

1 Minutes of the Centerville City Council meeting held Tuesday, January 16, 2018 at 7:00 p.m. at  
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

5  
6 Mayor Clark Wilkinson

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8 Council Members Tamilyn Fillmore  
9 William Ince  
10 Stephanie Ivie  
11 George McEwan

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13 **MEMBER ABSENT** Robyn Mecham

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15 **STAFF PRESENT** Steve Thacker, City Manager  
16 Lisa Romney, City Attorney  
17 Jacob Smith, Management Services Director  
18 Cassie Younger, Assistant Planner  
19 Marcus Arbuckle, Keddington & Christensen  
20 Katie Rust, Recording Secretary

21  
22 **VISITORS** Spencer Packer, Whitaker Museum Chair  
23 Interested Citizens (see attached sign-in sheet)

24  
25 **PRAYER OR THOUGHT** Mayor Wilkinson

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27 **PLEDGE OF ALLEGIANCE**

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29 **SWEARING-IN OF NEW CITY RECORDER**

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31 Mayor Wilkinson conducted the swearing-in of new City Recorder Mackenzie Wood.

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33 **OPEN SESSION**

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35 No one wished to comment.

36  
37 **MINUTES REVIEW AND ACCEPTANCE**

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39 The minutes of the January 2, 2018 Swearing-In Ceremony and regular Council meeting  
40 were reviewed. Councilman McEwan made a motion to accept both sets of minutes.  
41 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

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43 **ZONING CODE AMENDMENTS – LOT WIDTH STANDARDS IN HILLSIDE OVERLAY**  
44 **ZONE**

45  
46 On January 2, 2018, the Council held a public hearing on the proposed Centerville  
47 Zoning Code amendments. After discussion of the matter, the Council tabled action on this item  
48 and requested additional information from staff regarding remaining agricultural land in the  
49 Hillside Overlay. Cassie Younger, Assistant Planner, presented a color-coded map showing  
50 slope of agricultural land in the Hillside Overlay. Fred Hale, applicant, thanked staff for their  
51 time and help with this matter. Councilwoman Fillmore asked Lisa Romney, City Attorney, if it  
52 would legally be possible to exempt future annexations from this amendment. Ms. Romney  
53 responded that in her opinion it would not be advisable to include a clause exempting future  
54 annexations. Ms. Romney pointed out with the map that agricultural properties higher on the hill  
55 have a greater slope, requiring a wider frontage.  
56

1 Councilwoman Fillmore made a **motion** to approve Ordinance No. 2018-02 amending  
2 Section 12.42.040 of the Centerville Zoning Code regarding lot width standards for agricultural  
3 lots within the Hillside Overlay Zone. Councilman McEwan seconded the motion, which passed  
4 by unanimous vote (4-0).

5  
6 **MUNICIPAL CODE AND ZONING CODE AMENDMENTS – DEFERRAL**  
7 **AGREEMENTS**  
8

9 On January 2, 2018, the Council held a public hearing on the proposed Municipal Code  
10 and Zoning Code amendments. After discussion of the matter, the Council tabled action on this  
11 item and requested staff to provide additional language to provide an expedited process for  
12 deferral agreement requests from disabled service members and/or first responders. Ms.  
13 Romney presented a new provision that would allow the City Manager to grant a deferral for  
14 disabled service members or first responders without involving the City Council. Councilman  
15 McEwan expressed concern that the amendment still contains trigger language that may  
16 prevent an automatic deferral. Ms. Romney said she believes the drafted language clearly  
17 states the desired intent. Councilman McEwan said he would like additional language granting  
18 an expedited process for appeal to the City Council if the City Manager denies a deferral.  
19

20 Councilman McEwan made a **motion** to approve Ordinance No. 2018-01 amending  
21 various sections of CMC 10.04 and CZC 12.55 regarding Deferral Agreements, with additional  
22 language granting an expedited process for appeal to the City Council as discussed.  
23 Councilman Ince seconded the motion, which passed by unanimous vote (4-0).  
24

25 **WHITAKER MUSEUM POLICIES**  
26

27 The Whitaker Museum Board and Museum Director have prepared Whitaker Museum  
28 Policies for the purpose of providing policies and procedures for the operation and maintenance  
29 of the Whitaker Museum. Ms. Romney presented the proposed policies. Spencer Packer,  
30 Whitaker Museum Chair, expressed excitement for the continuity the drafted policies will  
31 provide. Mr. Packer recognized Board member Nancy Smith for her significant contribution.  
32 Councilwoman Ivie made a **motion** to approve Resolution No. 2018-04 enacting and adopting  
33 the Whitaker Museum Policies for the operation of the Whitaker Museum. Councilman Ince  
34 seconded the motion, which passed by unanimous vote (4-0).  
35

36 **WHITAKER MUSEUM PROJECT REPORT**  
37

38 Chair Packer reported on the progress of Whitaker Museum projects. Councilman  
39 McEwan asked Chair Packer how long the current projects would take to complete if needed  
40 funding were available now. Chair Packer responded that current projects could probably be  
41 completed in autumn of 2018. Councilman McEwan expressed a desire to fund completion of  
42 the current projects sooner rather than later for safety reasons. City Manager Thacker  
43 commented that several groups are hoping to benefit from the RAP Tax 5 percent contingency  
44 revenues. Council Members McEwan, Ince, and Ivie expressed support for giving funding  
45 priority to completion of current Whitaker Museum projects, since the projects are already in  
46 progress and ready to complete. Chair Packer thanked the Council for their consideration and  
47 support. Mr. Thacker will be meeting with museum reps the following week to provide an update  
48 of funding still available for museum projects.  
49

50 **FEE SCHEDULE AMENDMENTS – PARK IMPACT FEES**  
51

52 On January 2, 2018, the City Council adopted Ordinance No. 2018-03, adopting and  
53 amending the Park Impact Fee Facilities Plan and the Written Park Impact Fee Analysis,  
54 enacting a new Park Impact Fee in the amount of \$2,869, and authorizing the City to implement  
55

1 and establish such Park Impact Fee by resolution amending the Centerville Fee Schedule.  
2 Resolution No. 2018-07 is intended to implement the newly adopted Park Impact Fee in the  
3 amount of \$2,869 by amending Section 12.010 of the Centerville Fee Schedule regarding the  
4 same. Councilwoman Ivie made a motion to adopt Resolution No. 2018-07 approving  
5 amendments to the Centerville Fee Schedule regarding updated Park Impact Fees.  
6 Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).  
7

### 8 REVIEW OF FUNDING FOR PARKS IMPROVEMENTS

9  
10 Mr. Thacker presented a Cash Flow Analysis for Park Improvements Funding (attached),  
11 showing a projected funding deficit of \$372,948 for Community Park Expansion Phase 3 in  
12 2018, and a projected funding deficit of \$214,200 for Island View Park Renovation Phase 1 in  
13 2019. The Council discussed potential sources of funding, including a loan from South Davis  
14 Recreation District. It was suggested the agreement with South Davis Recreation District  
15 involve the maximum borrowed amount possible. Councilwoman Ivie expressed reluctance for  
16 borrowing the maximum amount from the Recreation District all at once, and expressed concern  
17 over the phasing of the Island View Park Renovation. Councilman Ince responded that he is not  
18 completely familiar with the Island View Park phasing, but he feels it would be unwise to not  
19 draw on the entire amount available from the Recreation District. Councilman McEwan agreed  
20 with Councilman Ince, stating he would prefer to treat the two matters separately and move  
21 forward with the entire loan from the Recreation District.  
22

### 23 MAYOR'S REPORT

24  
25 The Mayor reported that the South Davis Metro Fire Board approved purchase of a new  
26 ladder truck at their last meeting. Mayor Wilkinson updated the Council on plans for the new  
27 Centerville Fire Station.  
28

### 29 CITY COUNCIL LIAISON REPORT

30  
31 Councilman McEwan updated the Council on the Mosquito Abatement District. He  
32 complimented the Mosquito Abatement District Board for their efficiency and commitment.  
33 Regarding UTOPIA, Councilman McEwan expressed the same concern he has expressed in  
34 the past – Centerville's financial situation with regards to UTOPIA will not change or improve  
35 with all decisions made by the same three cities. He and Councilman Ince speculated on ways  
36 to possibly change the City's situation with UTOPIA.  
37

### 38 CITY MANAGER'S REPORT

- 39
- 40 • Wasatch Choice Vision Workshop for South Davis County will be held this year at  
41 Centerville City Hall. Mr. Thacker recommended Councilmembers attend if they are  
42 available.
  - 43 • The Council suggested rescheduling a work session with the Planning Commission  
44 regarding the South Main Street Corridor on either Tuesday, February 13, or  
45 Wednesday, February 21.  
46

### 47 APPOINTMENTS

48  
49 The Council and staff discussed noticing requirements for appointing someone other  
50 than an elected official as representative to the Wasatch Integrated Waste Management District  
51 Board. John Higginson can continue as Centerville's representative until the notice and  
52 appointment process is completed. It was determined that Mayor Wilkinson will be listed as  
53 UTOPIA Board alternate, and Councilman McEwan will be listed as UIA Board alternate.

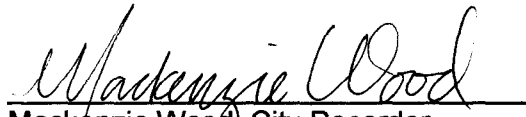
1 Councilman McEwan made a **motion** to approve Resolution No. 2018-08 appointing City  
2 Councilmembers and other qualified persons to various districts, boards, and committees of the  
3 City and outside agencies, with term expirations as stated and subject to changes discussed.  
4 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

5  
6 **FINANCIAL REPORT**

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8 Marcus Arbuckle, contract CPA advisor with Keddington & Christensen, presented a six-  
9 month financial report for the period ending December 31, 2017.

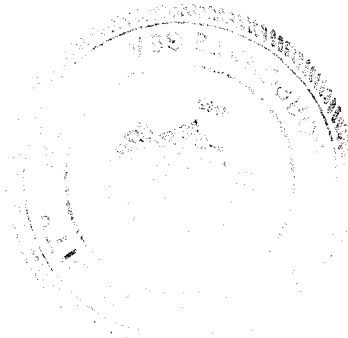
10  
11 **ADJOURNMENT**

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13 At 9:52 p.m., Councilwoman Ivie made a **motion** to adjourn the regular Council meeting  
14 and move to a meeting of the Redevelopment Agency of Centerville. Councilman Ince  
15 seconded the motion, which passed by unanimous vote (4-0).  
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18  
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20  
21 Mackenzie Wood, City Recorder

February 6, 2018  
Date Approved

22  
23  
24  
25   
26  
27 Katie Rust, Recording Secretary



1 Minutes of the Centerville City Council **work session** held Tuesday, January 16, 2018 at 5:30  
2 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

3  
4 **MEMBERS PRESENT**

5  
6 Mayor Clark Wilkinson

7  
8 Council Members Tamilyn Fillmore  
9 William Ince  
10 Stephanie Ivie  
11 George McEwan

12  
13 **MEMBER ABSENT** Robyn Mecham

14  
15 **STAFF PRESENT** Steve Thacker, City Manager  
16 Lisa Romney, City Attorney  
17 Katie Rust, Recording Secretary

18  
19 **STAFF ABSENT** Jacob Smith, Management Services Director

20  
21 **VISITORS** Representative Tim Hawkes  
22 Senator Todd Weiler  
23 Danica Topham, Intern to Senator Weiler  
24 Senator Stuart Adams (arrived at 6:00 p.m.)

25  
26 **WORK SESSION WITH LEGISLATORS**

27  
28 Responding to a question from Councilman Ince, Senator Weiler explained some of the  
29 reasons for relocation of the State prison, and proposed changes to the incarceration system.  
30 Representative Hawkes and Senator Weiler indicated they agree changes to sales tax and  
31 exemptions are needed, but said they are not sure what will happen during the coming  
32 Legislative Session. Senator Adams arrived at 6:00 p.m., and commented that Federal tax  
33 changes may prompt State tax changes this year.


34  
35 The Council and Legislators discussed transportation needs in Davis County and  
36 allocation of tax revenue for transportation. Councilman McEwan suggested that tying  
37 transportation funding to specific Utah Transit Authority (UTA) projects rather than lump sum  
38 distribution might yield better long-term results. Councilwoman Fillmore asked about continued  
39 "byway" status for the Legacy Parkway/West Davis Corridor. Senator Adams expressed the  
40 opinion that a speed limit higher than 55 would contribute to better efficiency. He suggested  
41 Councilmembers should make their opinions on the issue heard. Councilman McEwan said he  
42 would support increasing the speed limit on Legacy Parkway, but would not support the addition  
43 of truck traffic.

44  
45 Mayor Wilkinson mentioned to the Legislators that Centerville would prefer land-use  
46 decisions to remain on a local level. Representative Hawkes commented that regional planning  
47 can be difficult with all land-use decisions made by the individual entities. Referring to  
48 affordable housing requirements, Senator Adams said he would prefer that discussion and  
49 cooperation take place between cities and the State to meet housing needs. He suggested the  
50 Utah League of Cities and Towns (ULCT) meet with Legislators to discuss beneficial policy.

51  
52 Senator Adams thanked the Council for the opportunity to meet and discuss issues, and  
53 stressed the importance of working together. He suggested it would be constructive if UDOT  
54 were to receive the same messages from the cities as they receive from the Legislators.

**ADJOURNMENT**

The Legislators provided contact information, and the work session was adjourned at 6:50 p.m.

  
Mackenzie Wood, City Recorder

February 6, 2018  
Date Approved

  
Katie Rust, Recording Secretary

