

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, April 4, 2023 at
2 5:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

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4 **DIRECTORS PRESENT**

Gina Hirst
George McEwan
Robyn Mecham
Spencer Summerhays
Clark Wilkinson, Chair

9
10 **DIRECTOR ABSENT**

William Ince

11
12 **STAFF PRESENT**

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Whittney Black, Assistant Planner
Cory Snyder, Community Development Director
Dave Walker, Deputy Public Works Director
Bryce King, Community Services Manager
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department

22
23 **VISITORS**

Sam Nelson, Stokes Stevenson
Cody Paul, RMEC Environmental, Inc.
Jamie Russell, RMEC Environmental, Inc.

26
27 **STOKES STEVENSON FOLLOW UP**

28
29 At the March 7, 2023 RDA Meeting, Stokes Stevenson asked the RDA for help (creating
30 a redevelopment area and collecting tax increment) with mitigating contaminated soil on a site
31 they were developing on the west side of Centerville. They were asked to research information
32 and alternatives on what it would take to mitigate soil and prevent contaminants leaching into the
33 water. Sam Nelson with Stokes Stevenson introduced Cody Paul and Jamie Russell with RMEC
34 Environmental. Mr. Paul gave a brief environmental history of the site in question, and described
35 current monitoring. He said the 2020 ground water sample report showed stabilizing or decreasing
36 values across the board.

37
38 Director Summerhays said he believed a compelling reason needed to be provided for the
39 RDA to forego property tax collection, and expressed the opinion that, considering the reduced
40 purchase price, the current request felt like double-dipping. Mr. Nelson commented that Stokes
41 Stevenson was unaware of much of the information prior to purchase. He said Stokes Stevenson
42 attorneys would communicate with the City regarding purchase price. Director McEwan said he
43 shared the concern expressed by Director Summerhays, and said he would not feel compelled to
44 approve help to pay for remediation if the cost of remediation was taken into account in the
45 difference between fair market value and actual purchase price. Director Hirst said she agreed.

46
47 Director Mecham said she was concerned about plans to clean up the property, and
48 concerned about the precedent that may be set if the RDA approved the request. Mr. Nelson said
49 Stokes Stevenson had reached out regarding utilities and had received Will Serve Notices, and
50 had received a first round of comments from the City regarding the first site plan submittal. Mr.
51 Paul said it was not uncommon for utilities to be installed in contaminated or blighted areas with
52 precautions.

1 Responding to a question from Director Mecham, Community Development Director Cory
2 Snyder said staff was concerned about the water line going in, and the level of expectation for
3 clean-up. He said various utility entities had not yet provided a response, and said several issues
4 had not yet been worked out. He expressed the opinion that the RDA perspective was different
5 from the planning perspective, with the RDA considering the purpose of the development, and
6 the intention of RDA participation.

7
8 Director McEwan said he was open to continuing discussions, but did not yet have enough
9 information to make a decision. He emphasized that the cost was unknown at that point. Director
10 Mecham expressed agreement.

11
12 Mayor Wilkinson thanked the Stokes Stevenson representatives for their time.

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14 **MINUTES REVIEW AND APPROVAL**

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16 Minutes of the March 7, 2023 RDA Meeting were reviewed. Director Hirst **moved** to
17 approve the minutes. Director Mecham seconded the motion, which passed by unanimous vote
18 (4-0).

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20 **ADJOURNMENT**

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22 At 6:06 p.m., Director Summerhays **moved** to adjourn the RDA Meeting. Director Hirst
23 seconded the motion, which passed by unanimous vote (4-0).

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27 _____
28 Brant T. Hanson, RDA Executive Director

05-08-2023

Date Approved

