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

MEMBERS PRESENT

Mayor                      Clark Wilkinson
Council Members          Tamilyn Fillmore
                             William Ince
                             Stephanie Ivie
                             George McEwan

MEMBER ABSENT            Robyn Mecham

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

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

PRAYER OR THOUGHT          Mayor Wilkinson

PLEDGE OF ALLEGIANCE

SWEARING-IN OF NEW CITY RECORDER

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

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

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

ZONING CODE AMENDMENTS – LOT WIDTH STANDARDS IN HILLSIDE OVERLAY ZONE

On January 2, 2018, the Council held a public hearing on the proposed Centerville Zoning Code amendments. After discussion of the matter, the Council tabled action on this item and requested additional information from staff regarding remaining agricultural land in the Hillside Overlay. Cassie Younger, Assistant Planner, presented a color-coded map showing slope of agricultural land in the Hillside Overlay. Fred Hale, applicant, thanked staff for their time and help with this matter. Councilwoman Fillmore asked Lisa Romney, City Attorney, if it would legally be possible to exempt future annexations from this amendment. Ms. Romney responded that in her opinion it would not be advisable to include a clause exempting future annexations. Ms. Romney pointed out with the map that agricultural properties higher on the hill have a greater slope, requiring a wider frontage.
Councilwoman Fillmore made a motion to approve Ordinance No. 2018-02 amending Section 12.42.040 of the Centerville Zoning Code regarding lot width standards for agricultural lots within the Hillside Overlay Zone. Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).

MUNICIPAL CODE AND ZONING CODE AMENDMENTS — DEFERRAL AGREEMENTS

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

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

WHITAKER MUSEUM POLICIES

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

WHITAKER MUSEUM PROJECT REPORT

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

FEE SCHEDULE AMENDMENTS — PARK IMPACT FEES

On January 2, 2018, the City Council adopted Ordinance No. 2018-03, adopting and amending the Park Impact Fee Facilities Plan and the Written Park Impact Fee Analysis, enacting a new Park Impact Fee in the amount of $2,869, and authorizing the City to implement
and establish such Park Impact Fee by resolution amending the Centerville Fee Schedule. Resolution No. 2018-07 is intended to implement the newly adopted Park Impact Fee in the amount of $2,969 by amending Section 12.010 of the Centerville Fee Schedule regarding the same. Councilwoman Ivie made a motion to adopt Resolution No. 2018-07 approving amendments to the Centerville Fee Schedule regarding updated Park Impact Fees. Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).

**REVIEW OF FUNDING FOR PARKS IMPROVEMENTS**

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

**MAYOR’S REPORT**

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

**CITY COUNCIL LIAISON REPORT**

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

**CITY MANAGER’S REPORT**

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

**APPOINTMENTS**

The Council and staff discussed noticing requirements for appointing someone other than an elected official as representative to the Wasatch Integrated Waste Management District Board. John Higginson can continue as Centerville’s representative until the notice and appointment process is completed. It was determined that Mayor Wilkinson will be listed as UTOPIA Board alternate, and Councilman McEwan will be listed as UIA Board alternate.
Councilman McEwan made a motion to approve Resolution No. 2018-08 appointing City Councilmembers and other qualified persons to various districts, boards, and committees of the City and outside agencies, with term expirations as stated and subject to changes discussed. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

FINANCIAL REPORT

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

ADJOURNMENT

At 9:52 p.m., Councilwoman Ivie made a motion to adjourn the regular Council meeting and move to a meeting of the Redevelopment Agency of Centerville. Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

Mackenzie Wood City Recorder

February 6, 2018
Date Approved

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

MEMBERS PRESENT

Mayor
Clark Wilkinson

Council Members
Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan

MEMBER ABSENT
Robyn Mecham

STAFF PRESENT
Steve Thacker, City Manager
Lisa Romney, City Attorney
Katie Rust, Recording Secretary

STAFF ABSENT
Jacob Smith, Management Services Director

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

WORK SESSION WITH LEGISLATORS

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

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

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

Senator Adams thanked the Council for the opportunity to meet and discuss issues, and stressed the importance of working together. He suggested it would be constructive if UDOT 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

Katie Rust, Recording Secretary

February 6, 2018
Date Approved