

1 Minutes of the Centerville City Council meeting held Tuesday, May 15, 2018 at 7:00 p.m. at
2 Centerville City Hall, 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 Robyn Mecham

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Services Director
18 Lisa Summers, Youth Council Advisor
19 Cory Snyder, Community Development Director
20 Cassie Younger, Assistant Planner
21 Bruce Cox, Parks and Recreation Director
22 Marcus Arbuckle, Keddington & Christensen
23 Katie Rust, Recording Secretary

24 **VISITORS**

25 Interested Citizens (see attached sign-in sheet)
26 Lynn Keddington, Parks & Recreation Committee Chair
27 John Ruedas, Parks & Recreation Committee
28 Dee Hansen, South Davis Sewer District Chair

29 **PRAYER OR THOUGHT**

Jacob Smith, Management Services Director

30
31 **PLEDGE OF ALLEGIANCE**

32
33 **OPEN SESSION**

34
35 Rick Bingham – Mr. Bingham expressed concern regarding the state of repair of
36 sidewalks in the City. He said uneven sections were painted a few years ago, but it seems that
37 nothing else has been done. Mr. Bingham stated he is building a garage on his property and
38 will be repaving the driveway. He asked the Public Works Director if the City would be
39 interested in repaving the buckled sidewalk and approach. A Public Works employee evaluated
40 the property and reported it is "not bad enough". Mr. Bingham suggested the Council allocate
41 funds for ongoing improvements to City sidewalks, and be willing to consider a cost-share
42 arrangement with property owners. He also recommended the City enforce restrictions on the
43 type of trees that can be planted in park strips.

44
45 Brooklyn Wade – Ms. Wade said she tripped on an uneven sidewalk located on 300
46 East on February 1st of this year and fractured her knee cap.

47
48 Tori McKee – Ms. McKee said her son hit uneven sidewalk with his Ripstick and ended
49 up with a concussion. She said her neighbor tripped on the same uneven sidewalk (1450 North
50 between 200 and 400 West) and broke her cheek bone.

1 Mr. Thacker explained ongoing efforts to take care of uneven sidewalk throughout the
2 City. Mr. Bingham pointed out that paint on uneven sidewalk is not visible at night.

3
4 **YOUTH COUNCIL REPORT**

5
6 Eliza Greer, Youth Mayor, reported on 2017-2018 Youth Council activities and thanked
7 the City Council for their continued support of the Youth Council. A video presentation showing
8 activities and events from the year was shown. Lisa Summers, Youth Council Advisor,
9 recognized outgoing Youth Council members, and Mayor Wilkinson thanked all Youth Council
10 members for their service.

11
12 **MINUTES REVIEW AND ACCEPTANCE**

13
14 The minutes of the May 1, 2018 Council meeting were reviewed. Councilwoman
15 Fillmore requested two changes. Councilman Ince made a **motion** to accept the minutes as
16 amended. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-
17 0).

18
19 **SUMMARY ACTION CALENDAR**

- 20
21 a. Consider Agreement with U.S. Department of Agriculture Forest Service for Special
22 Use Permit for the Operation and Maintenance of Water Tank, Water Transmission
23 Lines, and Parrish Creek Diversion
24 b. Terminate warranty for Porter-Walton Townhomes

25
26 Councilwoman Fillmore made a **motion** to accept both items on the Summary Action
27 Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

28
29 **PUBLIC HEARING – ZONING MAP AMENDMENT – 640 WEST PORTER LANE –**
30 **DAVID BELL, APPLICANT**

31
32 Cassie Younger, Assistant Planner, presented the proposed Zoning Map Amendment for
33 property located at approximately 640 West Porter Lane from Agricultural-Low (A-L) to
34 Residential-Medium (R-M). The property owner came to the Council to rezone this property in
35 June of 2017 and was denied. The Council has since changed the maximum density allowed in
36 R-M zones to a permitted density of six units per acre, without the option for additional units
37 through a Conditional Use Permit. If the proposed Zoning Map Amendment is approved, the
38 property could potentially have as many as 12 units on the site. On April 24, 2018, the Planning
39 Commission reviewed the proposed rezone of the property and recommended approval.

40
41 Mayor Wilkinson opened a public hearing at 7:29 p.m., and closed the public hearing
42 seeing that no one wished to comment. Councilwoman Fillmore made a **motion** to approve
43 Ordinance No. 2018-11 amending the Centerville Zoning Map by changing the zoning of
44 approximately 2.055 acres of real property located at 640 West Porter Lane from A-L to R-M
45 based on the following findings. Councilman McEwan seconded the motion, which passed by
46 unanimous vote (5-0).

1 Findings:
2

- 3 1. The Planning Commission and City Council have sufficiently reviewed and
4 considered the criteria found in CZC12.21.080(e) for Zoning Map Amendments.
5 2. The City Council finds that the rezone is consistent with the goals of the General
6 Plan, as described in Section 12-480-1(a).
7 3. The City Council finds that the rezone does not create any additional constraints or
8 adverse effects concerning surrounding properties and development in the
9 immediate vicinity.
10 4. The City Council finds that the R-M Zone request functions as an acceptable medium
11 density residential buffer to commercial that is compatible with the characteristic
12 multi-zone land use pattern for the immediate area.
13 5. The Planning Commission has reviewed and recommends approval of the R-M Zone
14 designation.
15

16 **GENERAL PLAN AMENDMENTS – SECTION 12-480-2 – NEIGHBORHOOD 1,**
17 **SOUTHEAST CENTERVILLE, PAGES LANE COMMERCIAL AREA**
18

19 The City Council held a public hearing on the proposed General Plan amendments on
20 May 1, 2018, and tabled further action to the May 15th meeting. Cory Snyder, Community
21 Development Director, answered questions from the Council regarding the proposed General
22 Plan amendments pertaining to the Pages Lane Commercial Area. Councilwoman Mecham
23 said she would prefer to remove language that states mixed-use would be considered in the
24 western block segment, since commercial in the western block is currently viable.
25 Councilwoman Ivie agreed. Councilwoman Fillmore suggested a word change on page 5 of the
26 document. Councilwoman Ivie acknowledged that a PDO gives the City a great deal of control,
27 but said the opportunity for a 20% increase in density does not sit well with her. Councilman
28 McEwan said he would prefer that the language encouraging residential in the eastern segment
29 be stronger, but acknowledged that property rights need to be respected. He said he feels the
30 proposed amendments are a move in the right direction. Councilwoman Fillmore agreed.
31 Councilwoman Mecham stated she cannot support the proposed amendments with mixed-use
32 as a possibility in the western segment.
33

34 Councilwoman Fillmore made a **motion** to approve Ordinance No. 2018-08 amending
35 Section 12-480-2 Neighborhood 1, Southeast Centerville, providing future development
36 guidelines for the Pages Lane Commercial Area, with the discussed word change on page 5.
37 Councilman McEwan seconded the motion. Councilwoman Mecham stated the residents have
38 asked the Council not to approve mixed-use development. Councilwoman Mecham made a
39 **motion to amend** the motion to remove Goal #2 from the Western Block Segment.
40 Councilwoman Ivie seconded the motion to amend, which passed by majority vote (3-2), with
41 Council members Mecham, Ince, and Ivie in favor, and Council members McEwan and Fillmore
42 against.
43

44 Councilwoman Ivie repeated her concern with the 20% density bonus possible with a
45 PDO. Mr. Thacker encouraged the Council to remember the difference in quality possible with
46 the added control of a PDO. Councilwoman Fillmore said it is her experience that people react
47 more to the quality of design of a development than the number of units. Councilman McEwan
48 pointed out the proposed amendments are not a zoning change; the proposed amendments
49 simply signal a willingness to look at other uses in the future. He expressed the opinion that if
50 the Council does nothing, there is no incentive for property owners to do anything toward
51 redevelopment. Mr. Snyder commented that a five-acre development without a PDO would fall

1 under Planning Commission control. Councilman McEwan said he would rather the Council had
2 legislative control with a PDO.
3

4 Councilwoman Fillmore **repeated the motion** to approve Ordinance No. 2018-08 with
5 the language change discussed, and removing Goal #2 from the Western Block Section.
6 Councilman McEwan seconded the motion. Councilwoman Ivie repeated her concern with the
7 possible 20% density increase. Councilman Ince said it was clear in the last public hearing that
8 many people want status quo rather than change. Councilman McEwan said he wants to put
9 the amendments out there, see what comes in, and work toward something realistic.
10 Councilman McEwan **called the question**, which was approved by unanimous vote (5-0). The
11 motion to approve passed by majority vote (3-2), with Council members McEwan, Fillmore, and
12 Ince in favor, and Council members Ivie and Mecham against.
13

14 **LAND & WATER CONSERVATION FUND GRANT CONTRACT FOR ISLAND VIEW**
15 **PARK RENOVATION PHASE 1**
16

17 At their May 1, 2018 meeting, the City Council reviewed the Land & Water Conservation
18 Fund Grant, and tabled action to the May 15th meeting. Councilwoman Ivie repeated the
19 concern she has expressed in previous meetings that she does not think the design for the
20 Island View Park renovation was thoroughly thought through before applying for the grant. She
21 listed potential problems with eliminating parking on the west side of Island View Park: (1) the
22 west parking area is used for pavilion rentals and other park uses; (2) it is used as cemetery
23 parking for funerals and Memorial Day, vault-truck parking, and holding dirt when a grave is
24 opened; (3) the west parking area was used this spring for green-waste collection; (4) an
25 improved park will require more parking, not less; (5) it does not seem safe to have a hillside
26 that ends abruptly with a retaining wall on 700 East; and (6) the local users of the park do not
27 want changes to the west end of the park – they want improvements to the east end, but the
28 east end improvements are scheduled for the second construction phase rather than the first.
29

30 Councilwoman Fillmore pointed out that the plan includes a similar number of parking
31 stalls to the number currently available, with the potential to add parallel parking on the east
32 side of 700 East. Bruce Cox, Parks and Recreation Director, clarified there are other places the
33 vault truck can park. He said parking at the cemetery is sufficient most days, and he is not
34 concerned about parking because the design includes at least the same amount of parking
35 currently available at the park. Councilwoman Fillmore said she would rather be creative and
36 figure out how to solve concerns than not accept the \$600,000 grant for the project. Mr. Cox
37 confirmed that elements in the park design could be rearranged if needed. He suggested
38 designating space in the final plan for material storage on the west side of the park along 700
39 East that could possibly be used for parking when not needed by the City. Referring to the
40 concern for green-waste collection space, Mr. Thacker suggested 700 East could be closed off
41 between the park and the cemetery and used as a drop-off location for two weekends in the
42 spring.
43

44 Mr. Thacker updated the Council on funding sources for the City's grant match. He
45 reported that the Army Corps of Engineers will require an after-the-fact mitigation plan for
46 wetland violations at Community Park that will most likely involve buying into a wetland bank.
47 He estimated that mitigation would cost \$110,000-\$165,000. He suggested a temporary loan
48 between City funds to cover needed cash flow for the Island View Phase 1 project, if needed,
49 until RAP Tax revenue catches up.

1 Councilwoman Fillmore made a **motion** to approve the contract relating to the Land &
2 Water Conservation Fund grant awarded to the City for Phase 1 of the Island View Park
3 Renovation Project. Councilman Ince seconded the motion, which passed by unanimous vote
4 (5-0).
5

6 FUNDING FOR PARKS MASTER PLAN PROJECT 7

8 Lynn Keddington, Parks and Recreation Committee Chair, introduced John Ruedas, a
9 member of the Parks and Recreation Committee. Mr. Ruedas is a professional landscape
10 architect employed by the Salt Lake County Parks Department. He explained that he believes a
11 parks master plan is very important for a city to have in place to help guide spending on parks
12 and recreation. Mr. Keddington stated that a professional parks master plan can be very
13 expensive (\$60,000-\$90,000), and explained to the Council his idea to contract with Utah State
14 University for the work to be done by a student needing a graduate project. He said USU has
15 selected a candidate and suggested parameters for the project. It is estimated the project will
16 require 750 hours of work, with a suggested compensation of \$15,000. The project would be
17 closely monitored by two professors as well as professionals outside the university. Mr.
18 Keddington expressed confidence that the City would get a very comprehensive and detailed
19 plan, and offered to assist staff with liaison responsibilities associated with the project.
20

21 Mr. Thacker commented that the scope of work defined by the university includes
22 elements the City does not need at this time, such as drone images and mapping. He proposed
23 reducing the suggested compensation by 20%. Mr. Ruedas commented that drone data tends
24 to be more accurate than aerial photography. Councilwoman Fillmore suggested the City will be
25 able to make requests as to how the majority of time will be spent as the process moves
26 forward. She said she believes a parks master plan would be valuable when deciding how to
27 spend RAP Tax revenue after current projects are completed. Ms. Romney advised that the
28 arrangement involve a service contract with USU, and suggested the Council authorize the City
29 Manager to approve the contract. Councilman McEwan expressed support, and said he is not
30 bothered by the drone portion in the scope of work. Mr. Thacker recommended possible
31 funding sources for the \$15,000. Councilman Ince made a **motion** to authorize the City
32 Manager to complete the contract negotiations subject to the presentation made tonight,
33 apprising the Council of details he thinks are important, with half of the funding taken from the
34 RAP Tax Contingency Fund and half from the current Council Contingency Fund. Councilman
35 McEwan seconded the motion, which passed by unanimous vote (5-0). Councilwoman Ivie
36 emphasized that the plan should not include trails located on private property.
37

38 The Council took a break at 9:20 p.m., and returned at 9:30 p.m.
39

40 SEWER DISTRICT REPORT 41

42 Dee Hansen, South Davis Sewer District Chair, updated the Council on the Sewer
43 District's food waste and green algae projects. He reported that with the revenue from the two
44 projects, the Sewer District may eventually be able to reduce, or even eliminate, the service fee
45 for residents within the District. The Mayor and Council thanked Mr. Hansen for representing
46 Centerville on the Sewer District Board.
47

48 MONTHLY FINANCIAL REPORT 49

50 Marcus Arbuckle, the City's CPA contract adviser, presented a financial report for the
51 10-month period ending April 30, 2018.

1 **STREETS OVERLAY PROJECT BID AWARD**
2

3 Mr. Thacker presented a recommendation for bid award for the 2018 Streets Overlay
4 Project. Councilwoman Mecham suggested the City establish a fund to cost-share with property
5 owners for sidewalk improvements. Councilman McEwan made a **motion** to award a contract
6 to Advanced Paving and Construction for the Streets Overlay Project 2018 in the amount of
7 \$734,939.45. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).
8

9 **FY 2019 TENTATIVE BUDGET**

10 Councilwoman Fillmore made a **motion** to adopt the FY 2019 Proposed Budget as the
11 FY 2019 Tentative Budget with a lump sum yet to be allocated, and set a public hearing for
12 June 5, 2018. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).
13
14

15 **CITY MANAGER'S REPORT**

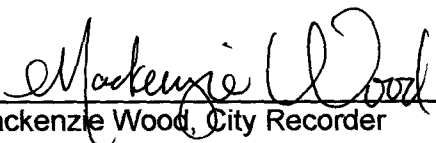
- 16
- 17 • Mr. Thacker updated the Council on the Foothills planning process.
 - 18 • City Manager Thacker invited Council members to attend an annual taxing entity
19 meeting hosted by the County.
 - 20 • The Council will hold a joint work session with the Planning Commission, and a
21 Special RDA meeting, on Tuesday, May 22nd.
 - 22 • The CenterPoint Legacy Theatre Gala will take place on Saturday, June 2nd.
- 23

24 **ADJOURNMENT**

25

26 At 10:31 p.m., Councilman McEwan made a **motion** to adjourn the regular meeting and
27 move to a meeting of the Centerville Redevelopment Agency in Council Chambers, with no
28 intention to return to regular meeting. Councilwoman Ivie seconded the motion, which passed
29 by unanimous vote (5-0).
30

31

32 
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34 _____
35 Mackenzie Wood, City Recorder

36

37 6/5/2018
38 _____
39 Date Approved

40 
41 _____
Katie Rust, Recording Secretary



1 Minutes of the Centerville City Council **Work Session** held Tuesday, May 15, 2018 at 5:00 p.m.
2 at Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson
7
8 Council Members Tamilyn Fillmore
9 William Ince (arrived at 5:20 p.m.)
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Services Director
18 Randy Randall, Public Works Director
19 Katie Rust, Recording Secretary

20 **FY 2019 PROPOSED BUDGET**

21
22 **General Fund Equipment and Street Maintenance**

23
24 Randy Randall, Public Works Director, expressed a desire for the City to have a
25 sustainable plan for both street maintenance and equipment replacement. He explained that
26 the City gets the most value from a Department vehicle by trading it in after seven years. With
27 tight budgets in recent years, a lot of street maintenance and vehicle replacement has been
28 postponed. Mr. Randall suggested that by consistently budgeting \$220,000 annually for Public
29 Works Department equipment, it would take six or seven years to replace vehicles and
30 equipment and develop a sustainable cycle. Mr. Thacker stated the FY 2019 Proposed Budget
31 includes \$200,000 for Public Works vehicles. He recommended the Council allocate an
32 additional \$100,000 from FY 2018 surplus to help jumpstart the sustainability plan.

33
34 **Salary Administration Guidelines**

35
36 City Manager Thacker presented three proposed merit increase scenarios (attached),
37 and recommended the Council adopt Scenario C. The total estimated budget impact would be
38 \$137,515 (including 0.5% bonus pool).

39
40 **Employee Reviews/Upgrades**

41
42 Mr. Thacker stated the job description of the City Treasurer position has been updated,
43 and recommended the Council move the position up one pay grade. He repeated his
44 recommendation that the Council increase all police officer positions by one pay grade, and
45 stated the Whitaker Museum Director position needs to be assigned a pay grade.

46
47 **Employee Health Insurance Renewal**

48
49 Jake Smith, Management Services Director, presented options for employee health
50 insurance renewal. FY 2018 was the first year an HSA option was offered – with a City
51 contribution included as a sign-up incentive. Nine employees selected the HSA option in FY

1 2018. The Council discussed whether or not the City should continue to offer an HSA
2 contribution after the initial sign-up year. Councilwoman Fillmore suggested continuing with a
3 contribution of \$1,500 for a family plan in the first year and \$1,000 in subsequent years to
4 continue sharing the savings with the employees. Councilman McEwan suggested a tiered
5 approach for the HSA contribution based on how many years an employee has selected the
6 HSA option, with an increase in the contribution over time to incentivize staying with the HSA
7 option. Councilwoman Fillmore suggested a reduction in the contribution over time.

8
9 A majority of the Council indicated a desire to offer the same four health insurance
10 options offered in FY 2018, with the same cost-share ratios; continue the same annual
11 \$1,500/\$1,000/\$500 City contribution to HSA accounts; and change dental coverage to a less
12 expensive option. Councilman Ince said he would like to see the budget impact reduced by
13 some amount, possibly by shifting more of the cost to employees. The Council discussed the
14 possibility of reducing the number of health insurance options offered in the future. Council
15 members Mecham and McEwan commented that changes to health insurance can have a big
16 impact on employees. They indicated a desire to make as few changes as possible.

17
18 Use of General Fund "yet to be allocated" amount of \$368,969

19
20 Mr. Thacker reported that Police Chief Child said he would rather have one additional
21 officer and a healthy sum to use for pay raises, than two additional officers and a meager sum
22 for raises in FY 2019. Mr. Thacker suggested the following allocation of the \$368,969 in the
23 Proposed Budget that is yet to be allocated:

24		
25	\$138,000	Employee pay increases
26	\$80,000	Personnel contingency (retirement payouts and annual cash-outs)
27	\$100,000	General Fund Reserve
28	\$60,000	Police Department pay increases
29	\$41,000	Health insurance impact
30	<u>\$50,000</u>	City Council Contingency
31	\$469,000	Total (\$100,000 more than stated in the Proposed Budget)
32		

33 Mr. Thacker made suggestions for funding the additional \$100,000.

34
35 Sidewalks Project

36
37 Jake Smith, Management Services Director, commented that URMMA will be offering a
38 grant program for sidewalk repairs. Mr. Thacker said staff estimates it would cost \$85,000 to
39 grind all uneven sidewalks measuring 0.5-1.25 inches. Ms. Romney stated the City needs to
40 make a good faith effort to continue resolving sidewalk issues. She said courts would recognize
41 the City cannot fix the entire problem in one year, and continuing to allocate funds for repairs
42 would be seen as a good faith effort. Councilwoman Fillmore stated she would prefer to pay for
43 sidewalk repairs with the Transportation Fund. She suggested the Council annually allocate a
44 percentage of the Transportation Fund to active transportation, which would include sidewalk
45 repair.

46
47 ADJOURNMENT

48
49 The work session was adjourned at 6:43 p.m.

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Mackenzie Wood

Mackenzie Wood, City Recorder

6/5/2018
Date Approved

Katie Rust

Katie Rust, Recording Secretary

