

1 Minutes of the **Redevelopment Agency of Centerville** meeting held Tuesday, September 5,  
2 2017 at 10:23 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street,  
3 Centerville, Utah.

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5 **DIRECTORS PRESENT**

Paul A. Cutler, Chair  
Tamilyn Fillmore  
William Ince  
Stephanie Ivie  
George McEwan (remotely)  
Robyn Mecham

11  
12 **STAFF PRESENT**

Steve Thacker, RDA Executive Director  
Lisa Romney, City Attorney  
Jacob Smith, Management Services Director  
Katie Rust, Recording Secretary

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17 **PROPOSED USES OF TAX INCREMENT**

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19 The final site plan for Quick Quack Car Wash at 518 North 400 West was approved  
20 recently by the Planning Commission. The approval assumes the relocation and consolidation  
21 of the Dairy Queen entrance with the Quick Quack entrance, and the widening of 400 West  
22 along this frontage in preparation for a major improvement to the Parrish Lane/400 West  
23 intersection in about five years. Steve Thacker, RDA Executive Director, explained that the  
24 amount invested by the City at this time in widening the road may be able to be credited against  
25 the City's match for the Parrish Lane/400 West project in five years. Mr. Thacker suggested the  
26 City only move forward with cost-sharing the widening and improvement of 400 West if  
27 confirmation of such credit can be obtained in writing. Chair Cutler said he feels it is good to  
28 make the improvements at the time of development rather than trying to do it later.

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30 Mr. Thacker said he received an email from representatives of the Dairy Queen  
31 expressing a desire to see the ultimate plan for the intersection and how the Dairy Queen  
32 property will be affected in order to make the decision of whether or not to relocate. Director  
33 Ince said it is his perception that a majority of the community hates what was done at the  
34 intersection of Parrish Lane and Main Street. Chair Cutler responded he has received a lot of  
35 positive feedback. Director Ince said it is his opinion that the changes to the Parrish Lane/Main  
36 Street intersection are beneficial for one hour during peak traffic, but cost drivers in time the rest  
37 of the day. He said he would not want to be associated with the Dairy Queen moving because  
38 they felt forced out. Director Ivie expressed the opinion that the situation would be different if it  
39 were a different business, but she feels citizens are loyal to Dairy Queen. She said she feels  
40 the City needs to tread softly and make sure the Dairy Queen is happy more than anything else.  
41 Director Mecham agreed.

42  
43 Director Fillmore said she would not want Quick Quack to invest in the altered curb line  
44 and put in trees and other improvements before a final plan is in place for the Parrish Lane/400  
45 West project. She suggested putting off when the improvements would be required. Director  
46 Ince said he would like a way to figure out public opinion, such as a poll, with enough lead time  
47 to be able to respond before the project occurs. Director Fillmore commented that citizens are  
48 concerned about the congestion on Parrish Lane between 400 West and the interchange. She  
49 asked if the Parrish Lane/400 West project would still be considered valuable after eventual  
50 interchange improvements are made. There are two Parrish Lane projects on the long-term  
51 plan – Parrish Lane/400 West, and an eventual rebuild of the interchange. A majority of the  
52 Council indicated a desire to step back and leave the 400 West road alignment where it is at this  
53 time, and proceed with the relocation and consolidation of the Dairy Queen/Quick Quack  
54 entrance.

1 Director McEwan ended his remote connection at 10:45 p.m. Mr. Thacker provided  
2 copies of the RDA FY 2018 Budget and a RDA Fund Analysis for review and future discussion.  
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4 **ADJOURNMENT**

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6 At 11:01 p.m., Director Ivie made a **motion** to adjourn the RDA meeting. Director Ince  
7 seconded the motion, which passed by unanimous vote (5-0).  
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12 Steve Thacker, RDA Executive Director

13 9-19-2017  
14 Date Approved

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18 Katie Rust, Recording Secretary  
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