



# REDEVELOPMENT AGENCY AGENDA

**NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE REDEVELOPMENT AGENCY WILL HOLD A REGULAR MEETING AT 8:00 PM ON JANUARY 21, 2025 AT CENTERVILLE CITY HALL, 250 NORTH MAIN STREET, CENTERVILLE, UTAH.**

*Centerville Redevelopment Agency meetings are open to the public, unless otherwise closed for reasons allowed by law. Centerville Redevelopment Agency meetings may be conducted via electronic means pursuant to Utah Code § 52-4-207. In compliance with the Americans with Disabilities Act, individuals needing special accommodations due to a disability may contact the City Recorder at (801) 295-3477, at least 24 hours in advance of the meeting. The Agency reserves the right to modify the sequence of agenda items in order to facilitate special needs or provide greater efficiency.*

***The full agenda packet and backup materials can be found on the Centerville City website at:***

<https://centervilleutah.gov/129/Agendas-Minutes>

**A. ROLL CALL**

**B. BUSINESS ITEMS**

Business action or discussion items to be considered.

1. RDA Consent - Centerville Corporate Park - Amended Plat - Marketplace 24, LLC  
Review proposed amended plat adjusting boundary lines for Lot 1 and Lot 201 of the Centerville Corporate Park Subdivision located within the Parrish Gateway Neighborhood Project Area
2. Parrish Lane Gateway Landscaping Repairs  
Consider Landscaping Repairs in the Parrish Lane Gateway to J.D Young and Sons Landscaping in the amount of \$33,821

**C. MINUTES**

Minutes of prior meetings may be reviewed and accepted. Minutes review and approval shall comply with the Centerville City Minutes Approval Policy.

1. Minutes Review and Approval  
December 3, 2024 RDA Minutes

**D. ADJOURNMENT**

## CERTIFICATE OF POSTING

*I hereby certify that this notice and agenda was posted at Centerville City Hall, published on the Utah Public Notice Website, and provided to a newspaper or media correspondent in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.*

**Jennifer Robison  
Centerville City Recorder**



# REDEVELOPMENT AGENCY

**Staff Report**  
1/21/2025

**Item No. 1.**

**Title:** RDA Consent - Centerville Corporate Park - Amended Plat - Marketplace 24, LLC

**Initiated By:** Michael Petrogeorge, Marketplace 24, LLC, Applicant

**Staff Representative:** Michael Eggett, Community Development Director

**SUBJECT:**

Review proposed amended plat adjusting boundary lines for Lot 1 and Lot 201 of the Centerville Corporate Park Subdivision located within the Parrish Gateway Neighborhood Project Area

**RECOMMENDATION:**

Review proposed amended plat adjusting boundary lines for Lot 1 and Lot 201 of the Centerville Corporate Park Subdivision located within the Parrish Gateway Neighborhood Project Area and consent to the proposed changes.

**BACKGROUND:**

Marketplace 24, LLC recently purchased Lot 1 and Lot 201 of the Centerville Corporate Park Subdivision. Marketplace 24, LLC desires to adjust the lot lines between Lot 1 and Lot 201 so the parking structure is completely located within Lot 1. The parking structure currently straddles the existing lot line between the two lots. While a lot line adjustment may be handled by exchange of title or boundary line agreement, Marketplace 24, LLC agreed to prepare an amended plat to accomplish the adjustment. The subject property is located within the Parrish Gateway Neighborhood Project Area and is subject to a number of recorded documents and agreements governing development of the property ("governing documents"). Under the governing documents, any development or alteration of the property 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. The proposed lot line adjustment and amended plat are considered minor amendments to the subdivision and are recommended for approval by Staff pending consent by the RDA. Staff recommends the RDA provide consent for the proposed amendments.

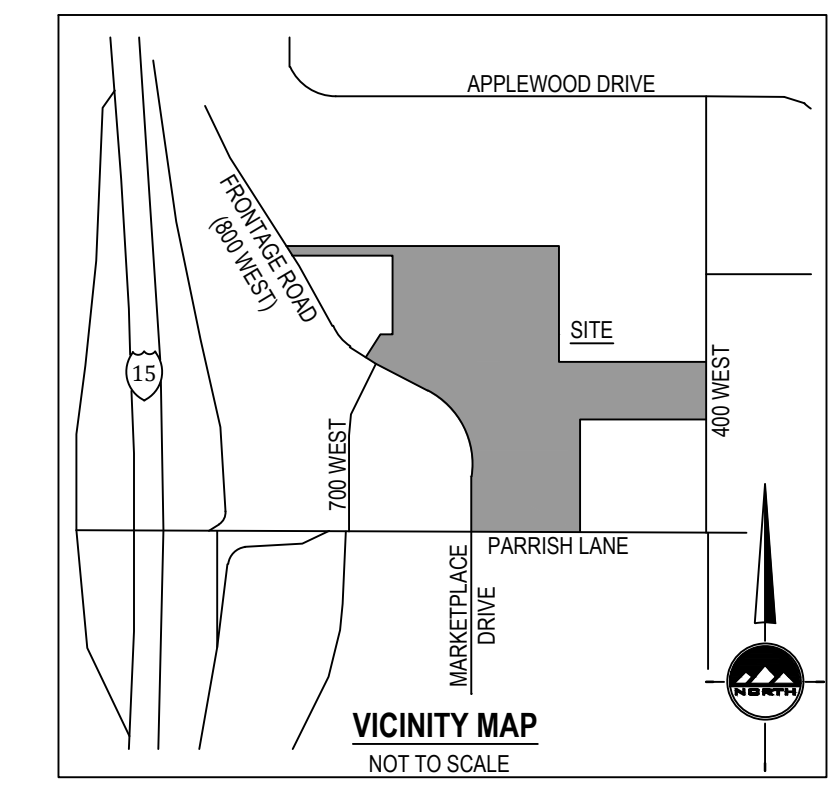
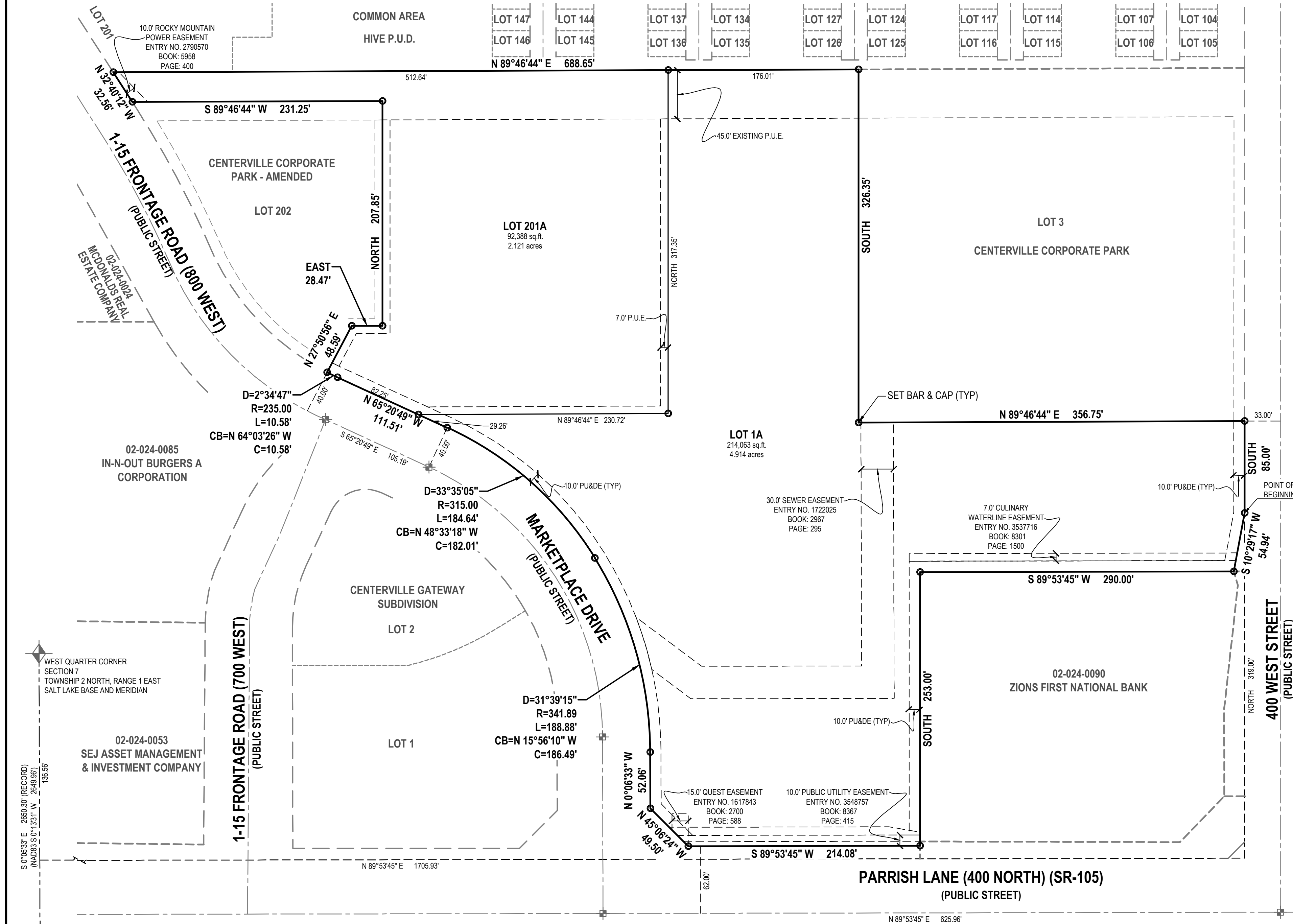
**ATTACHMENTS:**

1. 2024-12-31 AMENDED PLAT

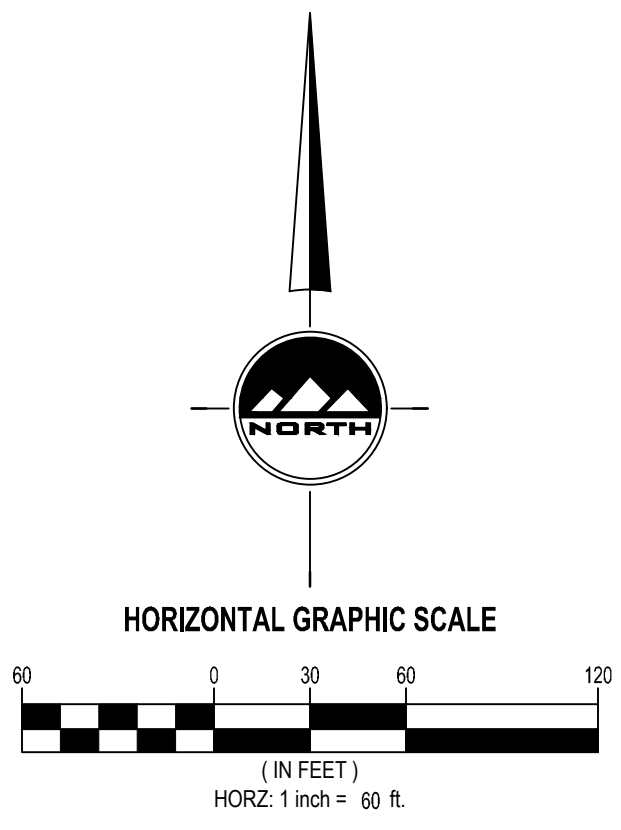


# CENTERVILLE CORPORATE PARK - SECOND AMENDED

AMENDING LOT 1 CENTERVILLE CORPORATE PARK AND LOT 201 CENTERVILLE CORPORATE PARK - AMENDED  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7 AND THE  
 NORTHWEST QUARTER OF SECTION 7  
 TOWNSHIP 2 NORTH, RANGE 1 EAST  
 SALT LAKE BASE & MERIDIAN  
 CENTERVILLE, DAVIS COUNTY, UTAH



- LEGEND**
- SECTION CORNER
  - EXISTING STREET MONUMENT
  - 
  - SECTION LINE
  - SECTION TIE LINE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ADJACENT ROAD CENTERLINE
  - ADJACENT RIGHT OF WAY
  - LOT LINE
  - ADJACENT LOT LINE
  - EASEMENT
  - ADJACENT EASEMENT



## CENTERVILLE CORPORATE PARK - SECOND AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7  
 AND THE NORTHWEST QUARTER OF SECTION 7  
 TOWNSHIP 2 NORTH, RANGE 1 EAST  
 SALT LAKE BASE & MERIDIAN  
 CENTERVILLE, DAVIS COUNTY, UTAH

<p><b>DAVIS COUNTY RECORDER</b></p> <p>ENTRY NO. _____ FEE _____</p> <p>PAID _____ FILED FOR RECORD AND</p> <p>RECORDED THIS _____ DAY OF _____ 20____</p> <p>AT _____ IN BOOK _____ OF OFFICIAL RECORDS</p> <p>PAGE _____</p>	<p><b>SHEET 2 OF 2</b></p> <p>PROJECT NUMBER : 13465</p> <p>MANAGER : C.PRESTON</p> <p>DRAWN BY : J.RINDUSBACHER</p> <p>CHECKED BY : T.WILLIAMS</p> <p>DATE : 12/31/2024</p>
<p>DAVIS COUNTY RECORDER</p> <p>BY _____</p> <p>DEPUTY RECORDER</p>	

**DEVELOPER**  
 MANAGEMENT AND TRAINING CORPORATION  
 500 NORTH MARKETPLACE DRIVE  
 CENTERVILLE, UT 84014  
 801-693-2757



**LAYTON**  
 919 North 400 West  
 Layton, UT 84041  
 Phone: 801.547.1100  
 WWW.ENSIGNENG.COM

**SANDY**  
 Phone: 801.255.0029

**TORILE**  
 Phone: 435.843.3990

**CEDAR CITY**  
 Phone: 435.850.1453

**RICHFIELD**  
 Phone: 435.896.2983



# REDEVELOPMENT AGENCY

**Staff Report**  
1/21/2025

**Item No. 2.**

**Title:** Parrish Lane Gateway Landscaping Repairs

**Initiated By:** Bruce Cox, Parks and Recreation Director

**Staff Representative:** Bruce Cox, Parks and Recreation Director

**SUBJECT:**

Consider Landscaping Repairs in the Parrish Lane Gateway to J.D Young and Sons Landscaping in the amount of \$33,821

**RECOMMENDATION:**

Approve Landscaping Repairs in the Parrish Lane Gateway to J.D Young and Sons Landscaping in the amount of \$33,821

**BACKGROUND:**

The Hive Development on the north side of the Centerpoint Theatre, MTC parking and offices, and Chic-fil-A completed their construction project of town houses, single homes and an office building last year. CW Development replaced the city's fence along the property line as it was badly damaged during construction. During the construction period many of the sub-contractors used the parkway as a staging area for materials and equipment for convenience causing some damage to the landscaping and then the removal of the damaged fence and construction of the new fence incurred significant damage to irrigation lines, valves, wires and most of the heads in the parkway in the summer of 2023. The damaged was not repaired for two irrigation seasons and several established trees and shrubs died from lack of water.

Bruce Cox contacted the Developer to work out repair of the damaged areas both by phone and in person visits to the new Centerville Office in 2023. Contact was made with Tyler Arbuckle, Project Manager for CW. Tyler asked for an estimate from JD Young for repairing the damage that was put together in June 2023 and submitted to Tyler. Nothing happened all summer and several months later Tyler told Bruce the work would be done by one of their subcontractors. In an attempt to contact the Hive again Bruce was told to contact Grant Brinkerhoff. when contacted, Grant asked for the estimate from the landscaping firm JD Young, that has been contracted for several years to do grounds maintenance for the three properties on the South of the new Hive Development, and the estimate was sent to Mr. Brinkerhoff in December of 2023. A meeting on site with a sub-contractor for the Hive Development and representatives from the city and JD Young walked the site and pointed out all the damaged heads, lines and valves that they had found and marked with pink flags. The sub-contractor began cleaning up the construction debris left on the site but later left employment with the Hive development and did not return. Contact was made again as spring of 2024 was approaching to see if the repairs could be made before another irrigation season was about to begin but no work took place until last fall, a very poor attempt was made with no effort to repair any irrigation system damage, just some leveling and new sod laid over broken lines, missing heads and broken valves. JD young, informed Bruce Cox of the poor work and pictures of the new sod with pink flags marking all the broken heads and lines were sent to the Hive Development in August of 2024 after another summer of no water to the parkway had passed and not only the

area damaged by construction but now all the turf in the entire parkway had died from lack of proper irrigation. The newly laid sod had no way of being watered and in the August heat quickly died.

Staff suggested having the repair work done by JD Young and then seeking reimbursement from The Hive Development. They agreed to have the landscaping repairs done by JD Young who were able to complete all the work with the exception of replacing some sod areas due to lack of availability from the sod farms now until spring. The last of the sod will be laid as soon as sod becomes available.

**ATTACHMENTS:**

1. JD Young Invoice
2. Damage 1
3. Damage 2
4. Damage 3
5. Damage 4
6. Damage 5
7. Damage 6

J. D. Young and Sons Landscaping

3404 W 5200 S  
 Roy, Ut 84067  
 801-773-2694  
 Fax 801-773-3055

# Invoice

Date	Invoice #
1/3/2025	4063

Bill To
CLT ATTN: Accounts Payable 525 N 400 W Centerville, Ut 84014

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Run new sprinkler lines that were damaged during construction. This is for 45 pop up heads and 17 rotary. Raise and repair 7 additional rotary.	7,510.00	7,510.00
	From the parking terrace to the East. Grub out dead sod. Level the area. Bring in top soil and lay sod.	17,640.00	17,640.00
	From the parking terrace to the West. Level damaged areas with top soil. Lay sod.	6,930.00	6,930.00
	ADDITIONAL CHARGE FOR EXTRA GRUB AND DUMP FEES DUE TO SOD BROUGHT IN THAT HAD TO BE REMOVED.	1,741.00	1,741.00
	CREDIT FOR SOD NOT YET LAID DUE TO WEATHER. (Sod will be laid and billed when it becomes available in spring.)	-6,885.00	-6,885.00
<b>Total</b>			<b>\$26,936.00</b>

*WBC*



# CENTERVILLE CITY

250 North Main · Centerville, Utah 84014 · (801) 295-3477

## PURCHASE ORDER

No: 19370

Date 1-6-2025 Fiscal Year 2025

Vendor Name D.D. Young and Sons Landscaping

SHIP TO

Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dept: RDA-

If emergency purchase, state reason below.

Previous P.O. # (if any) \_\_\_\_\_

QUANTITY	UNIT	STOCK NUMBER / DESCRIPTION	PRICE	UNIT	TOTAL
		<u>Repair &amp; Replacement to damaged landscape</u>			
		<u>from The Hive development (N side of theatre)</u>			
TOTAL					<u>26,936.00</u>

### Other Bids:

Vendor \_\_\_\_\_ Quote: \_\_\_\_\_

Vendor \_\_\_\_\_ Quote: \_\_\_\_\_

### \*\*Informal Bidding Exemption:

<input type="checkbox"/> Single Source	<input type="checkbox"/> Special Sale	<input type="checkbox"/> Vehicle/Equipment Repair
<input type="checkbox"/> Professional Services	<input type="checkbox"/> Interlocal Agreement	<input checked="" type="checkbox"/> City Manager Approval
<input type="checkbox"/> Emergency Purchase	<input type="checkbox"/> State Bid or Matching	<input type="checkbox"/> Other _____
State Contract # _____		

\*\* One Exemption must be checked if no informal bids are included

**Additional Comments** Damage to irrigation system and landscape by sub contractors of Hive Development when removing and replacing The Theatre's fence and other damage caused during construction of townhomes. (Sod will be additional when available.)

ACCOUNT #	%	\$
		<u>26,936.00</u>

ACCOUNT #	%	\$

DEPARTMENT BUDGETARY APPROVAL <u>W. Brown Cook</u>
FINANCE APPROVAL
CITY ADMINISTRATOR APPROVAL

CHANGES TO ORIGINAL ORDER: APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

To be Used For Goods/Services of \$1000-25,000 or more in accordance with Centerville City Procurement Policy

### STATE OF UTAH SALES OR USE TAX EXEMPTION

I hereby certify that the material in this order will be used in an essential governmental function and is exempt under Sec. 6 from the Tax imposed by the Emergency Act of 1933 and Sec. 4 Par. F of Use Tax of 1937.















# REDEVELOPMENT AGENCY

**Staff Report**  
1/21/2025

**Item No. 1.**

**Title:** Minutes Review and Approval

**Initiated By:**

**Staff Representative:**

**SUBJECT:**

December 3, 2024 RDA Minutes

**RECOMMENDATION:**

**BACKGROUND:**

**ATTACHMENTS:**

1. 12-3-24 RDA DRAFT

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, December 3,  
2 2024 at 6:30 p.m. with participants present at Centerville City Hall, 250 North Main Street.

3  
4 **DIRECTORS PRESENT**

Clark Wilkinson, Chair  
Spencer Summerhays  
Cheylynn Hayman  
Robyn Mecham  
Brian Plummer  
Gina Hirst

10  
11 **STAFF PRESENT**

Brant Hanson, RDA Executive Director  
Lisa Romney, City Attorney  
Jennifer Robison, City Recorder  
Mike Eggett, Community Development Director  
Mike Carlson, Public Works Director  
Sydney DeWees, Planner  
Bruce Cox, Parks and Recreation Director  
Nate Plaizier, Finance Director  
Dave Walker, Deputy Public Works Director  
Kevin Campbell, City Engineer

21  
22 **VISITORS**

Danny Inkley, CenterPoint Theatre Executive Director

23  
24 **CENTERPOINT THEATRE FACILITY IMPROVEMENTS**

25  
26 Danny Inkley, CenterPoint Theatre Executive Director, presented proposed  
27 improvements for CenterPoint Theatre, focusing on removable enhancements to the second  
28 stage, including a 24-foot-wide turntable stage, increased seating capacity, LED video walls,  
29 and upgraded lighting, sound, and electrical infrastructure. He discussed potential revenue  
30 growth from these changes and inquired about using naming rights funds for improvements,  
31 citing a possible \$2-3 million agreement with a local financial institution. City Attorney Lisa  
32 Romney clarified lease requirements for alterations and revenue calculations, while Director  
33 Wilkinson emphasized the need for official approval by the directors. Mr. Inkley agreed to  
34 provide detailed plans, aiming for project completion by June 2025 to coincide with the opening  
35 of "Cats."

36  
37 **ADJOURNMENT**

38  
39 At 6:59 p.m., Board member Hayman **moved** to adjourn the RDA meeting. Board  
40 member Hirst seconded the motion, which passed by unanimous vote (5-0).

41  
42  
43  
44  
45 \_\_\_\_\_  
Brant T. Hanson, RDA Executive Director

\_\_\_\_\_