

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 5,
2 2017 at 10:23 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street,
3 Centerville, Utah.

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5 **DIRECTORS PRESENT**

Paul A. Cutler, Chair
Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan (remotely)
Robyn Mecham

11
12 **STAFF PRESENT**

Steve Thacker, RDA Executive Director
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Katie Rust, Recording Secretary

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17 **PROPOSED USES OF TAX INCREMENT**

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19 The final site plan for Quick Quack Car Wash at 518 North 400 West was approved
20 recently by the Planning Commission. The approval assumes the relocation and consolidation
21 of the Dairy Queen entrance with the Quick Quack entrance, and the widening of 400 West
22 along this frontage in preparation for a major improvement to the Parrish Lane/400 West
23 intersection in about five years. Steve Thacker, RDA Executive Director, explained that the
24 amount invested by the City at this time in widening the road may be able to be credited against
25 the City's match for the Parrish Lane/400 West project in five years. Mr. Thacker suggested the
26 City only move forward with cost-sharing the widening and improvement of 400 West if
27 confirmation of such credit can be obtained in writing. Chair Cutler said he feels it is good to
28 make the improvements at the time of development rather than trying to do it later.

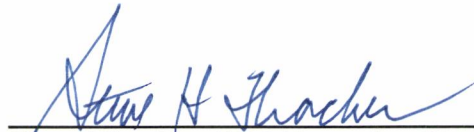
29
30 Mr. Thacker said he received an email from representatives of the Dairy Queen
31 expressing a desire to see the ultimate plan for the intersection and how the Dairy Queen
32 property will be affected in order to make the decision of whether or not to relocate. Director
33 Ince said it is his perception that a majority of the community hates what was done at the
34 intersection of Parrish Lane and Main Street. Chair Cutler responded he has received a lot of
35 positive feedback. Director Ince said it is his opinion that the changes to the Parrish Lane/Main
36 Street intersection are beneficial for one hour during peak traffic, but cost drivers in time the rest
37 of the day. He said he would not want to be associated with the Dairy Queen moving because
38 they felt forced out. Director Ivie expressed the opinion that the situation would be different if it
39 were a different business, but she feels citizens are loyal to Dairy Queen. She said she feels
40 the City needs to tread softly and make sure the Dairy Queen is happy more than anything else.
41 Director Mecham agreed.

42
43 Director Fillmore said she would not want Quick Quack to invest in the altered curb line
44 and put in trees and other improvements before a final plan is in place for the Parrish Lane/400
45 West project. She suggested putting off when the improvements would be required. Director
46 Ince said he would like a way to figure out public opinion, such as a poll, with enough lead time
47 to be able to respond before the project occurs. Director Fillmore commented that citizens are
48 concerned about the congestion on Parrish Lane between 400 West and the interchange. She
49 asked if the Parrish Lane/400 West project would still be considered valuable after eventual
50 interchange improvements are made. There are two Parrish Lane projects on the long-term
51 plan – Parrish Lane/400 West, and an eventual rebuild of the interchange. A majority of the
52 Council indicated a desire to step back and leave the 400 West road alignment where it is at this
53 time, and proceed with the relocation and consolidation of the Dairy Queen/Quick Quack
54 entrance.

Director McEwan ended his remote connection at 10:45 p.m. Mr. Thacker provided copies of the RDA FY 2018 Budget and a RDA Fund Analysis for review and future discussion.

ADJOURNMENT

At 11:01 p.m., Director Ivie made a **motion** to adjourn the RDA meeting. Director Ince seconded the motion, which passed by unanimous vote (5-0).



Steve Thacker, RDA Executive Director

9-19-2017
Date Approved



Katie Rust, Recording Secretary

