

1 Minutes of the Centerville City Council **work session** held Tuesday, April 18, 2017 at 5:45 p.m.
2 in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Paul A. Cutler
7
8 Council Members Tamilyn Fillmore
9 William Ince (arrived at 6:05 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, Assistant to the City Manager
18 Katie Rust, Recording Secretary

19 **VISITORS**

20 Roger Timmerman, UTOPIA Executive Director
21 Kim McKinley, UTOPIA Marketing Director
22 Kurt Sudweeks, UTOPIA Chief Financial Officer

23 **UTOPIA/UIA UPDATE**

24
25 Roger Timmerman, UTOPIA Executive Director, updated the Council regarding the
26 current status, progress and future plans of UTOPIA (presentation available with the agenda on
27 the City website). Responding to a question from Councilwoman Mecham, Mr. Timmerman
28 estimated that net profits may possibly be returned to member cities to help alleviate the debt
29 burden in about five years at the current rate of investment toward system completion.
30 However, without backing from member cities to draw on additional bonds to complete the
31 system, the rate of growth will slow, pushing completion to seven or eight years. Mr.
32 Timmerman commented that revenues would increase and completion could occur sooner if
33 non-member cities were to issue their own bonds and partner with UTOPIA. Mayor Cutler
34 commented that commercial businesses in non-member cities obtaining connection to UTOPIA
35 through franchise agreements are another good source of revenue. Mr. Timmerman said
36 UTOPIA would be willing to consider any connectivity model that would benefit the system and
37 the member cities.

38
39 Councilwoman Fillmore asked if a cost benefit analysis has been done to compare
40 targeting higher-return areas versus complete build out of all member cities, including lower-
41 return areas. Mr. Timmerman responded there is still a lot of good area left to build out. They
42 will continue to build out both high and low-return areas. All of the areas combined meet a
43 sufficient take-rate to pay off the debt of those projects. UTOPIA will continue in the goal to
44 completely build out all member cities. Mr. Timmerman said he feels everything UTOPIA has
45 done since 2009 proves that cities can build sustainable networks that pay back the debt. Mr.
46 Timmerman estimated that revenues returned to the cities upon completion of the system would
47 cover around 30% of bond payments. It is in everyone's best interest to get other cities
48 involved. Councilman McEwan said he does not think people understand how little of a one
49 gigabit per second (Gbps) connection a residential customer could use.

50
51 Mr. Timmerman explained that UTOPIA stopped directly providing video about two years
52 ago because video is available through service providers. Councilman Ince asked Mr.
53 Timmerman what would be the most important thing that could be done to improve the overall
54 position of the eleven member cities. Mr. Timmerman responded that higher take-rates would
55 improve revenues and move toward debt relief. The best solution, although probably not

1 politically feasible, would be for member cities to authorize more bonding to complete the
2 project quicker and increase net revenues quicker. UTOPIA will finish build out as aggressively
3 as possible with the funds available, as well as seek out other revenue opportunities.
4 Councilwoman Fillmore said it sounds like reaching out to other cities would bring more revenue
5 than completing the build out. Kurt Sudweeks, UTOPIA Chief Financial Officer, commented that
6 the best revenue is from cities already built out – it would be great to move Centerville from a
7 33% take-rate to a 40% take-rate. Councilwoman Fillmore asked how UTOPIA leadership is
8 finding the correct balance between build out and bringing in prime return areas. Mr.
9 Timmerman responded that, organizationally, the goal is to complete build out. However, he is
10 personally being aggressive in reaching out to other cities. Councilwoman Fillmore said that, as
11 a resident of a member city, she would rather UTOPIA invested revenues in areas that will give
12 a higher take-rate and return.
13

14 Mr. Timmerman stated that Centerville has benefited more from UIA than any other city.
15 Before it was built out, Centerville was adamant about the need for build out. It is now time for
16 other cities to be built out. Councilwoman Fillmore suggested that along the way, parallel with
17 build out, UTOPIA continue to do a cost benefit analysis. Mr. Timmerman said he understands
18 the pressure, but UTOPIA is going to complete the footprint. Kim McKinley, UTOPIA Marketing
19 Director, commented they are on track to hit take-rates similar to Centerville in some of the
20 newly built out areas. Councilman McEwan said he believes the bonds will run their course.
21 The question of how much offset will come in from the final footprint is yet to be determined.
22 Mr. Sudweeks emphasized there are a lot of good areas yet to build.
23

24 Mayor Cutler commented that a number of Centerville PUDs still do not have access to
25 UTOPIA. Mr. Timmerman responded they want to build those areas, but pointed out that
26 Centerville has an outstanding OPEX assessment balance of \$78,643. He said UTOPIA would
27 commit to spend those funds in Centerville to build out remaining areas if the balance is paid.
28 He said it would be hard to justify spending the money to build remaining areas in Centerville
29 when the City has the political disadvantage of an unpaid balance. The money is no longer
30 needed to cover operating expenses, but it needs to be paid to bring Centerville into good
31 standing with UTOPIA. Councilwoman Fillmore said it was her understanding that OPEX
32 assessments were a loan that would be repaid to the cities as soon as revenue became
33 positive, taking priority over build out. Mayor Cutler said it is his understanding that Centerville
34 did not pay the full assessment because the assessment formula differed from the ownership
35 formula, and some on the Council at that time felt Centerville should pay a portion closer to the
36 ownership formula. Councilman McEwan pointed out that the timing of payback was unclear
37 then, and is unclear still. Mr. Timmerman responded that the operational assessment will be the
38 first thing to be paid back, when payback happens. The plan at this time is to pay back when all
39 UIA cities are built out. Mayor Cutler said he hopes the Council will support getting the City into
40 good standing when it is possible. This year the City has a difficult budget situation. The total
41 unpaid OPEX assessment across all member cities is between \$900,000 and \$1,000,000.
42

43 Responding to Councilman McEwan, Mr. Timmerman confirmed that build outs in
44 Centerville will not happen until the shortfall is paid. Councilwoman Fillmore said she would not
45 want UTOPIA to build out areas unless they were going to bring in revenue. She asked that
46 UTOPIA build out the more profitable areas first.
47

48 **ADJOURNMENT**

49
50 The work session was adjourned at 6:54 p.m.
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Marsha L. Morrow
Marsha L. Morrow, City Recorder

5-2-2017
Date Approved

Katie Rust
Katie Rust, Recording Secretary



1 Minutes of the Centerville **City Council** meeting held Tuesday, April 18, 2017 at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Paul A. Cutler

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, Assistant to the City Manager
18 Bruce Cox, Parks and Recreation Director
19 Chief Paul Child, Centerville Police Department
20 Lt. Von Steenblik, Centerville Police
21 Katie Rust, Recording Secretary

22 **VISITORS**

23 Lynn Keddington, Parks and Recreation Committee Chair
24 Mark Dimond, Trails Committee
25 Interested citizens (see attached sign-in sheet)

26 **PLEDGE OF ALLEGIANCE** Led by Dionne Stevenson detachment Marine Corps
27 League

28
29 **PRAYER OR THOUGHT** Councilman McEwan

30
31 **CONTRIBUTION TO DARE PROGRAM**

32
33 Kent Survass presented a check for \$300 to Police Chief Child for the DARE program on
34 behalf of the Marine Corps League, Dionne Stevenson detachment.

35
36 **OPEN SESSION**

37
38 Florence Farnsworth – Ms. Farnsworth thanked the City Council for their efforts to have
39 the fence around the County-owned property on 100 South removed and something done with
40 the catch basin. She said there are numerous residents in the neighborhood interested in what
41 happens on that property. Ms. Farnsworth asked for an update on the property. Mr. Thacker
42 responded that he, Mayor Cutler, and City Attorney Lisa Romney met with County officials
43 regarding proposed terms of an agreement. He said he believes they are close to an
44 agreement. The County does not plan to remove the fence until an agreement is reached for
45 liability reasons. Mayor Cutler said the hope is to conclude negotiations soon, and get feedback
46 from neighbors regarding possible improvements. The north half would be deeded to the City
47 and the south half would be developed by the County.

48
49 **MINUTES REVIEW AND ACCEPTANCE**

50
51 The minutes of the April 4, 2017 work session and regular Council meeting were
52 reviewed. Councilwoman Mecham made a ***motion*** to approve both sets of minutes.
53 Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

1 **EMERGENCY DISPATCH SERVICE AGREEMENT WITH DAVIS COUNTY**

2
3 The Davis County Sheriff's Office has been providing dispatch services for several public
4 safety entities, including the Centerville Police Department, for many years. Police Chief Child
5 explained how the emergency dispatch system works. The proposed agreement represents a
6 3% increase over the amount paid by Centerville for services in FY 2017. Councilwoman
7 Fillmore asked Chief Child if he has considered switching to the Bountiful dispatch. Chief Child
8 responded there would be advantages and disadvantages to contracting with the Bountiful
9 dispatch, but he believes right now the County is able to provide the better service. Centerville
10 generates a lot of calls and a lot of dispatch time. The number of police calls is significantly
11 higher than the number of fire/EMS calls.
12

13 Councilwoman Mecham asked if there is any way to reduce the number of questions
14 callers have to answer before dispatch occurs. Chief Child responded that all dispatch services
15 follow the same basic protocols. While one dispatcher takes down information, another
16 dispatcher initiates the dispatch as soon as enough information is obtained. Mr. Thacker
17 commented that the proposed agreement, as drafted, does not lock the City into a long-term
18 agreement. Councilwoman Fillmore asked if the Council would want staff to look into the
19 possibility of changing to the Bountiful dispatch. Councilwoman Ivie responded that Davis
20 County already has the necessary staff and infrastructure in place, and she does not feel it
21 would be worth looking into changing, knowing that Bountiful does not have the necessary staff.
22 Chief Child said he has talked to the Bountiful dispatch, and to cities contracted with the
23 Bountiful dispatch, and he feels Centerville is getting good service through the County.
24

25 Councilwoman Fillmore made a **motion** to approve Resolution No. 2017-08 approving
26 an Interlocal Cooperation Agreement between Davis County and Centerville City for the
27 provision of dispatch services, with any revisions recommended by staff. Councilman Ince
28 seconded the motion, which passed by unanimous vote (5-0). Chief Child said the City has a
29 good relationship with Davis County, and the County has been very responsive to any concerns.
30

31 **GRANT APPLICATION REGARDING ISLAND VIEW PARK RENOVATION**

32
33 Bruce Cox, Parks and Recreation Director, reported that the Parks and Recreation
34 Committee met with members of the focus group regarding concerns related to the grant
35 application for the Island View Park renovation. No changes were made to the conceptual plan,
36 but it was agreed that elements within the plan could possibly be changed to address concerns
37 if funding is received. The Parks and Recreation Committee recommend the Council approve
38 the grant application, which is due May 1st. Awards will be determined near the end of the year,
39 and funded projects can begin as soon as spring of 2018.
40

41 Councilwoman Ivie said she is still hesitant, partly because of the significant increase to
42 the cost of the Community Park Expansion Project. She said the City's required match for the
43 Island View Park project would be obligating the City with more than she is comfortable, with
44 both park projects at the same time. Mr. Cox clarified the City would have two years to
45 complete the project after funds are awarded. Councilwoman Fillmore said she feels the City's
46 goal to be fiscally conservative is a reason to support the grant application, because the grant
47 would allow the City to do more with less. Lynn Keddington, Parks and Recreation Committee
48 Chair, explained that grant funds are given through a reimbursement process. Councilwoman
49 Ivie responded that a reimbursement process makes the grant even less appealing to her. Mr.
50 Thacker suggested staff ask for clarification on the timeframe allowed to complete the project,
51 and the payment process. Councilman McEwan agreed that cash flow is a concern for the City,
52 and said he would be less hesitant with a window in which the project could occur. Mayor
53 Cutler said he fully supports the grant application.

1 Councilman McEwan made a **motion** to approve Resolution No. 2017-09, approving the
2 application for a Land and Water Conservation Fund grant for assistance with the development
3 of the Island View Park Phase 1. Councilwoman Fillmore seconded the motion, which passed
4 by unanimous vote (5-0).

5 6 MOUNTAIN BIKE TRAILS PROPOSAL 7

8 On a map, Mr. Cox showed the Council a proposed single-track bike trail, with parking
9 and trail access at Twin Hollow Park (Cheese Park) in Bountiful. The Trails Committee has had
10 contact with Davis County and Bountiful City representatives since the Council last discussed
11 this matter. Trails Committee members will be walking the proposed trail alignment later in the
12 week. Mayor Cutler showed a drone video of a mountain bike flow trail created in Provo. Mr.
13 Cox emphasized that the proposed trail in Centerville would be a single-track trail. Councilman
14 McEwan asked if the Public Works Director has any thoughts regarding erosion control, water
15 shed, and maintenance. Mr. Cox responded that all of those factors will need to be taken into
16 consideration. He said he is a big advocate of low maintenance trails. Mark Dimond, Trails
17 Committee member, commented that single-track trails are generally low maintenance. He said
18 International Bike Trail Building Standards include a lot of proactive measures to create low
19 maintenance trails. Councilwoman Fillmore asked if the Trails Committee will be donating labor.
20 Mr. Dimond responded that Trails Committee members and a lot of local biking enthusiasts
21 have volunteered to help.

22
23 Mr. Thacker asked what the City needs to do to comply with its own ordinances. Ms.
24 Romney responded that the General Plan will need to be amended to add the new trail to the
25 Trails Map. Mr. Cox stated that both Public Works Director Randy Randall and Community
26 Development Director Cory Snyder have seen the plan and not voiced concerns.
27 Councilwoman Mecham said she would like to check with Mr. Randall and Mr. Snyder to make
28 sure the City is moving in the right direction.

29
30 Councilwoman Ivie said she has concerns because the proposed location is in her
31 neighborhood and she knows how sandy the soil is. She said she would like to see more
32 concrete evidence that erosion control has been considered before dirt is moved. She said she
33 is also concerned that cyclists will park at the top of 100 South to access the trail, despite the
34 suggestion to park elsewhere, and create more of a hazard than already exists. Councilwoman
35 Ivie said everyone needs to remember that as soon as something nice is built, people will come
36 from farther out to use it.

37
38 Mr. Cox explained that restrictions regarding use of the trail will be decided by the
39 Council. The idea is for the trail to be bicycle/pedestrian use only. Councilwoman Ivie said she
40 thinks it is a great idea for a lot of people, but will cause a lot of grief for many others. She said
41 she would like to alleviate the conflict points before they happen. Responding to Councilman
42 Ince, Mr. Cox confirmed that motorcycle use would be banned on the mountain bike trail.
43 Councilman Ince said he sees more motorcycle users than bicyclists on the Bonneville
44 Shoreline Trail. Mayor Cutler commented that vandalism and mischief often reduces when
45 responsible use of trails increases. Councilman McEwan said he is in support of getting more
46 public comment. At 8:04 p.m., Mayor Cutler allowed public comment.

47
48 Sam Erickson – Mr. Erickson said he knows from experience that if the proposed trail is
49 like the one shown in the video, use by cyclists would increase. If it is a good trail, it will get a
50 higher percentage of use by cyclists than motorcyclists.

51
52 Mr. Dimond reported that the problem of motorcycles on the hillside was discussed at a
53 Bonneville Shoreline Trail meeting. He said it was suggested that it is a County problem, for the

1 County to address, and the real solution would be to build something bigger and grander to
2 attract motorcyclists. Mayor Cutler agreed that Davis County is trying to encourage biking and
3 hiking in the foothills rather than motorcycle/ATV use. Mr. Cox confirmed that new portions of
4 the proposed trail would be on City-owned property.
5

6 Council members Fillmore, Ivie, and Mecham expressed a desire to learn more about
7 erosion concerns from Mr. Randall and Mr. Snyder. Mayor Cutler suggested holding a public
8 hearing in May. Councilman Ince suggested better signage than usual for the public notice. Mr.
9 Dimond estimated that the trail could be built within a month. Councilman McEwan agreed with
10 the desire to gauge public support. Mayor Cutler suggested the Trails Committee come back
11 with a proposed date for a public hearing, and the City create awareness on the City website
12 and social media. He commented that Centerville has tried to keep the hillside open to ATV
13 use, and this may help keep that possible, with cyclists reporting unauthorized motor use on the
14 hillside. The Council requested that Mr. Randall and Mr. Snyder answer questions from the
15 Council at the next Council meeting.
16

17 ACCOUNTING SERVICES PROPOSAL

18

19 Councilman Ince reported that he and City Manager Thacker met with representatives of
20 both the former and current auditors following their meeting each other. He they discussed the
21 long list of adjustments reported by the current auditors. Councilman Ince said that, in his
22 opinion, four of the adjustments are significant. He said it is the City's lack of controls that
23 allowed the situation to get out of hand. Councilman Ince said he is comfortable with the
24 proposal submitted by Keddington & Christensen for accounting services, and he is comfortable
25 with the subcontracting arrangement for the next audit. Mr. Thacker reported on the
26 professional experience of the four members of the Keddington & Christensen team who will
27 handle the City's account.
28

29 Councilman Ince made a **motion** to accept the proposal from Keddington & Christensen
30 for accounting services to assist the Finance Department. Councilwoman Ivie seconded the
31 motion, which passed by unanimous vote (5-0).
32

33 MAYOR'S REPORT

34

- 35 • Mayor Cutler reported that he met with representatives of Weber Basin Water
36 Conservancy District to confirm earlier discussions about water rates and working
37 together on projects. The Mayor said he feels the ground water project at
38 Community Park is the right decision long-term.
- 39 • Mayor Cutler reported he was pleasantly surprised that most of the Recreation
40 District Board members were supportive of granting the City a bigger loan to
41 complete the Community Park Expansion Project sooner. However, the Recreation
42 District attorney and some staff members voiced concerns. The Recreation District
43 Board would like the City to proceed with obtaining a bid for landscaping, and
44 continue to work with their attorney. Councilwoman Fillmore said she feels the
45 arrangement would be mutually beneficial – the two groups just need to agree on a
46 payback period. Councilman McEwan said he is comfortable with a verbal intent to
47 repay the loan sooner, but he would want to keep the five-year payback agreement
48 in the contract.
- 49 • The Mayor updated the Council on UTA bus service enhancements that will involve
50 Centerville.
- 51 • Councilwoman Fillmore emphasized that an interfund loan needs to be set up for the
52 Community Park Expansion—between the RAP Tax Fund and Parks Capital
53 Improvement Fund.

- 1 • South Davis Metro Fire Service Area financial statements are included online with
2 the agenda. Mayor Cutler encouraged Council members to direct citizen concerns to
3 him, and he will relay them to Chief Bassett.
4

5 **CITY COUNCIL LIAISON REPORT**
6

7 Councilwoman Mecham reported on upcoming Trails Committee events. She explained
8 that pedestrian bridge signage has been a concern, and the Trails Committee is trying to find
9 signage that would better indicate bicycle/pedestrian crossing. She updated the Council
10 regarding the Davis County Transportation Committee.
11

12 **CITY MANAGER'S REPORT**
13

- 14 • A retirement party for Ken Williams is scheduled for April 19th at City Hall.
15 • Mr. Thacker reported on a police chase that took place on April 17th and ended in
16 damage to a Centerville Police vehicle.
17 • Mr. Thacker updated the Council on the City recreation program. Lisa Summers had
18 previously informed him that the 2017 summer season will be her last as Recreation
19 Director. She has now indicated willingness to continue being involved in the
20 planning process, but would prefer that her assistant run the program in the summer.
21

22 **MISCELLANEOUS BUSINESS**
23

24 Councilwoman Fillmore said she contacted the manager of the Village on Main, west of
25 the Pages Lane Commercial Area. He told her there has been a lot of interest recently in the
26 corner pad (southwest corner of Pages Lane/Main Street intersection), which is under contract
27 and scheduled to close in June. She listed several businesses that are doing well, and said he
28 expressed a desire to work together to understand what is viable and what can be done to
29 benefit the two corners together. She said in his opinion condos would be the highest and best
30 use of the east portion of the Pages Lane Commercial Area. Mr. Thacker said information on
31 both the Pages Lane Corridor public forum and the mountain bike trail public hearing could be
32 included in the next utility insert.
33

34 **ADJOURNMENT AND CLOSED MEETING**
35

36 At 9:02 p.m., Councilman McEwan made a **motion** to adjourn the Council meeting and
37 move to a closed meeting in the Council Chambers for the purpose of discussing the sale or
38 purchase of real property following a short break. Councilwoman Ivie seconded the motion,
39 which passed by unanimous vote (5-0). In attendance at the closed meeting were: Paul A.
40 Cutler, Mayor; Council members Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker,
41 City Manager; Lisa Romney, City Attorney; Jacob Smith, Assistant to the City Manager; and
42 Katie Rust, Recording Secretary.
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46 _____
47 Marsha L. Morrow, City Recorder

5-2-2017

Date Approved

48 
49 _____
50 Katie Rust, Recording Secretary
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