

# REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REDEVELOPMENT AGENCY OF CENTERVILLE MEETING AT 9:20 PM ON OCTOBER 6, 2015 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  
September 15, 2015 RDA meeting
2. Approve contract with A-Trans for traffic signal study
3. Staff report regarding repairs and Maintenance Agreement for Davis Center for the Performing Arts HVAC system

**B. ADJOURNMENT**

Steve H. Thacker  
Executive Director

**CENTERVILLE  
RDA MEETING  
Staff Backup Report  
10/6/2015**

Item No. 1.

Short Title: Minutes Review and Acceptance

Initiated By:

Scheduled Time:

**SUBJECT**

September 15, 2015 RDA meeting

**RECOMMENDATION**

**BACKGROUND**

**ATTACHMENTS:**

Description

- ☐ September 15, 2015 RDA meeting minutes

## ***PRELIMINARY DRAFT***

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 15,  
2 2015 at 9:06 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street,  
3 Centerville, Utah.

### **DIRECTORS PRESENT**

4  
5 Paul A. Cutler, Chair  
6 Ken S. Averett  
7 Tamilyn Fillmore  
8 John T. Higginson, Vice Chair  
9 Stephanie Ivie  
10 Lawrence Wright

### **STAFF PRESENT**

11  
12 Steve Thacker, RDA Executive Director  
13 Lisa Romney, City Attorney  
14 Jacob Smith, Management Assistant  
15 Katie Rust, Recording Secretary

### **STAFF ABSENT**

16  
17 Blaine Lutz, Finance Director  
18  
19

## **PROPOSED DEVELOPMENT OF LOT 2 OF CENTERVILLE GATEWAY SUBDIVISION – ISLAND PARCEL – MARKETPLACE DRIVE AND PARRISH LANE**

20  
21  
22  
23 Lisa Romney, City Attorney, explained that the island parcel of the Centerville Gateway  
24 Subdivision has been divided into two lots, with the vacant lot under contract with Lyman  
25 Management for a pediatric dental office. Conceptual Site Plan approval was granted by the  
26 Planning Commission on August 26, 2015. As part of the Centerville RDA Gateway  
27 Neighborhood Project Area, the RDA must review the Conceptual Site Plan and can discuss  
28 potential contribution from the RDA for upgraded features. Referring to the water feature  
29 included in the conceptual site plan, Director Averett commented that the concept of a water  
30 feature was not approved for the neighboring Iggy's site.

31  
32 Brian Zaitz and Melissa Bigger with JZW Architects presented the conceptual plans.  
33 Chair Cutler stated that the RDA wishes Dr. Nelson success, but wants to ensure that a change  
34 of use for the building could be successful, considering the large number of dental offices  
35 already in the community. Mr. Zaitz responded that JZW has converted many standard office  
36 spaces for dental use, and he does not see any reason that dental space could not go the other  
37 way. Piping for medical gases could be capped. Staff was unable to state whether parking  
38 requirements are different for dental offices than for retail space. The entire island parcel has  
39 shared parking, as well as a parking agreement with the MTC across the street. The Planning  
40 Commission determined that the lot has sufficient parking.

41  
42 Chair Cutler expressed concern regarding long-term maintenance of the proposed water  
43 feature. Dr. Mark Nelson explained that at times the water feature will not be operational, and  
44 expressed a desire to be sensitive to drought situations. The water feature is designed to look  
45 nice with or without flowing water. The building is intended to be shared space primarily  
46 dedicated to pediatric dentistry.

47  
48 Director Fillmore said she is impressed with the conceptual plan. Director Ivie stated  
49 she is uncomfortable with the building design because she feels it looks a lot like a church,  
50 which would be out of place considering the surrounding properties. She referred to the  
51 possibility of turn-over, and expressed concern regarding future parking problems. Director  
52 Wright stated he thinks the architecture looks similar to Farmington Station, and is consistent  
53 with commercial use. Chair Cutler said he thinks the high-quality features would enhance the  
54 area.

1 Director Wright made a **motion** to accept the Conceptual Site Plan for development of a  
2 dental office on Lot 2 of the Centerville Gateway Subdivision. Vice Chair Higginson seconded  
3 the motion, which passed by majority vote (4-2), with Directors Averett and Ivie dissenting.  
4

5 Director Averett stated that he does not feel the water feature is a good use of natural  
6 resources. Director Wright responded that he likes what is presented, and feels it would be nice  
7 for the RDA to participate. Chair Cutler suggested asking the design team to present a water-  
8 feature option as well as an alternate option. Ms. Romney pointed out that the conceptual  
9 proposal is within City ordinances and can occur without RDA participation. The applicant was  
10 informed that if RDA contribution is desired, more than one proposal is requested for  
11 consideration.  
12

13 Mr. Zaitz and Ms. Bigger presented the proposed lighting plan. Chair Cutler made a  
14 **motion** to approve the Fourth Amendment to the ADL for the Centerville Gateway Subdivision.  
15 Director Wright seconded the motion, which passed by unanimous vote (6-0).  
16

17 Director Wright made a **motion** to approve the Assignment and Assumption Agreement  
18 for the sale and purchase of Lot 2 of the Centerville Gateway Subdivision. Director Fillmore  
19 seconded the motion, which passed by unanimous vote (6-0).  
20

21 **1250 WEST PARRISH LANE INTERSECTION IMPROVEMENTS**  
22

23 Mr. Thacker reported that the design plan for the 1250 West Parrish Lane intersection  
24 traffic signal improvements has been completed and submitted to UDOT for review. Director  
25 Fillmore added that the delay regarding both the pedestrian bridge fencing and the intersection  
26 improvements is providing time to ensure the projects are coordinated in the most efficient  
27 manner.  
28

29 The RDA previously discussed the possibility of hiring an independent landscape  
30 designer to prepare the landscaping plan for the intersection. Director Fillmore reported that the  
31 scope of work desired will require the services of a professional landscape architect firm for a  
32 complete, cohesive plan. Services of a landscape architect firm will also be helpful in utilizing a  
33 \$1,800 place-making grant received for Founders Park frontage. She presented cost estimates  
34 from multiple firms, and recommended the services of Grassli Group for both projects. For an  
35 additional \$800 Grassli Group would be willing to participate in coordinating the pedestrian  
36 bridge fencing project as well. Mr. Thacker expressed support for her recommendations. The  
37 landscaping plan for the intersection project would be funded by the RDA. The \$1,000 for a  
38 design plan for the Founder's Park project would come from City General Fund or Contingency  
39 Fund, with the first \$1,800 for plantings funded by the grant. Chair Cutler and Director Ivie  
40 expressed skepticism that Grassli Group's services would be necessary regarding the fencing.  
41 Director Fillmore stated that it may not be necessary, but may be helpful if staff is unable to find  
42 a satisfactory fencing option.  
43

44 Chair Cutler made a **motion** to authorize up to \$2,300 of RDA funds for landscape  
45 design services from MGB&A of the Grassli Group for the four corners of the 1250 West Parrish  
46 Lane intersection. Director Wright seconded the motion, which passed by unanimous vote (6-  
47 0).  
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**ADJOURNMENT**

At 10:05 p.m. Director Wright made a **motion** to adjourn and return to regular meeting. Director Ivie seconded the motion, which passed by unanimous vote (6-0).

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Steve Thacker, RDA Executive Director

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Date Approved

\_\_\_\_\_  
Katie Rust, Recording Secretary

**CENTERVILLE  
RDA MEETING  
Staff Backup Report  
10/6/2015**

Item No. 2.

Short Title: Approve contract with A-Trans for traffic signal study

Initiated By:

Scheduled Time:

**SUBJECT**

**RECOMMENDATION**

Award contract to A-Trans Engineering and authorize RDA funding in the amount of \$5130 for a traffic signal study for two intersections: 400 West/Porter Lane and 400 West/Bellano Way.

**BACKGROUND**

The Brighton Homes project on Porter Lane was approved with the condition that the developer contribute a fair share towards the future signalization of the 400 West/Porter Lane intersection. This traffic signal study will provide the basis for making that determination. The study will also reveal the current conditions at these two intersections and whether current conditions warrant traffic signals--or how close current conditions may be to that threshold. Since the Parrish Gateway RDA Project Area includes 400 West to Porter Lane, staff believe the cost of this study is a justifiable RDA expense.

Staff initially requested a proposal from A-Trans for only the 400 West/Porter Lane intersection. That scope of work would have cost \$3870. By adding the 400 West/Bellano Way intersection to the scope of work, the cost increases only to \$5130, which is a savings when compared to the cost of separate studies for both intersections.

**ATTACHMENTS:**

Description

- Porter Walton TIA Expansion and Bellano Way

September 14, 2015



RE: Porter Walton Homes TIA Proposal- Centerville, UT

A-Trans Engineering appreciates the opportunity to submit a proposal for an updated evaluation of the Porter Walton Homes Traffic Impact Analysis in Centerville, UT. The following describes the requirements for the traffic study based on the TIA guidelines. A traffic study has been provided by the developer however, there are concerns that it may not have adequately identified the critical time period for the intersection under evaluation, Porter Lane / 400 West and Bellano Way / 400 West.

The purpose of the analysis:

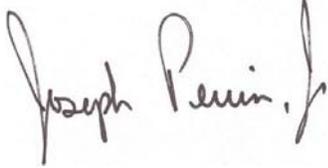
- Review the traffic analysis provided by Reeves and Associates, Inc.
- Provide fresh counts and analysis with the schools being in session. The prior study evaluated the intersection under July volumes, not when school was in session.
- Collect data for the AM peak, Mid-day and PM peak periods with school in session to determine the true critical time period.
- Provide a LOS Analysis under these updated time periods (AM peak, After School Peak, PM peak).
- Provide a peak period signal warrant analysis for the three time periods.
- Provide options for determining development impact on the intersection and an estimated percentage of contribution for a future signal.
- Provide a summary memo of review and findings.
- Plan for two meetings at Centerville City

Note that a detailed task cost report has been included for your review with the cost for the traffic services described at a Not-To-Exceed amount of \$5,130. While coordination to complete the traffic study is included, any additional meetings for presentations, public meetings, City Council, etc. will be considered extra.

Future meetings and analysis are based on our current fee schedule and will be billed based on time and expenses. Following all data collection, approximately 2 weeks is necessary to complete the traffic study. We can begin with a returned signed notice to proceed below. A full contract will need to be signed and returned prior to the completion of the final report. By signing you are indicating that you are an authorized property owner representative and have such authorization to engage A-Trans Engineering in this contract work associated with the site. Further, final payment will be provided 30 days following the study completion and submittal. It is identified that the governing agency of the road makes the final decisions for access and therefore no guarantee of an access approval can be made and payment is NOT subject to the approval of the access.

Please contact me with any questions.

Sincerely,  
**A-Trans Engineering**



Joseph Perrin, PhD, PE, PTOE  
Principal

\_\_\_\_\_  
Notice to Proceed - Signature Above  
Print Name:

\_\_\_\_\_  
Date

Porter and Bellano on 400 W Traffic Study Review and Expansion- Centerville, UT					
Task Cost Report					
Porter / 400 W and Bellano Way / 400 W		Man Hours			
Data Collection	JP	Eng	Data	Expense	Totals
1 Reeve TIA Review / Site visit	1.0			\$20	\$170
2 Collect data for the AM peak, Mid-day and PM peak periods with school in session to determine the true critical time period.			27.0	\$100	\$1,180
<b>Analysis</b>					
3 Provide a LOS Analysis under these updated time periods (AM Peak, Afternoon Peak, PM Peak).	1.0	6.0			\$630
4 Provide a peak period signal warrant analysis for the three time periods (AM Peak, Afternoon Peak, PM Peak).	1.0	6.0			\$630
5 Provide options for determining development impact on the intersection and an estimated percentage of contribution for a future signal.	6.0				\$900
<b>Recommendations, Documentation</b>					
6 Provide a summary memo of review and findings.	2.0	4.0		\$50	\$670
7 Plan for two meetings at Centerville City	6.0			\$50	\$950
<b>Totals</b>	<b>17</b>	<b>16</b>	<b>27</b>	<b>\$220</b>	<b>\$5,130</b>

**CENTERVILLE  
RDA MEETING  
Staff Backup Report  
10/6/2015**

Item No. 3.

Short Title: Staff report regarding repairs and Maintenance Agreement for Davis Center for the Performing Arts HVAC system

Initiated By:

Scheduled Time:

**SUBJECT**

**RECOMMENDATION**

Staff will update the RDA Board regarding the mechanical engineer's evaluation of the performing arts center HVAC systems, repairs and maintenance agreement.

**BACKGROUND**

This matter was discussed in RDA meetings earlier this year. The RDA's independent mechanical engineer has been evaluating the repairs and maintenance agreement proposed at that time by Harris Services. Staff will update the RDA Board on this process.