

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY WILL HOLD A PUBLIC MEETING AT 9:25 P.M. ON TUESDAY, DECEMBER 16, 2014 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL CHAMBERS, 250 NORTH MAIN, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Centerville Redevelopment Agency Board may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

Tentative
Time:

9:25 **A. ROLL CALL**

B. NEW BUSINESS

 1. **MINUTES REVIEW AND ACCEPTANCE**

 December 2, 2014 RDA/ACB meeting minutes and December 2, 2014 RDA meeting minutes

 2. Finalize pedestrian bridge betterments issue

 3. Briefing re: redevelopment potential of Pages Lane commercial area

C. ADJOURNMENT

Steve H. Thacker
Executive Director

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 9:25 PM ON DECEMBER 16, 2014 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting . Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business , or may read this memo on the City's website: <http://centerville.novusagenda.com/agendapublic> .

Tentative - The times shown below are tentative and are subject to change during the meeting.
Time:

A. NEW BUSINESS

1. Minutes Review and Acceptance
December 2, 2014 RDA/ACB meeting minutes and December 2, 2014 RDA meeting minutes
2. Finalize pedestrian bridge betterments issue
3. Briefing on redevelopment potential of Pages Lane commercial area

B. ADJOURNMENT

Steve H. Thacker
Executive Director

**CENTERVILLE
RDA MEETING
Staff Backup Report
12/16/2014**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

December 2, 2014 RDA/ACB meeting minutes and December 2, 2014 RDA meeting minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ☐ December 2, 2014 RDA/ACB meeting minutes
- ☐ December 2, 2014 RDA meeting minutes

PRELIMINARY DRAFT

Minutes of the Redevelopment Agency of Centerville City/Davis Center for the Performing Arts Administrative Control Board meeting held Tuesday, December 2, 2014 at 5:35 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Paul Cutler, RDA of Centerville City Chair, ACB Chair, Centerville Mayor
Tamilyn Fillmore, RDA of Centerville City
John T. Higginson, RDA of Centerville City Vice Chair/ACB Vice Chair
Stephanie Ivie, RDA of Centerville City
John Marc Knight, ACB Board Member, Bountiful City Council (left at 6:30 p.m.)
Lawrence Wright, RDA of Centerville City, ACB Board Member

MEMBERS ABSENT

Ken Averett, RDA of Centerville City, ACB Secretary
John Pitt, ACB Board Member, Bountiful City Council

STAFF PRESENT

Steve Thacker, RDA Executive Director
Blaine Lutz, Centerville Finance Director
Lisa Romney, Centerville City Attorney
Jansen Davis, CPT Executive Director
David Peterson, CPT Chief Financial Officer
Katie Rust, Recording Secretary

OTHERS PRESENT

Ron Russell, Chair of CPT Board

REVIEW THIRD QUARTER FINANCIAL REPORTS FOR CENTERPOINT LEGACY THEATRE

Jan Davis, CPT Executive Director, reported on the success of the 2014 performance season. The RDA/ACB reviewed the third quarter financial reports for CenterPoint Legacy Theatre (CPT).

BUILDING MAINTENANCE ISSUES

Steve Thacker, RDA Executive Director, explained the format of the Davis Center for the Performing Arts (DCPA) Long-Term Facility Maintenance Plan. CPT is required by the Operating Lease to contribute at least 1% of revenues each year to the Maintenance Reserve Fund (approximately \$15,000 this year). Mr. Thacker explained that the 1% contribution will not fully fund the projects on the Long-Term Facility Maintenance Plan in the Maintenance Reserve Fund column.

The facility has experienced unanticipated difficulties with the HVAC system, and CPT management recently requested a higher degree of professional help in assessing the HVAC system to maximize the life of the equipment and achieve energy savings as much as possible. Harris Services has agreed to conduct a no-cost assessment of the HVAC system and present findings and recommendations. Staff will evaluate the possibility of recourse under warranties when the assessment results are received. The Long-Term Facility Maintenance Plan will also be updated after the HVAC assessment is completed.

PROPOSED BUDGETS FOR CALENDAR YEAR 2015

Mr. Davis presented proposed CenterPoint Legacy Theatre budgets for calendar year 2015, including the Facilities Expense Budget. The CPT Budget includes wage increases for the relatively few full-time employees. Ron Russell, CPT Board Chair, added that the Board intends to involve community businesses in thanking the many volunteers that support CPT.

The Operating Lease currently indicates that the renting entity is responsible for annually paying for property insurance, approximately \$1,300 per year. The RDA has paid the property insurance premium since construction was completed. The RDA/ACB discussed which entity should pay the premium moving forward. Mr. Thacker suggested the premium should be added to the CPT Budget to accurately reflect facility costs in anticipation of the RAP Tax renewal vote in 2015. Mayor Cutler suggested the RDA pay the premium in 2015, but reflect the premium on the CPT Budget.

ACB Board Member Wright made a **motion** for the ACB to recommend the RDA pay for property insurance for the DCPA, and amend the Lease Agreement to reflect that change. ACB Board Member Knight seconded the motion, which passed by unanimous vote of the ACB (4-0).

RDA Director Wright made a **motion** for the RDA to pay DCPA property insurance premiums, and amend the Lease Agreement to reflect that change. Director Ivie seconded the motion, which passed by unanimous vote of the RDA (5-0)

The Theatre Reserve Fund is under the control of the RDA. The Maintenance Reserve Fund is held by CPT, but use of funds requires RDA approval. ACB Board Member Wright made a **motion** to recommend the RDA approve the 2015 Facilities Expense Budget. ACB Board Member Knight second the motion, which passed by unanimous vote of the ACB (4-0).

RDA Director Wright made a **motion** to approve the Facilities Expense Budget for 2015. Director Ivie seconded the motion, which passed by unanimous vote of the RDA (5-0).

RAP TAX SUPPORT FOR CPT/FACILITY

John Marc Knight, ACB Board Member and Bountiful City Council member, expressed confidence that Bountiful will again contribute RAP Tax funds to the Theatre when the RAP Tax is renewed. He stated that Bountiful followed State guidelines regarding language used on the ballot. Mr. Knight left the meeting at 6:30 p.m.

The RDA discussed potential uses of RAP Tax renewal revenue. CPT Chair Russell commented that the DCPA is a community public facility that should be kept in first class condition long-term. The current RAP Tax arrangement includes equal contributions from Centerville and Bountiful, and he expressed the hope that a continued partnership would provide leverage for a request for County funding.

STATUS OF CPT CONSTRUCTION OBLIGATION

Mr. Davis stated with confidence that the remaining construction obligation (\$39,750) will be paid off by the June 30, 2015 deadline.

PRELIMINARY DRAFT

RDA/ACB Board of the Davis Center for the Performing Arts
Minutes of Meeting of December 2, 2014

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ADJOURNMENT

At 6:40 p.m. Director Wright made a **motion** to adjourn the meeting. Director Ivie seconded the motion, which passed by unanimous vote (5-0).

Paul A. Cutler, RDA Chair

Date Approved

Steve Thacker, RDA Executive Director

Katie Rust, Recording Secretary

PRELIMINARY DRAFT

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, December 2, 2014 at 8:12 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

DIRECTORS PRESENT

Paul A. Cutler, Chair
Tamilyn Fillmore
John T. Higginson, Vice Chair
Stephanie Ivie
Lawrence Wright

DIRECTOR ABSENT

Ken S. Averett

STAFF PRESENT

Steve Thacker, RDA Executive Director
Blaine Lutz, Finance Director
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

MINUTES REVIEW AND ACCEPTANCE

The minutes of the November 18, 2014 RDA meeting were reviewed. Vice Chair Higginson made a **motion** to approve the minutes. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0).

BRIEFING REGARDING HISTORY OF REDEVELOPMENT PROJECT AREAS ON WEST SIDE

Blaine Lutz, Finance Director, gave a brief history of redevelopment project areas on the west side of Centerville. He explained benefits of creating a Community Development Area (CDA), and explained the use of tax increment.

DISCUSSION REGARDING CONCEPT OF COST SHARING THE TRAIL SYSTEM CONNECTION RELATING TO LEGACY TRAIL APARTMENTS DEVELOPMENT

Mr. Thacker stated that he feels the west portion of the trail system of the Legacy Trail Apartments Development is an amenity that warrants some RDA assistance in the form of tax increment. A majority of the RDA indicated support for some level of cost-sharing the west portion of the trail system.

PEDESTRIAN BRIDGE BETTERMENTS

Mr. Thacker and Director Fillmore updated the RDA on estimated costs of desired pedestrian bridge betterments, which are higher than originally anticipated. Staff recommended staying close to the original betterment budget of \$110,000. Director Fillmore recommended the RDA give direction to work within a \$120,000 budget considering the costs that are still unknown, and in the hope that the decorative pillars on the bridge can be included. Staff and a majority of the RDA indicated support for her suggestion. Mr. Thacker and Director Fillmore will continue to communicate and negotiate with the contractors.

ADJOURNMENT

At 8:55 p.m. Director Wright made a **motion** to adjourn the RDA meeting and reconvene in regular Council meeting following a short break. Vice Chair Higginson seconded the motion, which passed by unanimous vote (5-0).

PRELIMINARY DRAFT

Redevelopment Agency of Centerville
Minutes of Meeting of December 2, 2014

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Steve Thacker, RDA Executive Director

Date Approved

Katie Rust, Recording Secretary

**CENTERVILLE
RDA MEETING
Staff Backup Report
12/16/2014**

Item No. 2.

Short Title: Finalize pedestrian bridge betterments issue

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

If available and acceptable to staff, approve an Agreement with UDOT pertaining to the pedestrian bridge betterments which the RDA Board conceptually agreed to in an earlier meeting. If an Agreement is not available or is not in acceptable final form, authorize staff to negotiate the final version and the Mayor to sign it. UDOT is asking Centerville to approve a betterments agreement by December 31.

BACKGROUND

Council members Fillmore and Wright and the City Manager met again with the I-15 contractor and UDOT reps on December 11 to pin down more details. An update will be provided in the RDA meeting.

ATTACHMENTS:

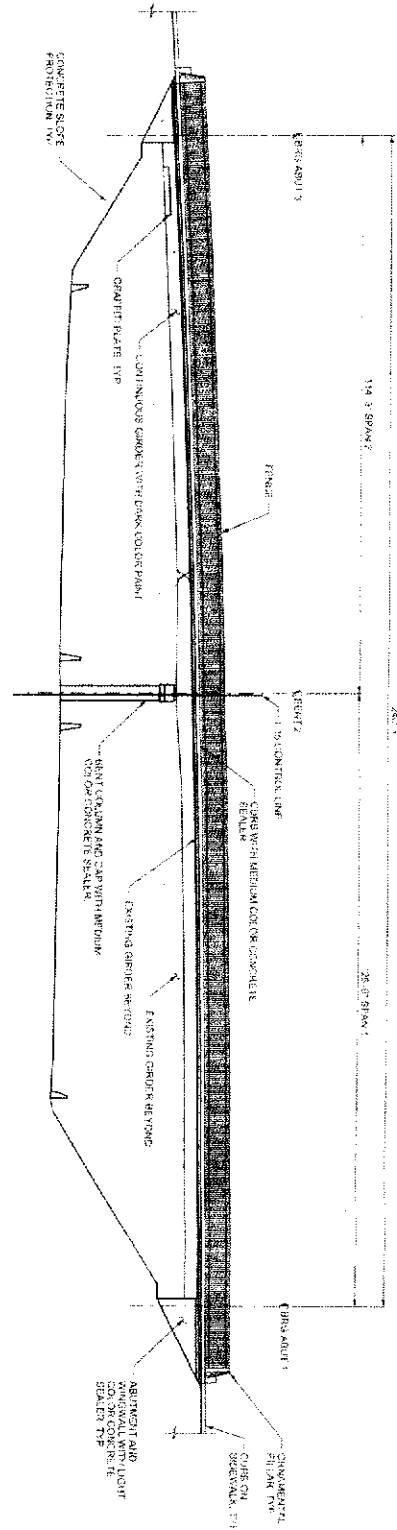
Description

- ☐ Pedestrian Bridge Drawings

100% Transmittal IDR-CR

ELEVATION

ELEVATION VIEW LOOKING TOWARD THE SOUTH



NOTES
 1. STRUCTURE ASSUMING DETAILS UPON FOR SEALER
 2. COLORED PAINT COLORED AND ADDITIONAL AESTHETIC
 3. IN-CONCRETE

I-15; SOUTH DAVIS COUNTY OPERATIONAL UPGRADES PARRISH LANE PEDESTRIAN STRUCTURE OVER I-15 AESTHETIC PLAN		UTAH DEPARTMENT OF TRANSPORTATION STRUCTURES DIVISION	
PROJECT NUMBER: F-115-7(301)313	PIN: 10944	NOT FOR CONSTRUCTION 100% STRUCTURES	
DATE: 04-09-2014	DRAWN: DJD	CHECKED: DJD	DATE: 12-14-2014

**CENTERVILLE
RDA MEETING
Staff Backup Report
12/16/2014**

Item No. 3.

Short Title: Briefing on redevelopment potential of Pages Lane commercial area

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

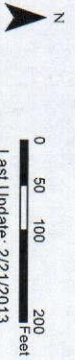
BACKGROUND

If time permits, Blaine will give an overview of the Pages Lane shopping area and the redevelopment potential and obstacles.

ATTACHMENTS:

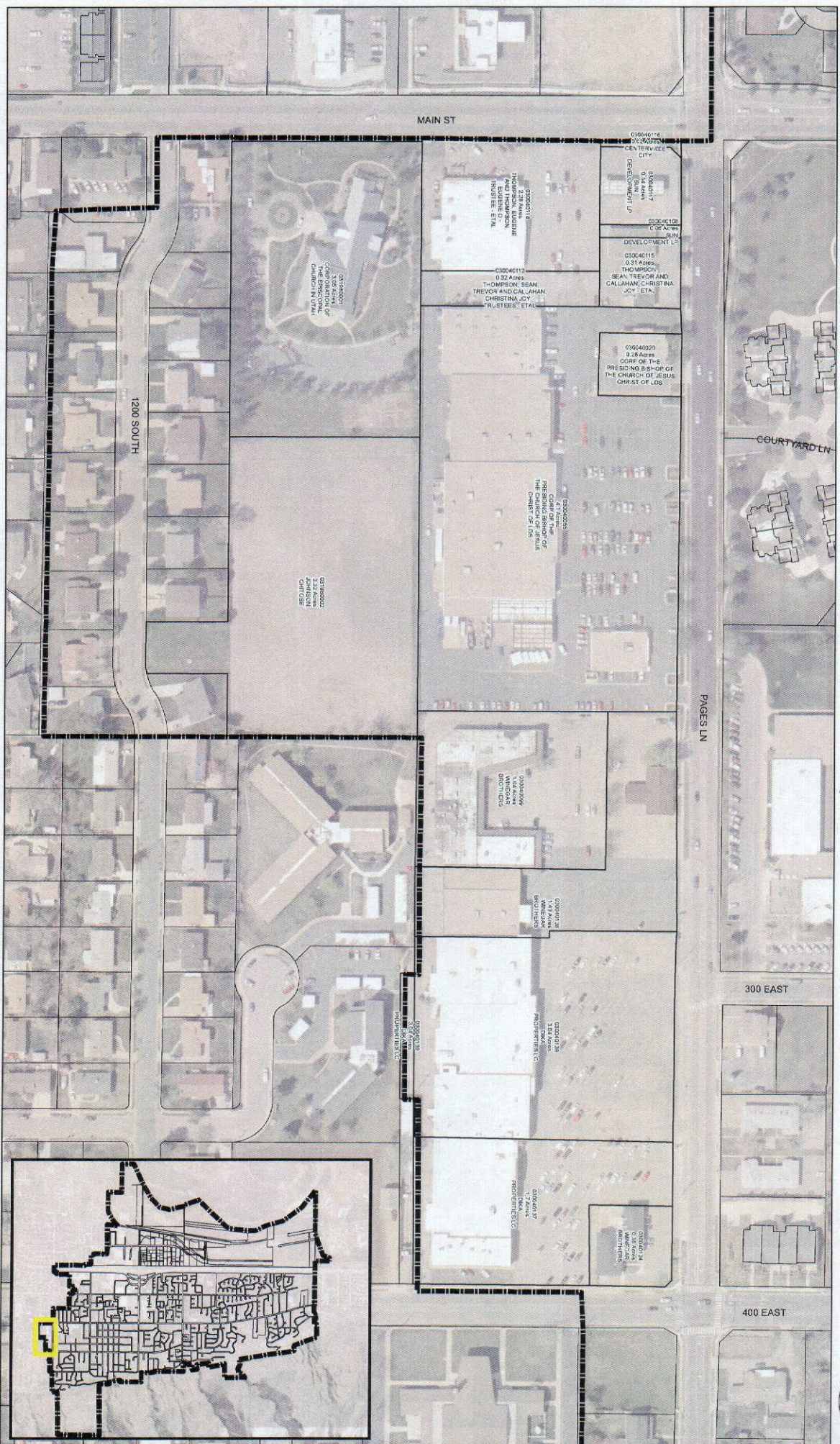
Description

- ☐ Pages Lane Properties
- ☐ Pages Lane owners

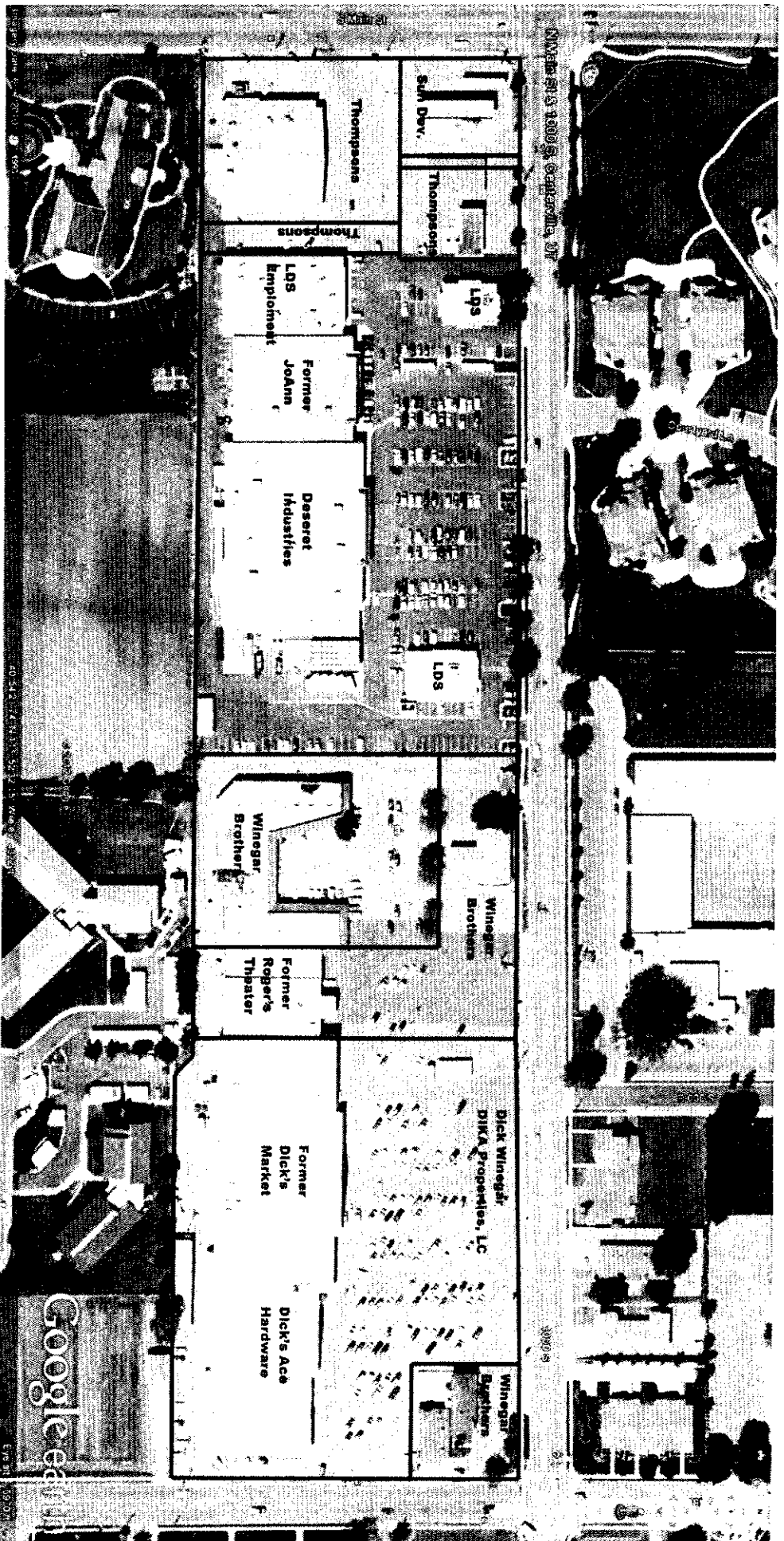


Last Update: 2/21/2013

Centerville City Pages Lane Properties



Pages Lane Shopping Center Revitalization



Centerville City Pages Lane Properties

