

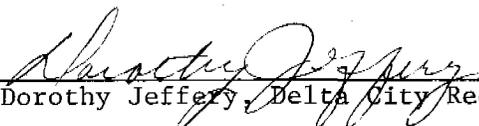
Question: If your property is condemned, how do you set a price for the property?

Answer: It would be set at the fair market value at the time of condemnation.

Mayor Roper asked if there were any further questions or comments, there being none he thanked all those in attendance at the meeting for their comments and interest in the project.

Councilman Bird MOVED the meeting be adjourned, SECONDED by Councilman Losee, motion carried. Meeting adjourned at 7:05 p.m.


Leland J. Roper, Delta City Mayor


Dorothy Jeffery, Delta City Recorder

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD DECEMBER 28, 1981

PRESENT:

Leland J. Roper	Mayor and presiding
Max Bennett	Councilman
Don Bird	Councilman
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Willis Morrison	Councilman

ABSENT:

Thomas Callister	Councilman
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