

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY MEETING AT 6:30 PM ON JULY 20, 2021 AT CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 N. MAIN STREET. 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. Target Truck Dock Expansion - RDA Consent
Review proposed truck dock expansion for Target located at 200 North Marketplace Drive within the Parrish Gateway Neighborhood Project Area
2. Centerpoint North Side Crosswalk
Consider the proposal for raised crosswalk at Centerpoint Legacy Theater
3. Minutes Review and Acceptance
June 1, 2021 RDA Minutes

C. ADJOURNMENT

Jennifer Hansen
Centerville City Recorder

**CENTERVILLE
RDA MEETING
Staff Backup Report
7/20/2021**

Item No. 1.

Short Title: Target Truck Dock Expansion - RDA Consent

Initiated By: Max Newstrom, Target Corporation

Staff Representative: Jacob Smith, Administrative Services Director

SUBJECT

Review proposed truck dock expansion for Target located at 200 North Marketplace Drive within the Parrish Gateway Neighborhood Project Area

RECOMMENDATION

Consent to proposed truck dock expansion for Target located at 200 North Marketplace Drive within the Parrish Gateway Neighborhood Project Area.

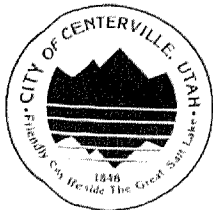
BACKGROUND

In 1994, the City and RDA accepted the final development plan for the Target located at 200 North Marketplace Drive within the Parrish Gateway Neighborhood Project Area. Target Corporation desires to convert a trash compactor area on the back of the building to another truck dock and is requesting acceptance of the building conversion by the RDA. The proposed truck dock expansion requires a site plan amendment which amendment has been approved by the Zoning Administrator under applicable ordinances. The Zoning Administrator approval is attached. RDA consent is also required because the Target is located within the Parrish Gateway Neighborhood Project Area. Under the governing documents for the property, any development within the Project Area is required to obtain RDA consent regarding architectural features and plan compliance. By the terms of the governing documents, such approval shall not be unreasonably withheld. Staff recommends the RDA provide consent for the proposed Target truck dock expansion.

ATTACHMENTS:

Description

- Target - Truck Dock Application
- Target - Truck Dock Site Plan
- Target - Truck Dock Site Plan Amendment Approval



CENTERVILLE CITY

SITE PLAN - AMENDED APPLICATION

655 North 1250 West • Centerville, Utah 84014
Phone 801-292-8232 Fax 801-292-8251

NAME OF PROJECT Target - Truck Dock Expansion

PROJECT ADDRESS 200 N Marketplace Drive

ZONING C-VH **PARCEL #(S)** 021610006 **ACREAGE** 13.81

PROPOSED USE OF PROPERTY Retail

APPLICANT / AGENT INFORMATION

NAME Max Newstrom **COMPANY NAME** Kimley-Horn
MAILING ADDRESS 4582 S Ulster St Suite 1500 **CITY / ST / ZIP** Denver / CO / 80237
PHONE (303) 974-3622 **FAX** **EMAIL** max.newstrom@kimley-horn.com

SIGNATURE OF APPLICANT/AGENT See Note 1 **DATE** 06/04/2021

PAID

JUN 23 2021

CENTERVILLE CITY CORP

PROPERTY OWNER INFORMATION 1

NAME John Dietrich **COMPANY NAME** Target Corporation
MAILING ADDRESS 1000 Nicollet Mall TPN-12K **CITY / ST / ZIP** Minneapolis, MN 55403
PHONE 612-761-7034 **FAX** **EMAIL** john.dietrich@target.com

SIGNATURE OF PROPERTY OWNER John E. Dietrich See Note 1 **DATE** June 10, 2021

FEE AND DEPOSIT MUST ACCOMPANY THIS APPLICATION - SEE ATTACHED FEE SCHEDULE

RECEIVED JUN 23 2021		Sec'd / Initials <u>PN</u>	Assigned Project Name <u>Target Truck Dock Exp.</u>
Fee/Deposit Attached <u>Y</u> or <u>N</u>	Amount Fee Paid <u>\$ 250.00</u>	Amount of Deposit Paid <u>\$ 250.00 / \$500.00</u>	Check #: <u></u>

Note 1: Deposits will be applied toward the cost of required engineering and/or legal services invoiced to the City. Developer/Applicant will be refunded or billed any difference without markup. Hourly rates for these services will be provided upon request. Also any errors or corrections needed for submitted plans are the responsibility of the developer/applicant. Initial here for acknowledgement of deposits



June 10, 2021

To whom it may Concern:

Please let this letter serve as authorization from Target Corporation, for Kimley Horn and Associates to submit for permits on our behalf for the Target store located at;

T1750, 200 North Marketplace Drive, Centerville, Utah 84014

Sincerely,

A handwritten signature in dark ink that reads "John E. Dietrich".

John Dietrich

Sr. Real Estate Portfolio Manager

Target Properties

RECEIVED JUN 14 2021

AFFIDAVIT

PROPERTY OWNER

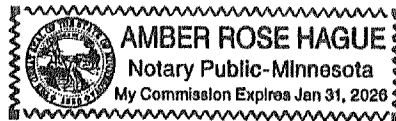
STATE OF UTAH }
 }ss
COUNTY OF DAVIS }

I (we), John E. Dietrich, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Centerville City Planning Staff have indicated they are available to assist me in making this application.

John E. Dietrich
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 10th day of June, 2001



[Signature]
(Notary Public)

Hennepin County, Minnesota
Residing in Davis County, Utah
My Commission Expires January 31, 2026

AGENT AUTHORIZATION

I (we), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s) _____ to represent me (us) regarding the attached application to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

(Property Owner)

(Property Owner)

Dated this ____ day of _____, 200__, personally appeared before me _____, the signer(s) of the above agent authorization who duly acknowledged to me that they executed the same.

(Notary Public)

Residing in Davis County, Utah

My Commission Expires _____

RECEIVED JUN 14 2021



TARGET T-1750 DOCK EXPANSION - CENTERVILLE, UTAH
200 N MARKETPLACE DRIVE
COMMERCIAL ZONING PERMIT PLANS
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF CENTERVILLE, COUNTY OF DAVIS, STATE OF UTAH

SCOPE OF WORK

TARGET PROPOSES TO INSTALL A NEW LOADING DOCK TO THE NORTH-EAST CORNER OF THE EXISTING BUILDING. THE NEW DOCK WILL BE 10 FEET WIDE AND 10 FEET DEEP. THE EXISTING LOADING DOCK WILL REMAIN AND THE STONE WALL BE REMODELED TO INCLUDE THE NEW DOCK.

OWNER

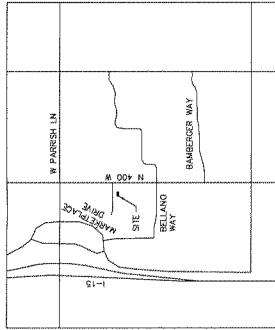
TARGET CORP.
CONTACT: CHRIS JOHNSON
5000 EAST 1000 SOUTH
SALT LAKE CITY, UT 84143
MARKETPLACE, MAIL 5543
CITY OF CENTERVILLE, UT 84014

CIVIL ENGINEER

HMM/ST/JOHN
CONTACT: STEPHEN SELLUP
1000 EAST 1000 SOUTH
SALT LAKE CITY, UT 84143
385-223-3178
STEPHEN.SELLUP@HMM.UTAH.COM

SHEET INDEX

- COVER SHEET..... C1
- EXISTING CONDITIONS AND DEMOLITION PLAN..... C2
- SITE PLAN..... C3
- GRADING PLAN..... C4
- BUILDING ELEVATIONS..... C5



VICINITY MAP

RECEIVED JUN 14 2021

DATE: 6/1/2021 10:08 AM USER: HIGGINS, WOLFE FILE: K:\V\000\00000000\T-1750 CENTERVILLE UT\0000\PLAN\00000000\0000.DWG	
DRAWN BY: NMH CHECKED BY: NMH DESIGNED BY: NMH DATE: 5/4/2021 SCALE: AS SHOWN PROJECT NO: T-1750	
200 N MARKETPLACE DRIVE CENTERVILLE, UT 84014 CENTERVILLE, UTAH DOCK EXPANSION	
COVER SHEET	
KIMLEY-HORN 117 EAST BRIDGWAY, SUITE 600 SALT LAKE CITY, UT 84111 TEL: (801) 223-3178	
SHEET C1	
KIMLEY-HORN FOR THE CITY OF CENTERVILLE NOT FOR CONSTRUCTION	
CAUTION: NOTICE TO CONTRACTOR THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ALL UTILITIES ARE NOT KNOWN AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CENTERVILLE AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CENTERVILLE AND THE STATE OF UTAH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CENTERVILLE AND THE STATE OF UTAH.	

**TARGET STORE
SITE PLAN AMENDMENT TO EXPAND TRUCK DOCK
200 North Market Place Drive**

To: Zoning Administrator

Decision: APPROVAL W/ CONDITIONS

From: Corvin M. Snyder, AICP

Approval Date: July 13, 2021

Signature: 

REQUEST: EXPANSION OF TRUCK DOCK

**APPLICANT: KIMLEY-HORN
c/o MAX NEWSTROM
4582 S ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237
(max.newstrom@kimley-horn.com)**

**PROPERTY OWNER: TARGET CORPORATION
c/o JOHN DIETRICH
1000 NICOLLET MALL TPN-12K
MINNEAPOLIS, MN, 55403
(john.dietrich@target.com)**

BACKGROUND

The applicant desire to add a small dock expansion to the main building along the east side of the structure (*facing 400 West*). A portion of the screen wall will be removed that currently screens the trash compactor will be removed to allow the dock expansion. It is the understanding of staff that the trash dumpster will be eliminated not relocated. The southeast corner of the new dock will be connected to the remaining screen wall to continue to screen the track bay area of the loading dock.

Site Plan Amendment 12-21-110(h)(1)

According to the Centerville City Zoning Ordinance, the Zoning Administrator may approve a Site Plan Amendment if it meets seven criteria. This report will review the criteria with the final decision being the discretion of the Zoning Administrator.

Site Plan Amendment Standards - (*Zoning Administrators Review*)

- 1. Does the amendment relate to a matter specifically required as a condition of approval?**

- **Staff Response:** A Development Agreement, between the City and the developer was originally approved in 1994 which states in Paragraph 4, subsection 8 that:

“...all storage areas shall be with decorative opaque fencing and landscaping. Each wall or fence shall be at least 6 feet in vertical height or

equal in height to the material to be screened shall be sufficient to screen facilities from view of a public street and neighboring lots.”

The original site plan had depicted a screen wall fence to screen the loading area and trash compactor. The new proposed dock wall will simply replace a portion of the original screen wall. From staff's review, the development agreement regulates the need for such screening elements and not the original site plan approval. Therefore, although there is not an original site plan specific condition of approval for the Target site, the City did retain a right to declare compliance with the related development agreement.

Consequently, the Zoning Administrator finds that if the City Council grants consent to the amendment, then there is no need to seek approval from the Planning Commission for this particular site plan amendment.

2. Is the proposed change consistent with what is permitted on the site?

AND,

3. Were the existing uses permitted when the site plan was approved, or has received a conditional use permit?

- **Staff Response:** The modification is not changing the use on site and will be consistent with what is already permitted at this location.

4. Will the proposed use and site conform to applicable requirements to the Centerville City Code?

AND,

5. Does the proposed alteration or expansion meet the approval standards of the Final Site Plan Application process [Zoning Ordinance CZC 12.21.110(f)]?

- **Staff Response:** The original Target Development was approved prior to the current Zoning Ordinance. There are potential existing site nonconformities. According to CZC 12.22.020, “Any nonconforming use, structure, lot, or other nonconformity may be continued only to the extent it was lawfully created, and as provided in this Chapter.

From staff's review, the dock expansion does not constitute an increase in the degree of any nonconformity. The area was devoted to loading/trash compaction. The expansion occurs within the same area devoted to these accessory operational uses for the Target Store.

6. Is the architecture, landscaping, site design and parking compatible with facilities existing on the site?

- **Staff response:** As stated previously, it appear that the dock expansion is similar to and compatible with the design of the site.

7. Can the site accommodate changes in the number of employees or any change in impact on surrounding infrastructure?

- **Staff response:** Staff believes the changes will not add employees and impact existing infrastructure.

Administrative Review Recommendation

In reviewing the site plan submittal, with minor conditions imposed, it appears the proposed amendment would be eligible to be reviewed and approved by the Zoning Administrator. This report recommends that the Zoning Administrator approve the amended site plan for Target Store Dock Expansion, subject to the following conditions:

Conditions of Approval:

1. *The amended site plan shall be for the addition of a small loading dock expansion, as submitted in the proposed plans dated June 04, 2021, and the Amended Site Plan Application that was officially submitted on June 04, 2021, AND as amended with this approval.*
2. *The originally located trash compactor shall be removed from the site, unless the applicant applies for, and the City approves an amendment, to relocate the equipment.*
3. *Once the loading dock expansion is complete, the screen wall shall be repaired or reconstructed to completely screen the loading area from public street view.*
4. *The applicant shall obtain a Building Permit through the City for this loading dock expansion.*
5. *The site plan amendment shall comply with all governing documents for the Target Development and shall seek consent from the City's Redevelopment Agency or Council, as deemed applicable by the City Attorney.*

Suggested Reasons for the Action (Findings):

- a. *The Amended Site Plan meets all the criteria for the Zoning Administrator to approve an amended site plan [CZC 12.21.110(k)1], as described above.*
- b. *The listed "conditions of approval" ensure compliance with applicable Centerville City Codes and prior related site plan approvals.*

CENTERVILLE

Staff Backup Report

7/20/2021

Item No. 2.

Short Title: Centerpoint North Side Crosswalk

Initiated By:

Staff Representative: Bruce Cox, Parks and Recreation Director

SUBJECT

Consider the proposal for raised crosswalk at Centerpoint Legacy Theater

RECOMMENDATION

BACKGROUND

Centerpoint Theater has had concerns regarding safety on the west and north sides of the theater where kids are being dropped off and picked up for theater classes. On 400 W behind the theater and onto Frontage road, there is quite a bit of traffic due to Chick-Fil-A and McDonalds. To help with this issue, Centerpoint has requested to install a traffic calming crosswalk, which will raise the sidewalk 6 inches and include a ramp up and down on either side. This will create a type of speed bump for the traffic there, which will increase the safety for pedestrians around Centerpoint Theater.

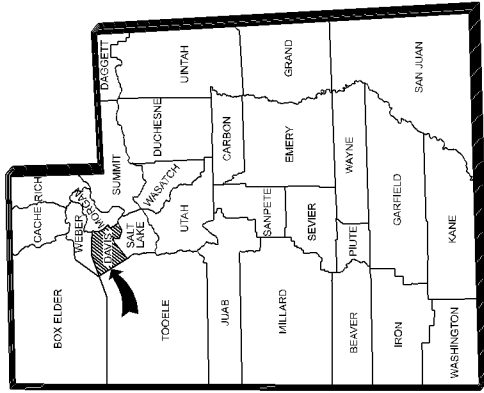
ATTACHMENTS:

Description

- ▣ Raised Crosswalk at Centerpoint
- ▣ 7-15-2021 Engineering Estimate

CENTERVILLE CITY

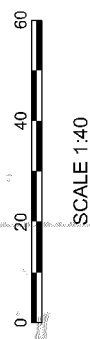
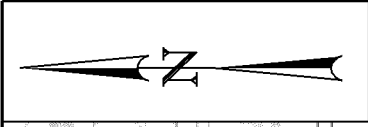
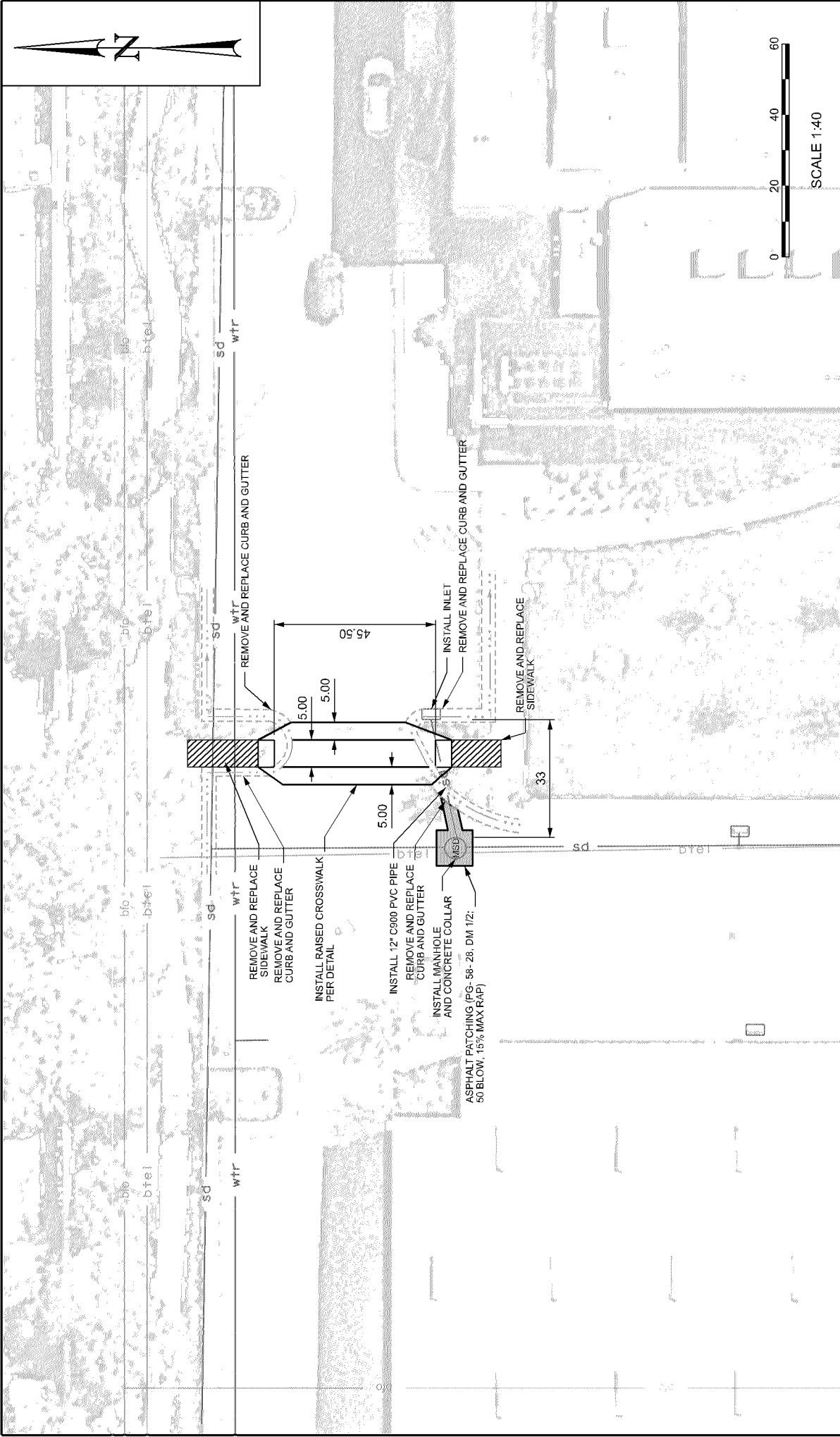
RAISED CROSSWALK AT CENTERPOINT LEGACY THEATER



PROJECT
LOCATION

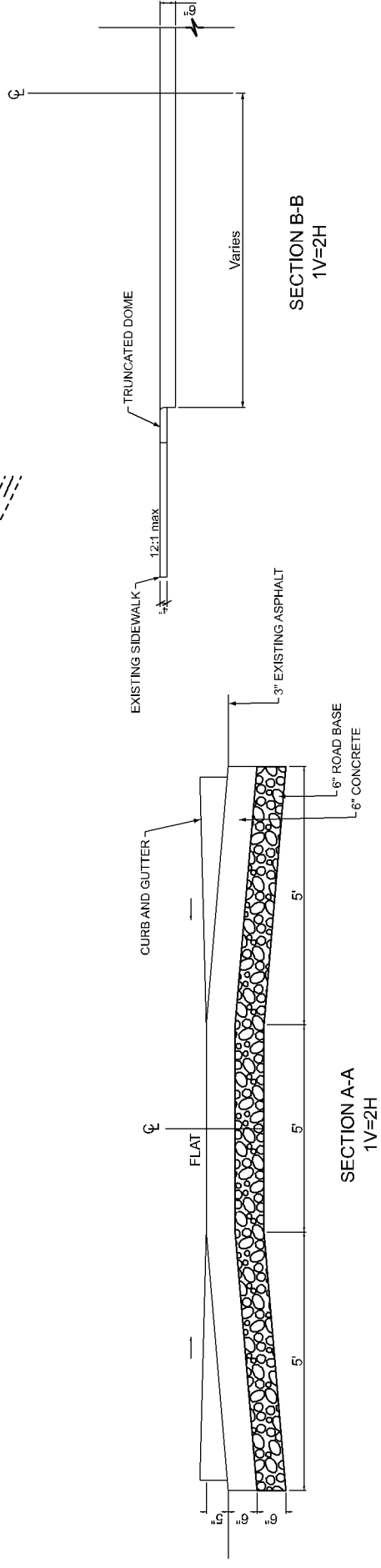
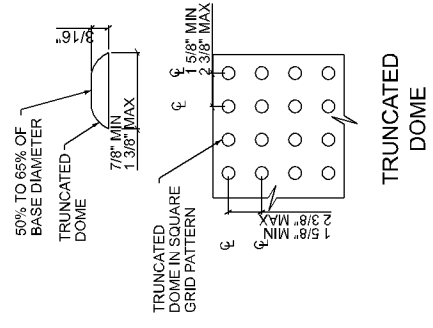
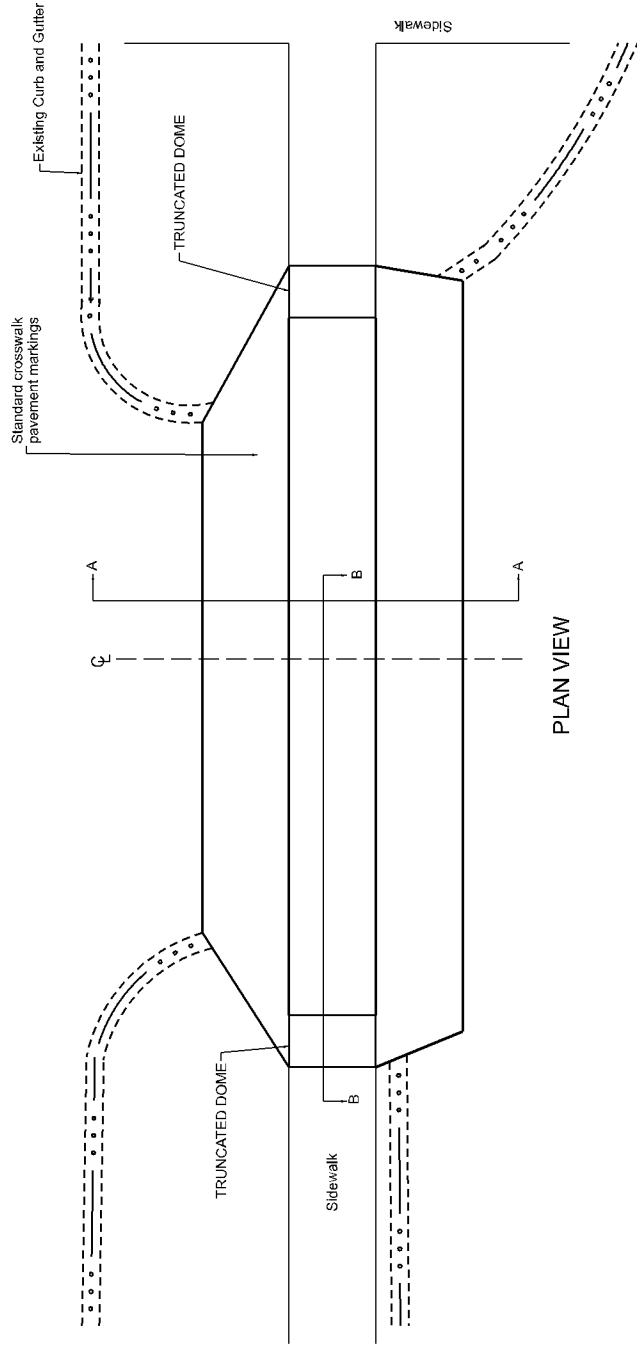
SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER / VICINITY MAP
2	NOTES & CONTACTS
3	LEGEND & ABBREVIATIONS
4	PLAN SHEET
5	DETAILS
6	DETAILS
7	DETAILS
8	DETAILS
ESI ENGINEERING CONSULTING ENGINEERS AND LAND SURVEYORS 3500 SOUTH MAIN STREET, SUITE 205 SALT LAKE CITY, UT 84115 TEL: (801) 263-7752	
DESIGN	BWIN 06/2021
DRAWN	KB 06/2021
QUANT.	BWIN 06/2021
APPROVAL	DATE
RECOMM.	DATE
APPROVED	DATE
PROJECT NUMBER	21-009
OF	SHEET NO. 1
	8

NO	BY	DATE	REVISIONS	REMARKS



REVISION	DATE	BY	DESCRIPTION	DESIGN	BY	DATE	CENTERVILLE CITY LEGACY THEATER RAISED CROSS WALK	 ESI ENGINEERING CONSULTING ENGINEERS AND LAND SURVEYORS 3800 SOUTH MAIN STREET SUITE 206 SALT LAKE CITY, UTAH 84115 TEL: (801) 282-7152	SHEET <u>4</u> OF <u>8</u> PROJECT NO. 21-009
				DRAN	US				
				CHECKED	KLG				
				DATE	06/10/22				

PLAN VIEW



SECTION B-B
1V=2H

REVISION	DATE	BY	DESCRIPTION	DESIGN	DRAWN
				CHEKED	US
				DATE	08/02/20

DETAILS

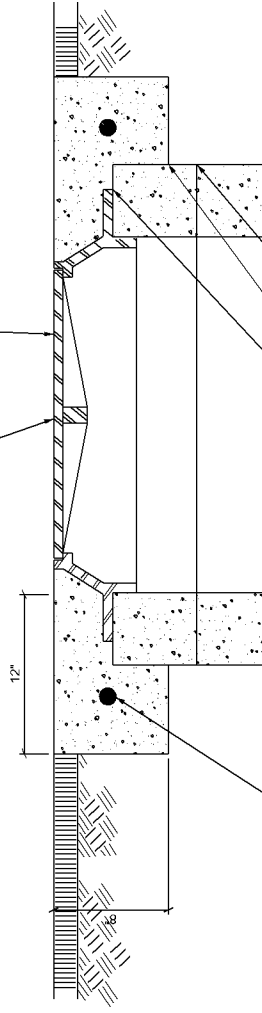
CENTERVILLE CITY
LEGACY THEATER
RAISED CROSS WALK



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3800 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 282-0752

STD. 30" M.H. RING & COVER
(D&L SUPPLY A1180, A1181,
OR EQUAL)

M.H. LID TO BE MARKED
"STORM DRAIN" AND SET
1/4" LOWER THAN CONCRETE



1 #4 REBAR RING

GROUT RING & COVER

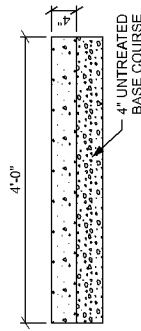
GRAD RINGS AS REQ'D.
(10" MAX.)

GROUT ALL GRADE RINGS

CONCRETE COLLAR

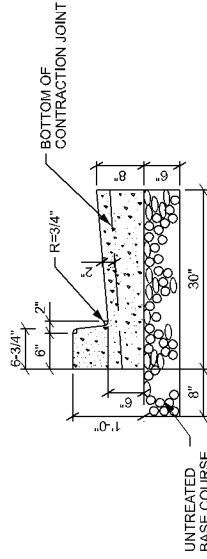
NOTES:

1. USE SAME CONCRETE COLLAR AROUND
STORM DRAIN MANHOLE RING AND COVER.
2. CAST-IN-PLACE BASES MAY BE REPLACED
WITH PRE-CAS BASES (SEE SPEC.)

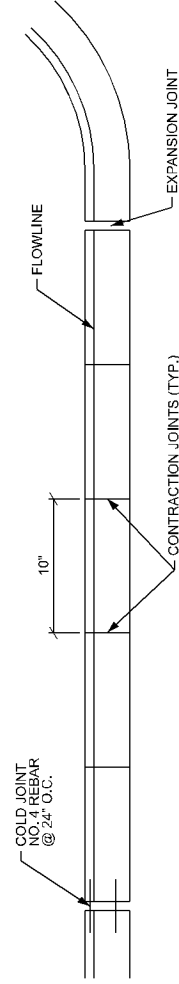


SIDEWALK SECTION

NOTE: SIDEWALK TO BE 6"
THICK AT DRIVEWAY



STANDARD CURB &
GUTTER SECTION



CURB AND GUTTER JOINT DETAIL

SAW-CUT AND PATCH ASPHALT
1" WIDER THAN TRENCH WIDTH
ON BOTH SIDES

PATCH ASPHALT TO MATCH
EX. ASPHALT DEPTH +1"

SEPARATION/DRAINAGE FABRIC
PLACED ON TOP OF GRAVEL

IMPORT UNTREATED BASE COURSE
COMPACTED TO 95% MODIFIED PROCTOR

IMPORT GRANULAR BORROW OR
NATIVE GRANULAR AS PER ENGINEER
COMPACTED TO 95% MODIFIED PROCTOR

1-1/2" OR 2" SEWER ROCK

TYPICAL STORM DRAIN TRENCH SECTION

REVISION	DATE	BY	DESCRIPTION	DESIGN	DRAWN
				DESIGN	DRAWN
				CHECKED	KLG
				DATE	08/10/2012

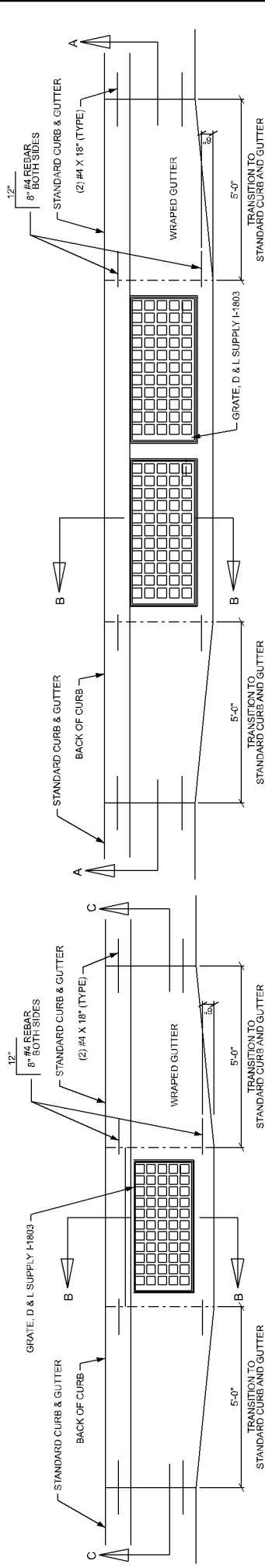
DETAILS

CENTERVILLE CITY
LEGACY THEATER
RAISED CROSS WALK



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CONSULTING ENGINEERS AND LAND SURVEYORS
3800 SOUTH MAIN STREET SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 282-7152

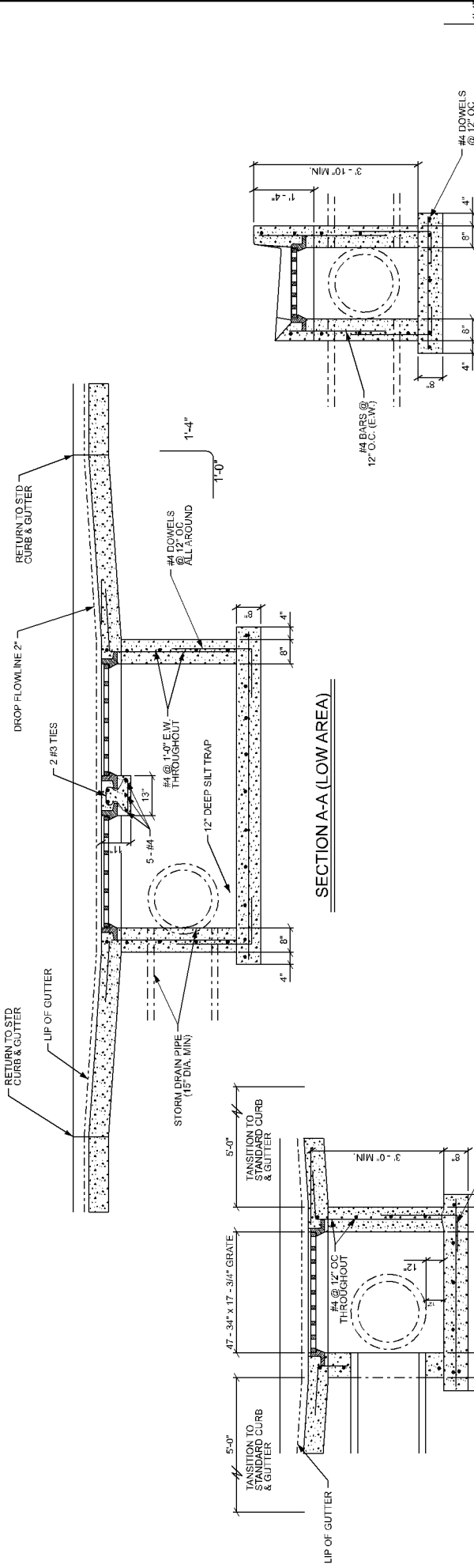
SHEET	6
OF	8
PROJECT NO.	21-009



INLET BOX - TYPE II SINGLE (LOW AREA)

INLET BOX - TYPE II DOUBLE (LOW AREA)

PLAN



SECTION A-A (LOW AREA)

SECTION "C" (LOW AREA)

SECTION "B" (LOW AREA)

NOTE: ALL CONCRETE TO BE CLASS 4000

REVISION	DATE	BY	DESCRIPTION

DESIGN	DATE	BY	DESCRIPTION

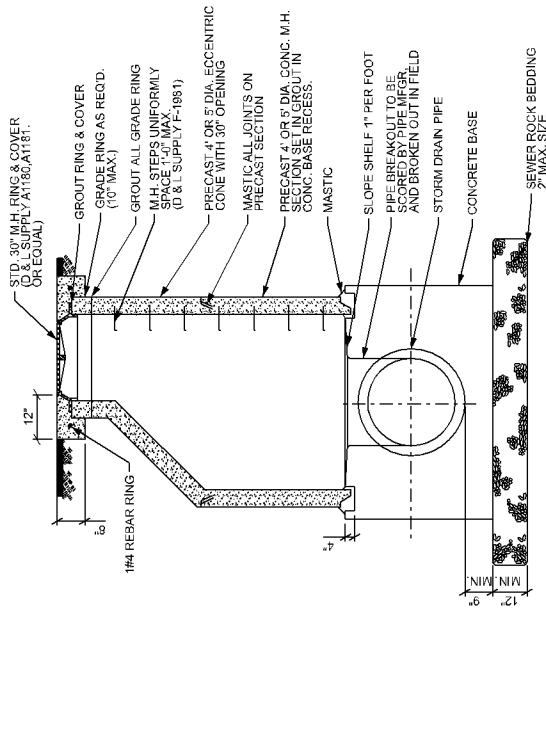
DETAILS

CENTERVILLE CITY
LEGACY THEATER
RAISED CROSS WALK

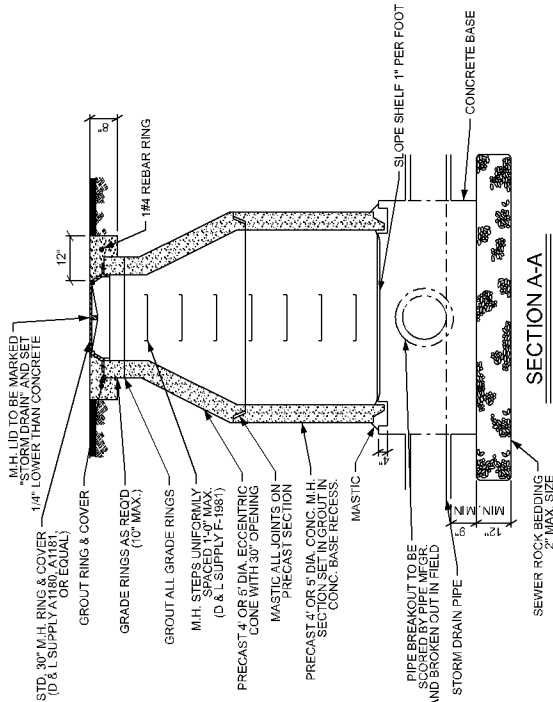
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SHEET	7
OF	8
PROJECT NO.	21-009

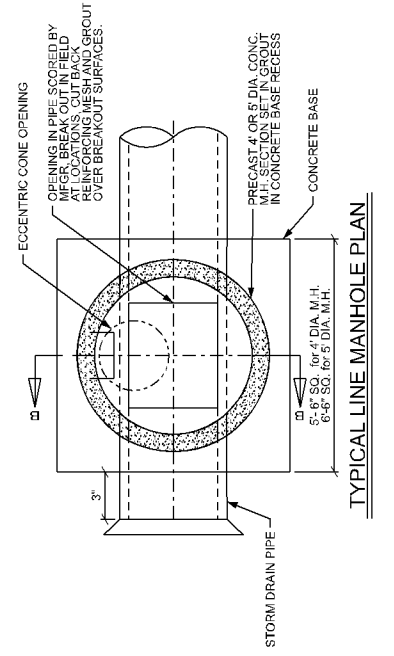


SECTION B-B

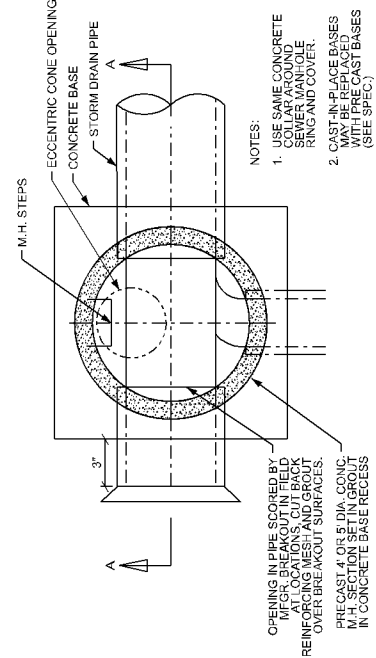


SECTION A-A

TYPICAL MANHOLE



TYPICAL LINE MANHOLE PLAN



JUNCTION MANHOLE PLAN

- NOTES:
1. USE SAME CONCRETE COLLAR AROUND OPENING IN FIELD. REINFORCING MESH AND GROUT OVER BREAKOUT SURFACES.
 2. CAST-IN-PLACE BASES SHALL BE SET IN GROUT WITH PRE-CAST BASES (SEE SPEC.)

NOTE: ALL CONCRETE TO BE CLASS 4000

REVISION	DATE	BY	DESCRIPTION	DESIGN	DRAWN	CHECKED	DATE	APPROVED

DETAILS

CENTERVILLE CITY
LEGACY THEATER
RAISED CROSS WALK



ESI ENGINEERING
CONSULTING ENGINEERS AND LAND SURVEYORS
3800 SOUTH MAIN STREET, SUITE 206
SALT LAKE CITY, UTAH 84115
TEL: (801) 282-7152

SHEET	8
OF	8
PROJECT NO.	21-009

 ESI Engineering, Inc. 3500 South Main, Suite 206 Salt Lake City, Utah Phone (801) 263-1752 www.esieng.com Consulting Engineers & Land Surveyors		Project Legacy Theater Raised Crosswalk Owner Centerville City Estimated by: BWN Date: 7/15/21 Checked by: KLC Date:		Sheet No. 1 of 1 Project No. 21-009	
	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
1	Patch asphalt 4" deep including saw-cut as needed (PG-58-28, DM 1/2", 50 Blow, 15% max. RAP)	15	TN	\$125.00	\$1,875.00
2	Install new 12" PVC storm drain (provided by city)	35	LF	\$50.00	\$1,750.00
3	Provide & Install storm drain inlet boxes and grates (including coring, collars, grouting and curb & gutter)	1	EA	\$4,000.00	\$4,000.00
4	Provide & Install 48" storm drain manhole (including coring, collars & grouting)	1	EA	\$5,000.00	\$5,000.00
5	Excavate and haul away native material (including rocks over 4" dia. rocks larger than 4" dia. expected)	30	CY	\$25.00	\$750.00
6	Remove and haul away current concrete crosswalk as per Engineer including saw-cut as needed	550	SF	\$2.00	\$1,100.00
7	Remove and haul away existing curb and gutter as per Engineer including saw-cut as needed (including replacement of roadbase & compaction as needed)	80	LF	\$5.00	\$400.00
8	Install raised crosswalk 6" thick (including replacement of roadbase & compaction as needed)	600	SF	\$15.00	\$9,000.00
9	Install curb and gutter as per Engineer including saw-cut as needed (including replacement of roadbase & compaction as needed)	30	LF	\$30.00	\$900.00
10	Remove and replace concrete wheelchair ramp as per Engineer including saw-cut as needed (including replacement of roadbase & compaction as needed)	240	SF	\$15.00	\$3,600.00
11	Remove and replace sidewalk as per Engineer including saw-cut as needed (including replacement of roadbase & compaction as needed)	150	SF	\$15.00	\$2,250.00
12	Import gravel bedding for drain line (including drainage/separation fabric)	20	TN	\$25.00	\$500.00
13	Import untreated base course including compaction	35	TN	\$30.00	\$1,050.00
14	Concrete collar new manhole	1	EA	\$550.00	\$550.00
15	Restore landscaping and sprinklers as needed and Trim trees as needed for equipment clearance	1	Lump Sum	\$2,000.00	\$2,000.00
16	Mobilization and Traffic Control	1	Lump Sum	\$10,000.00	\$10,000.00
	Subtotal (Items 1-16)				\$44,725.00
17	Contingencies	10	%		\$4,472.50
18	Engineering and surveying	10	%		\$4,472.50
	Total (Item 1-18)				\$53,670.00

CENTERVILLE

**Staff Backup Report
7/20/2021**

Item No. 3.

Short Title: Minutes Review and Acceptance

Initiated By:

Staff Representative:

SUBJECT

June 1, 2021 RDA Minutes

RECOMMENDATION

Approve the June 1, 2021 RDA Minutes

BACKGROUND

ATTACHMENTS:

Description

▯ 06-01-2021 RDA Minutes

Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, June 1, 2021 at 6:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

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
Jacob Smith, Administrative Services Director
Nate Plaizier, Finance Director
Jennifer Hansen, City Recorder

PUBLIC HEARING – FY2021 BUDGET AMENDMENT

Administrative Services Director Jacob Smith explained proposed amendments to the FY2021 RDA Budget. Chair Wilkinson opened a public hearing at 6:34 p.m., and closed the public hearing seeing that no one wished to comment. Director Ince **moved** to approve RDA Resolution No. 2021-02 adopting amendments to the FY2021 Budget. Vice Chair Ivie seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – FY2022 RDA FINAL BUDGET

Mr. Smith presented the proposed FY2022 RDA Final Budget. Chair Wilkinson opened a public hearing at 6:39 p.m., and closed the public hearing seeing that no one wished to comment. Director McEwan **moved** to approve RDA Resolution No. 2021-03 adopting the FY2022 Budget of Funds and Accounts for the Redevelopment Agency of Centerville City. Director Ince seconded the motion, which passed by unanimous vote (5-0).

CONSIDER TAX INCREMENT SUBSIDY EXCEPTION FOR LEGACY CROSSING THEATER, LLC

The RDA recently approved Amendment No. 1 to the Agreement for Development of Land (ADL) regarding tax increment incentives related to the Legacy Crossing and Parrish Lane project. Amendment No. 1 allowed the RDA, in its sole discretion, to make an exception to the required provisions of the ADL to allow for the distribution of some or all eligible annual Tax Increment Subsidy to the developer for the Tax Increment Year 2020 due to COVID-19 related reductions in annual ticket sales or other required conditions set forth in Section 2.1 of the ADL. The developer was required to provide to the RDA sufficient written evidence of COVID-19 related reduction in annual ticket sales.

The Directors reviewed ticket sales data provided. Director McEwan **moved** to approve the Tax Increment Subsidy exception for Legacy Crossing Theater, LLC for Tax Increment Year 2020 due to COVID-19 related reduction in ticket sales. Director Ince seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 18, 2021 RDA meeting were reviewed. Director Ince **moved** to accept the minutes. Director Mecham seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 6:47 p.m., Director Ince **moved** to adjourn the RDA 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