

**REDEVELOPMENT AGENCY MINUTES**  
**JULY 27, 2016**

The Redevelopment Agency held a meeting on Wednesday July 27, 2016, at 6:07 p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

**MEMBERS PRESENT:** Chair Ron Adams; Secretary Paul Cozzens; Members: Terri Hartley; Craig Isom; Fred Rowley; Maile Wilson.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Darin Adams; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall; Assistant City Attorney Randall McUne; Leisure Services Director Bryan Dangerfield.

**OTHERS PRESENT:** Dale Sessions, JP Melchior, Doug Hall, Jeremiah Davis, Kevin Davis, Andrew S. Young, Brad Green, Barrie Strachan, Diane Strachan, Jessica & Ryan Robinson, Melodie Jett, Tom Jett, Matthew Langston, Sylvia Isom, Corey Baumgartner.

**APPROVAL OF MINUTES DATED JULY 6 & 13, 2016:** Rowley moved to approve the minutes of July 6 & 13, 2016; second by Mayor Wilson; vote unanimous.

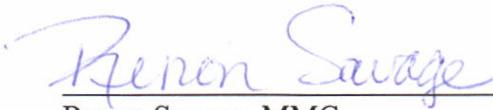
**DISCUSS AND APPROVE SCOPE OF LIN'S PARKING LOT REPAIRS:** Paul Bittmenn – Lin's came to the RDA about a year ago to expand the building 10,000 square feet. There is a paragraph that the RDA would put up \$1.6 million total and we would rehab the parking lot. It also said we would coordinate with Associated Foods on the scope and timing. They got the go ahead on the expansion yesterday, and Lin's is trying to put a shipping container while the expansion is going on. They want to be done for the holiday season. The cost for construction was more than they anticipated. Our \$1.6 cap is still there, but their cost went up considerable. Associated Foods wanted to put a concrete area to accommodate the ADA parking. Part of that would be to reconfigure like you see at Wal-Mart with a center isle between them and all located in one area. There is a slope in the parking lot and in order to do the ADA pad to ADA standards they have to slope. We went back to Associated Foods, they wanted us to tear up the entire parking lot and redo the subsurface, the subsurface they specked is the same that is there. We suggested a rehabilitation project like we did in the Downtown Parking, clean up, seal, chip seal and then do a mat over the chip seal. Kit – we would use a special oil on the chip seal to prevent the cracks from coming up in the thin layer of asphalt. We will do some skin patch repairing. Paul – Associated Foods will do an enclosure for the garbage dumpster.

They are ok with the rehabilitation, the overlay is about \$120,000. Cozzens – does that include the concrete? Paul – we would do that in asphalt and we will slope it for the ADA stalls. Cozzens – how far would you feather out? Kit – if at the NW corner is 40-50 feet. Rowley – that is the worst case? Kit – yes. Isom – and maintenance changes if we do that? Paul – yes, if we tear out they will keep the O&M, if we rehab they want

RDA to take over the O&M, Kit's estimate is about \$10,000 every 4 years. Kit's estimate on the savings would cover over half the cost. We would have to budget \$1,500 or so every year to set aside for parking lot improvements. Paul – if the RDA approves the scope, Associated Foods will be responsible from the edge of the sidewalk and the RDA gets all the asphalt less the container spot. They did take out different lighting, they wanted to switch to LED, but they have taken that out. On the back end they will expand to the south, the new building will come all the way to the building to the south. They will still have a loading dock in the rear, they may have to do an alteration on the driveway. Rowley – they will maintain their rear asphalt. Associated has an easement across the parking lot to the South, we don't own that. Kit – during construction they will be loading and unloading trucks along the sidewalk on 100 East so there could be some traffic issues. They want to be done by mid-November. Rowley – do we need to yellow curb? Kit – they will do truck loading/unloading signs.

Cozzens moved to approve the rehabilitation of the Lin's parking lot repairs with the RDA take over the O&M in the future; second by Rowley; vote unanimous.

**ADJOURN:** Mayor Wilson moved to adjourn at 6:20 p.m.; second by Isom; vote unanimous.

  
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Renon Savage, MMC  
City Recorder