

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

Due to Centerville City Mayor Clark Wilkinson's Determination (contained in body of below agenda) public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel. Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content.

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY MEETING AT 7:00 PM ON JANUARY 5, 2021 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Redevelopment Agency 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 Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backup materials can be found at <http://centerville.novusagenda.com/agendapublic>.

A. ROLL CALL

B. BUSINESS

1. Mayor's Determination and Electronic Meeting Notice

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

You Tube Link: <https://www.youtube.com/user/centervillecityutah>

Zoom Info:

[https://zoom.us/j/99049770624?](https://zoom.us/j/99049770624?pwd=YTZXa1RGVWlvZ0xHS1lBbWU2eEt4Zz09)

[pwd=YTZXa1RGVWlvZ0xHS1lBbWU2eEt4Zz09](https://zoom.us/j/99049770624?pwd=YTZXa1RGVWlvZ0xHS1lBbWU2eEt4Zz09)

Meeting ID: 990 4977 0624

Passcode: 030278

Dial: +1 346 248 7799

2. Public Hearing - FY 2021 Budget Amendment

Consider Resolution No. 2021-01 amending the Fiscal Year 2021 Centerville City Redevelopment Agency budget

3. Minutes Review and Acceptance

Sept. 15, 2020 RDA Minutes

Oct. 6, 2020 RDA Minutes

C. ADJOURNMENT

Janet Denison
Centerville City Recorder

CENTERVILLE

Staff Backup Report

1/5/2021

Item No. 1.

Short Title: Mayor's Determination and Electronic Meeting Notice

Initiated By:

Scheduled Time:

SUBJECT

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

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Meeting ID: 990 4977 0624

Passcode: 030278

Dial: +1 346 248 7799

RECOMMENDATION

BACKGROUND

**CENTERVILLE
RDA MEETING
Staff Backup Report
1/5/2021**

Item No. 2.

Short Title: Public Hearing - FY2021 Budget Amendment

Initiated By: Jacob Smith

Scheduled Time:

SUBJECT

Consider Resolution No. 2021-01 amending the Fiscal Year 2021 Centerville City Redevelopment Agency budget

RECOMMENDATION

Approve Resolution No. 2021-01 amending the Fiscal Year 2021 Centerville City Redevelopment Agency Budget

BACKGROUND

These amendments to the RDA Budget are driven by action already taken by the City Council with the Centerville City Budget. These include:

- Adjusting the administrative fee
- Budgeting for the transfer of money to the Park Fund for the purchase of property
- Adjusting the "Other Obligations" to balance the RDA Budget

ATTACHMENTS:

Description

- Resolution No. 2021-01 - FY2021 Budget Amendments #1
- Proposed Budget Amendment Jan 2020

RESOLUTION NO. 2021-01

**A RESOLUTION AMENDING THE FY 2021 BUDGET OF FUNDS AND
ACCOUNTS FOR THE REDEVELOPMENT AGENCY OF
CENTERVILLE CITY, UTAH**

WHEREAS, in order to conform with the Utah Code and Accounting Procedures as outlined in the Uniform Accounting Manual, it is necessary to amend the Redevelopment Agency (RDA) budget of funds and accounts for the RDA for the Fiscal Year ending June 30, 2021 as more particularly provided herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT
AGENCY OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:**

Section 1. Amendment. The FY 2021 RDA Budget of Funds for the Redevelopment Agency of Centerville City is hereby amended as shown in **Exhibit A** attached and incorporated herein by reference.

Section 2. Severability. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY,
STATE OF UTAH, THIS 5th DAY OF JANUARY, 2021.**

**REDEVELOPMENT AGENCY OF
CENTERVILLE CITY**

By: _____
Chair Clark A. Wilkinson

I hereby certify that the above Resolution entitled "A Resolution Amending the FY 2021 Budget of Funds and Accounts for the Redevelopment Agency of Centerville City, Utah" is a true and accurate copy of the Resolution passed on the 5th day of January, 2021.

ATTEST:

Executive Director

CERTIFICATE OF PASSAGE AND EFFECTIVE DATE

According to the provisions of the U.C.A. § 10-3-719, as amended, resolutions may become effective without publication or posting and may take effect on passage or at a later date as the governing body may determine; provided, resolutions may not become effective more than three months from the date of passage. I, the municipal recorder of Centerville City, hereby certify that foregoing resolution was duly passed by the City Council and became effective upon passage or a later date as the governing body directed as more particularly set forth below.

Janet S. Denison, City Recorder

DATE: _____

EFFECTIVE DATE: _____ day of _____, 2021.

EXHIBIT A

FY 2021 RDA AMENDED BUDGET

GENERAL FUND				
Buget Amendments FY20/21 - January 5, 2021				
		2020/21		
REVENUE		ADOPTED	AMENDED	
10-31-300000	SALES TAX - GENERAL	3,522,363	4,200,000	
10-34-900000	ADMIN OVERHEAD - WATER FUND	874,357	955,005	
10-34-910000	ADMIN OVERHEAD - SANITATION	148,182	161,083	
10-34-920000	ADMIN OVERHEAD - DRAINAGE/DRAINAGE SWALE	458,836	490,810	
10-34-940000	ADMIN OVERHEAD - RDA/RDA Board	202,199	214,425	
10-39-200000	Transfer From Other Funds	42,540	48,040	From RAP to Whitaker
	USE OF UNRESTRICTED FUND BALANCE	336,017	38,074	
			Net Increase	
	TOTAL REVENUE	5,584,494	6,107,437	522,943
EXPENDITURES				
	<u>Justice Court</u>			
10-4120-110	Salary and Wages	48,080	48,944	
10-4120-130	FICA	10,493	10,560	
10-4120-131	Retirement	19,067	19,227	
	<u>Administration</u>			
10-4130-110	Salary and Wages	256,234	259,314	
10-4130-130	FICA	19,640	19,876	
10-4130-131	Retirement	48,185	48,753	
10-4130-481	Employee - Tuition	3,000	5,000	
10-4130-483	Employee - Christmas	0	6,600	
10-4130-484	Employee - Wellness	0	6,000	
10-4130-755	Website	8,000	15,000	
	<u>Attorney</u>			
10-4135-110	Salary and Wages	122,423	124,004	
10-4135-130	FICA	9,365	9,486	
10-4135-131	Retirement	23,327	23,591	
	<u>Finance</u>			
10-4140-110	Salary and Wages	118,751	158,751	Includes funds for new Finance Director
10-4140-130	FICA	12,938	16,000	
10-4140-131	Retirement	31,245	38,625	
10-4140-200	Uniform Purchase	0	1,000	
10-4140-313	Audit Services - Contract	40,000	30,000	
	<u>Emergency Management</u>			
10-4150-323	Windstorm - Cleanup Cost	0	10,000	
10-4150-325	Windstorm - Repairs	0	10,000	
	<u>Youth Council</u>			
10-4180-486	Spring Conference	0	2,500	
10-4180-640	4th of July	0	100	
10-4180-645	Easter Egg Hunt	0	1,000	
	<u>Police</u>			
10-4210-110	Salary and Wages	1,404,855	1,415,201	
10-4210-130	FICA	115,673	116,600	
10-4210-131	Retirement	467,873	471,485	
10-4210-740	Capital Equipment	103,500	146,400	Evidence Room and Container
	<u>Public Works Administration</u>			

10-4405-110	Salary and Wages	289,671	344,288	Includes funds for retirement payout
10-4405-130	FICA	23,078	27,257	
10-4405-131	Retirement	59,046	59,960	
	<u>Streets</u>			
10-4410-110	Salary and Wages	231,904	233,724	
10-4410-130	FICA	18,277	18,417	
10-4410-131	Retirement	44,152	44,488	
10-4410-512	Insurance	3,200	3,800	
10-4410-750	Capital Equipment	229,500	329,500	F550 w/ plow
	<u>Parks</u>			
10-4510-110	Salary and Wages	290,706	296,364	
10-4510-130	FICA	35,436	35,869	
10-4510-131	Retirement	54,309	55,353	
10-4510-512	Insurance	1,400	1,800	
10-4510-740	Capital Equipment	8,000	137,000	Trailer, Crew Truck and 11' mower
10-4511-750	Movies in the Park	100	2,100	
	<u>Community Events</u>			
10-4560-621	4th of July Celebration	10,000	30,000	
	<u>Public Works Facility</u>			
10-4596-740	Capital Equipment	19,700	24,700	Carpet/Paint
	<u>City Hall</u>			
10-4597-110	Salary and Wages	40,864	41,000	
10-4597-130	FICA	3,126	3,140	
10-4597-131	Retirement	5,217	5,250	
10-4597-320	Elevator	1,000	3,700	Elevator Repair
	Capital Projects	0	35,000	Chairs, Tables, Carpet, Paint, Blinds, Front doors
10-4597-750				
	<u>Whitaker Home</u>			
10-4599-750	Capital Projects	25,500	31,000	
	<u>Community Development</u>			
10-4610-110	Salary and Wages	201,253	202,876	
10-4610-130	FICA	15,456	15,581	
10-4610-131	Retirement	37,697	38,000	
				Net Increase
TOTAL EXPENDITURES		4,511,241	5,034,184	522,943

<u>REDEVELOPMENT AGENCY</u>		<u>2020/21</u>		
REVENUE		ADOPTED	AMENDED	
Use of Fund Balance		0	350000	
				Net Increase
TOTAL REVENUE		0	350,000	350,000
EXPENDITURES				
20-4000-420	Other Obligations	284,930	268,476	
20-4000-620	Administrative Services	197,971	214,425	
20-4710-860	Transfer - Park	-	350,000	Purchase of Home
				Net Increase
TOTAL EXPENDITURES		482,901	832,901	350,000

<u>RAP TAX</u>		<u>2020/21</u>		
	REVENUE	ADOPTED	AMENDED	
27-31-350000	RAP Tax	310,000	420,000	
				Net Increase
	TOTAL REVENUE	310,000	420,000	110,000
	EXPENDITURES			
27-5000-710	Transfer - Park Fund	265,500	359,000	
27-5000-750	Transfer - Whitaker Home	15,500	21,000	
27-5000-800	Transfer - DCPA	15,500	21,000	
27-5000-850	Use of Contingency	15,500	21,000	
				Net Increase
	TOTAL EXPENDITURES	312,000	422,000	110,000

<u>PARK FUND</u>		<u>2020/21</u>		
	REVENUE	ADOPTED	AMENDED	
45-36-100000	Transfer In - RAP	281,000	380,000	
45-38-700000	Transfer In - RDA	0	350,000	
45-39-250000	Use of Fund Balance	54,152	0	
				Net Increase
	TOTAL REVENUE	335,152	730,000	394,848
	EXPENDITURES			
45-4810-120	Smith Park	0	350,000	Purchase of Home
	Contribution to Fund Balance	0	44,848	
				Net Increase
	TOTAL EXPENDITURES	0	394,848	394,848

<u>TRANSPORTATION FUND</u>		<u>2020/21</u>		
	REVENUE	ADOPTED	AMENDED	
48-31-300000	Sales Tax	270,000	337,000	
48-33-430000	Class C Roads	500,000	665,000	
				Net Increase
	TOTAL REVENUE	770,000	1,002,000	232,000
	EXPENDITURES			
48-4000-710	Capital Projects	1,053,592	1,285,592	
				Net Increase
	TOTAL EXPENDITURES	1,053,592	1,285,592	232,000

<u>WATER FUND</u>		<u>2020/21</u>		
	EXPENDITURES			
51-4000-640	General Fund Admin Service	874,357	955,005	
51-5154-750	Capital Projects	717,845	637,197	
				Net Increase
	TOTAL EXPENDITURES	1,592,202	1,592,202	0

<u>SANITATION FUND</u>		<u>2020/21</u>		
	REVENUE	ADOPTED	AMENDED	
	Use of Fund Balance	0	9,944	
				Net Increase
	TOTAL REVENUE	0	9,944	9,944

EXPENDITURES				
52-4000-640	General Fund Admin Service	148,182	161,083	
	Contribution to Fund Balance	2,957	0	
		Net Increase		
TOTAL EXPENDITURES		151,139	161,083	9,944

<u>DRAINAGE FUND</u>				
		<u>2020/21</u>		
EXPENDITURES				
53-4000-640	General Fund Admin Service	398,836	450,810	
53-4000-750	Capital Projects	369,404	317,430	
		Net Increase		
TOTAL EXPENDITURES		768,240	768,240	0

CENTERVILLE

**Staff Backup Report
1/5/2021**

Item No. 3.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

SUBJECT

Sept. 15, 2020 RDA Minutes

Oct. 6, 2020 RDA Minutes

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- ▢ Sept. 15, 2020 RDA Minutes
- ▢ Oct. 6, 2020 RDA Minutes

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 15,
2 2020 at 9:05 p.m. with participants present via Zoom and streamed on YouTube due to infectious
3 disease COVID-19.

4
5 **DIRECTORS PRESENT**

Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice Chair
George McEwan
Robyn Mecham
Clark Wilkinson, Chair

11
12 **STAFF PRESENT**

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Leah Romero, City Recorder
Jacob Smith, Administrative Services Director
Bruce Cox, Parks and Recreation Director
Cory Snyder, Community Development Director

18
19 **OTHERS**

Orlando Taylor, Bank of America
Eric Malmberg, Bank of America
Mathew Salcedo, Bank of America
Thomas Peters, Bank of America

23
24 **DETERMINATION**

25
26 Chair Wilkinson read aloud a determination regarding electronic meetings without an
27 anchor location due to COVID-19.

28
29 **BANK OF AMERICA – 782 WEST PARRISH LANE**

30
31 Cory Snyder, Community Development Director, explained that Bank of America was
32 proposing to develop a new building at 782 West Parrish Lane (former Iggy's location), located
33 within the Parrish Gateway Neighborhood Project Area and subject to a number of documents
34 and agreements governing development of the property. The RDA previously reviewed and
35 provided feedback to the applicant regarding the conceptual site plan for the project on July 7,
36 2020. By the terms of the governing documents, any development within the Project Area is
37 required to obtain RDA consent regarding architectural features and plan compliance.

38
39 Mr. Snyder explained that on August 12, 2020, the Planning Commission reviewed and
40 approved the final site plan for the Bank of America project subject to conditions, including a
41 condition that Bank of America reconsider the color scheme and obtain Planning Commission
42 approval of the color scheme prior to issuance of a building permit. The Planning Commission
43 reviewed and approved an alternate color and materials scheme on September 14, 2020.

44
45 Director Ince said he did not believe the proposed building design would be harmonious
46 with surrounding buildings. He said he preferred the original darker color scheme. Director
47 Mecham commented that the island parcel is part of the entrance to the City, an area that has
48 been carefully protected by previous Councils. She said she believed the building design shown
49 was significantly different from the original concept design presented to the RDA. Director Fillmore
50 said she agreed with the importance of the gateway area, said she believed buildings in the
51 gateway area should comply with Parrish Gateway Design Standards to a high degree, and said
52 she agreed that the design presented did not project the same level of quality as the original

1 conceptual design that Bank of America had previously presented to the RDA. Director Fillmore
2 said she preferred the darker color scheme, and did not like the bright white top proposed for the
3 building. Director McEwan said the original conceptual design the Directors were shown looked
4 like something that belonged in a gateway area, but the proposed design looked like something
5 more appropriate in a strip mall.
6

7 Mr. Snyder showed the conceptual architectural rendering included with the July 7, 2020
8 RDA agenda, and stated that RDA discussion on July 7th had focused on parking, landscaping,
9 and future changes to the Parrish Lane/Marketplace Drive intersection. Lisa Romney, City
10 Attorney, confirmed that the RDA retained the right under the governing documents to approve
11 the architecture and color scheme.
12

13 Orlando Taylor, representing Bank of America, said he had thought following the July RDA
14 meeting that the elevations and architectural design were considered in line with Parrish Gateway
15 Design Guidelines. He said he believed the change in color scheme approved by the Planning
16 Commission was harmonious with the surrounding development. Mr. Taylor commented that the
17 reasons for the change in architectural design were building costs and branding. He said Bank of
18 America had moved away from the concept design originally presented. Mr. Taylor said he had
19 looked for direction regarding architectural design at the July meeting, and in the absence of
20 comments regarding the design, had moved forward.
21

22 Director Fillmore said she remembered the RDA Board had been clear from the beginning
23 about the high level of quality expected on the project. She remembered that some of the Directors
24 had not been thrilled about the change in use for the property, but had been swayed by the level
25 of quality described for the exterior of the building.
26

27 Directors Ince and Fillmore suggested the applicant look at the high-quality, custom
28 buildings in the surrounding area for examples of the quality expected. Thomas Peters,
29 representing Bank of America, commented that the Planning Commission spent considerable
30 time discussing the color scheme, but did not mention problems with the architectural design.
31 Chair Wilkinson said he agreed with the importance of high-quality buildings in the gateway area.
32 Director McEwan commented that color preference would be easier to determine with an
33 improved architectural design. Representatives of Bank of America said they would regroup and
34 try to come up with a project that could satisfy all parties.
35

36 Director Fillmore **moved** for the RDA to reject the design presented for the Bank of
37 America building with the following findings. Director McEwan seconded the motion, which passed
38 by unanimous vote (5-0).
39

40 Findings:
41

- 42 a. The Council finds that the subject property is part of the gateway area to the City.
43 When the applicant first met with the RDA, it was made clear by the Directors that the
44 highest level of quality was expected in the gateway area.
- 45 b. The Council finds that the proposed design does not match the level of quality
46 discussed.
47

48 Director Fillmore **moved** for the RDA to recommend to the applicant that, if they are
49 interested in moving forward, to come back first to the RDA with renderings of architectural quality
50 comparable to the rendering originally shown, not necessarily matching or the same, but with the
51 unique architecture of lines and high quality of materials and design, and high level of investment

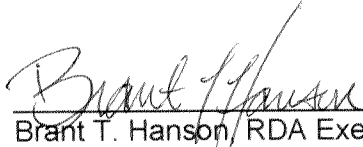
as would be expected in the gateway area to the City, preferably with at least one architectural rendering and at least two color schemes. The RDA recommended the applicant look at surrounding properties, particularly the neighboring property, for examples of quality of materials and design. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the September 1, 2020 ACB/RDA meeting were reviewed. Director McEwan **moved** to accept the minutes. Director Ince seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 10:13 p.m., Director McEwan **moved** to adjourn the RDA meeting and return to regular Council meeting. Director Mecham seconded the motion, which passed by unanimous vote (5-0).



Brant T. Hanson, RDA Executive Director

11.05.2020

Date Approved



Katie Rust, Recording Secretary



Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, October 6, 2020 at 9:05 p.m. with participants present via Zoom and streamed on YouTube due to infectious disease COVID-19.

DIRECTORS PRESENT

Tamilyn Fillmore
William Ince
Stephanie Ivie, Vice Chair
George McEwan
Robyn Mecham
Clark Wilkinson, Chair

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Leah Romero, City Recorder
Jacob Smith, Administrative Services Director
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer

DETERMINATION

Chair Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19

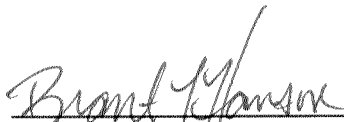
REAL ESTATE PURCHASE AND FUNDING FOR RANDALL PROPERTY

Brant Hanson, RDA Executive Director, explained that the City had entered into a Real Estate Purchase Contract with the owners of the Randall Property located at 285 North 100 East. He recommended the property be purchased by and with funds from the Redevelopment Agency, and requested approval from the RDA Board for the purchase and funding. He said a budget amendment would be presented on October 20, 2020. Director Mecham thanked Staff for their work on this issue.

Director Ince **moved** to approve purchase of the Randall Property located at 285 North 100 East with funds from the Parrish Gateway RDA Fund. Director Mecham seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 9:10 p.m., Director Ince **moved** to adjourn the RDA meeting and return to regular Council meeting. Director McEwan seconded the motion, which passed by unanimous vote (5-0).



Brant T. Hanson, RDA Executive Director



Date Approved



Katie Rust, Recording Secretary

