Minutes of the Centerville City Council work session held Tuesday, April 4, 2017 at 5:30 p.m.
in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor

Paul A. Cutler

Council Members

William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

MEMBER ABSENT

Tamilyn Fillmore

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Kevin Campbell, City Engineer
Bruce Cox, Parks and Recreation Director
Randy Randall, Public Works Director
Katie Rust, Recording Secretary

STAFF ABSENT

Blaine Lutz, Finance Director/Assistant City Manager
Jacob Smith, Assistant to the City Manager

COMMUNITY PARK EXPANSION PROJECT

Bruce Cox, Parks and Recreation Director, explained the following benefits to be gained by installing a ground water pump system for the expansion portion of Community Park:

- Efficiency – control of pressure and supply
- Control of water season and daily water window
- Cost of the water
- Use of a resource not currently being used
- Friendly to the environment

Staff began looking into the ground water option because the Park is not getting enough water from Weber Basin to fill the need. Responding to a question from Councilman McEwan, Kevin Campbell, City Engineer, and Randy Randall, Public Works Director, explained that the existing irrigation system and the ground water system could be connected to allow the ground water to irrigate the rest of the park when necessary. Mayor Cutler commented that he occasionally receives complaints about irrigation problems at Smoot Park or Freedom Hills Park, but he has never heard a complaint about the appearance of the grass at Community Park. Mr. Cox responded that Community Park has clay soil and sits lower than the surrounding neighborhoods giving it enough water during spring and fall, but it develops large brown patches of dry grass during the summer months. Mr. Cox and Mr. Campbell emphasized that the current flow of irrigation water is not sufficient. The expansion area cannot be supplied by Weber Basin.

Mr. Campbell explained the Weber Basin fee structure, which is expected to double in the next 30 years. He estimated a 22-year payback period for the cost of the ground water vault. Mr. Randall stated the vault would have a 50-75 year life expectancy, and the pumps would be expected to last at least 30 years. Weber Basin is going to start metering the water at the Park. If Community Park uses more than the allocated amount, the City may need to buy another 10 or 20 acre-feet of water for the existing park space. Staff emphasized that if the
systems are interconnected, the ground water could be used to water the rest of the park when needed. The bid includes connecting the two systems.

Councilman McEwan suggested shutting off access to Weber Basin water in various sections of town at certain times to control the pressure. Staff responded that the Weber Basin water system is not under City control. With metering, Weber Basin is able to send residents statements of how much of their allocation they are using, and has found many residents adjust their use accordingly. Councilman McEwan commented that if the ultimate goal is to be conservative with water allocation, it would make sense to smarten up the system.

The City will not be allowed to pull from both the 400 West connection and the Frontage Road connection to the Weber Basin system. The connection at 400 West will have to be disconnected. The problem is with the pressure during peak summer months. The system was built with the assumption of more pressure. As the surrounding neighborhoods developed, the result was reduced water pressure for the park as well as the neighborhoods. Staff proposes connecting to the Weber Basin system at the northwest corner of Community Park, which would improve water pressure in the surrounding neighborhoods, especially east of the Park. Responding to a question from Mayor Cutler, Mr. Randall explained it would not be better to tie into Deuel Creek Irrigation. Mr. Campbell commented that the payback period for construction of the ground water system reduces to 15 years if supplementing the rest of the park with ground water is included in the calculation.

Mayor Cutler asked if it would be possible to only build the ground water system this year, and put off the new Weber Basin connection. He commented that the City could point out the mutual benefits to Weber Basin, and ask for a loan to complete the connection sooner. The problem for the City is cash flow. Mr. Cox responded that it wouldn’t make anything worse if the ground water system is put in this year and the Weber Basin connection postponed. However, the problem becomes larger as more development occurs. Mr. Campbell pointed out the possibility of increased cost if the Weber Basin connection is postponed. There is a cost benefit to having the pipe work done at the same time. Councilman Ince commented that the City advertises being the city on the edge of the Great Salt Lake, but is about to be the city on the edge of a great salt flat. He asked if using the ground water will affect the lake level. Staff responded that the ground water naturally flows to the lake, so there would be less water going to the lake. Mr. Cox commented that Community Park could be watered less in the summer if the Park received optimum water pressure.

Mr. Campbell explained that the ground water tank is designed to give 8-10 hours of watering for the expansion, and will be located at the northwest corner of the park. Mr. Thacker pointed out that irrigation of the park is one of the biggest factor affecting the long-term success of the park. He compared the cost of irrigation to the cost of the project as a whole. Councilman McEwan said he thinks capturing the ground water is fantastic, but agreed with Mayor Cutler that cash flow is a problem. Mr. Thacker suggested that Phase 3 could be put off until next year. He provided cash flow analyses for Phase 2 and Phase 3 (attached). Mr. Thacker said he thinks the cash flow could be managed if Phase 2 is done this year and Phase 3 postponed. The $500,000 loan from the Recreation District will not cover both phases this year. Councilman McEwan asked how much appetite the Recreation District Board would have for a larger loan. Mayor Cutler responded the appetite may be there, but they would want something in exchange.

Mr. Cox commented that irrigation has been a problem for a long time, and it may not be worth borrowing more money to get it done this year instead of waiting one more year. Mr. Thacker pointed out that the question is how soon to borrow the money. Mayor Cutler said he is willing to ask the Recreation District Board for more money; however, it has taken a long time to
get to this point, and he would not want to delay the project by months while waiting for a
decision. Mr. Randall said they would like to award bid for the Weber Basin connection soon.
Mr. Campbell added that the contractor would like to start working on the vault in two weeks.

Mr. Campbell explained that the vault is not designed to support the weight of vehicles
on the surface, and is not large enough to put a tennis court over it. Responding to a question
from Councilman McEwan, Mayor Cutler explained that the Recreation District Board has
agreed to the loan conceptually at this point. Ms. Romney said she thinks asking for more
money or for a year delay may cause difficulties. Mr. Campbell said the parking lot contractor
would like to begin in late May.

Mayor Cutler commented that committing to Phase 2 would mean committing to the
ground water system. Council members Ince, McEwan, and Ivie indicated they feel the ground
water system is necessary. The Mayor responded there is no reason to delay Phase 2.

Mr. Campbell explained that the reason for the cost increase for Phase 3 is the type of
top soil recommended. The recommended PGA mix drains well, which is desirable for sports
fields. He said the type of soil could change if the cost is too high. Mr. Cox suggested
establishing a spec or a standard that is proven to work well to avoid the problems caused by
inadequate soil. Councilman McEwan commented that high quality fields justify higher use
fees, and asked if staff has a plan for recuperating some of the cost through increased use fees.
The Council and staff discussed fee structures, including the possibility of a tiered use fee.
Councilman McEwan said it would be good to have a list of maintenance and operating costs
when setting fees.

Mayor Cutler expressed concern that the cost increases for Community Park will prevent
the City from moving forward with Island View Park improvements. Councilwoman Ivie said she
has serious concerns regarding the plan for Island View Park she would like addressed before
the grant application is approved.

Mayor Cutler summarized that the fields could be completed this year with an $800,000
loan from the Recreation District, and could be completed in two years with a $500,000 loan.
Without a loan, the project would most likely take four years to complete. Councilman McEwan
pointed out that those assumptions do not take into account any jumps in bid prices.
Councilman Ince added they also assume there will not be a big drop off in sales tax revenues.

**ADJOURNMENT**

The work session was adjourned at 6:56 p.m.

---

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary
Cash Flow Analysis for Community Park Expansion - Phases 2 & 3

(Revised 4/3/2017)

Phase 2 cost estimate $ (786,293)
Phase 3 cost estimate (636,480)
Total cost estimate $(1,422,773)

Available Funding:
Park Impact Fees thru FY 2017 (est.) 330,000
(326,530 balance as of 2/28/17)

RAP Tax revenue applied to this project
April – June 2016 (85%) 69,690
July 2016 – June 2017 (85%) 318,750
July 2017 27,625

Parks asphalt maintenance
2016 cs ( 7,218)
2017 cs/ss bid (+5% engineering) (11,907)
2017 Com. Park trail overlay bid (+10% engineering) (36,424)

Projected cash shortfall if both phases in 2017 (732,257)
Projected shortfall for only Phase 2 in 2017: (95,777)

RAP Tax Revenue Aug 2017 – May 2018 (85%) 276,250
Recreation District loan in 2018 500,000
FY 2018 Park Impact Fees (est.) 50,000
2018 Parks asphalt maintenance (21,190)
Projected RAP Tax Fund balance 5/31/18 72,773

Future RAP Tax Revenue: 100% 85%

<table>
<thead>
<tr>
<th>Year</th>
<th>Amount</th>
<th>Increase</th>
<th>Assumption</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 2018</td>
<td>32,500</td>
<td>27,625</td>
<td>4%</td>
</tr>
<tr>
<td>FY 2019</td>
<td>401,700</td>
<td>341,445</td>
<td>3%</td>
</tr>
<tr>
<td>FY 2020</td>
<td>413,751</td>
<td>351,688</td>
<td>3%</td>
</tr>
<tr>
<td>FY 2021</td>
<td>426,164</td>
<td>362,239</td>
<td>3%</td>
</tr>
<tr>
<td>FY 2022</td>
<td>438,948</td>
<td>373,106</td>
<td>3%</td>
</tr>
<tr>
<td>FY 2023</td>
<td>452,117</td>
<td>384,299</td>
<td>3%</td>
</tr>
<tr>
<td>FY 2024</td>
<td>465,680</td>
<td>395,828</td>
<td>3%</td>
</tr>
<tr>
<td>FY 2025</td>
<td>479,851</td>
<td>407,703</td>
<td>3%</td>
</tr>
<tr>
<td>FY 2026 (9 months) (370,530)</td>
<td>314,950</td>
<td>3%</td>
<td></td>
</tr>
</tbody>
</table>

$2,958,883

RAP Tax Fund balance 5/31/18 72,773 (est.)

Repay Rec. District loan
Principal (500,000)
Interest (?)

RAP Tax Revenue available for other projects 2,531,656 less interest
(IV Park renovation; asphalt maintenance; etc.)

NOTE: If an inter-fund loan is set up between Parks Capital Improvement Fund (PCIF) and RAP Tax Fund, then RAP Tax Fund could receive transfers from PCIF in future as Park Impact Fee revenue is received from new residential development.
### Recommended Maintenance Schedule For Parking Lots and Trails
#### Next 10 Years (2017 - 2026)

<table>
<thead>
<tr>
<th>#</th>
<th>Street Name</th>
<th>YR Built (or RRF)</th>
<th>Area (SF)</th>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>2025</th>
<th>2026</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Works Building Parking Lot</td>
<td>2020</td>
<td>4,500</td>
<td>$715.40</td>
<td>$5,850.00</td>
<td>CS $2,250.00</td>
<td>CL $81,000.00</td>
<td>SS $5,850.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Public Works Storage Parking Lot</td>
<td>2020</td>
<td>4,000</td>
<td>$1,382.28</td>
<td>$6,240.00</td>
<td>CS $2,400.00</td>
<td>CL $86,400.00</td>
<td>SS $6,240.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Parks Department Building Parking Lot</td>
<td>2020</td>
<td>3,500</td>
<td>$746.73</td>
<td>$3,382.28</td>
<td>CS $1,370.00</td>
<td>CL $46,800.00</td>
<td>SS $3,382.28</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>City Hall Parking Lot</td>
<td>2020</td>
<td>4,500</td>
<td>$1,382.28</td>
<td>$5,850.00</td>
<td>CS $2,250.00</td>
<td>CL $81,000.00</td>
<td>SS $5,850.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Cemetery</td>
<td>1999</td>
<td>4,500</td>
<td>$1,382.28</td>
<td>$84,000.00</td>
<td>CS $2,250.00</td>
<td>SS $5,850.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Tubad View Park Upper Parking Lot</td>
<td>2006</td>
<td>1,430</td>
<td>$720.00</td>
<td>$1,820.00</td>
<td>CS $575.00</td>
<td>SS $1,820.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Tubad View Lower Parking Lot</td>
<td>1990</td>
<td>1,600</td>
<td>$630.00</td>
<td>$2,080.00</td>
<td>CS $500.00</td>
<td>SS $2,080.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Barberton Trail</td>
<td>2005</td>
<td>1,550</td>
<td>$331.17</td>
<td>$1,495.00</td>
<td>CS $575.00</td>
<td>SS $1,495.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Porter Weldon Trail</td>
<td>2005</td>
<td>600</td>
<td>$172.78</td>
<td>$760.00</td>
<td>CS $330.00</td>
<td>SS $760.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Community Park East Parking Lot</td>
<td>1996</td>
<td>4,000</td>
<td>$1,355.90</td>
<td>$5,200.00</td>
<td>CS $2,000.00</td>
<td>SS $5,200.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Community Park West Parking Lot</td>
<td>1998</td>
<td>3,600</td>
<td>$1,123.10</td>
<td>$5,070.00</td>
<td>CS $1,950.00</td>
<td>SS $5,070.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Community Park West Expansion Parking Lot</td>
<td>2017</td>
<td>4,000</td>
<td>$6,800.00</td>
<td>CS $2,300.00</td>
<td>SS $6,800.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Community Park West Expansion Trail</td>
<td>2017</td>
<td>1,100</td>
<td>$1,355.90</td>
<td>$5,200.00</td>
<td>CS $2,000.00</td>
<td>SS $5,200.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>Community Park Trail</td>
<td>1998</td>
<td>2,500</td>
<td>$719.94</td>
<td>$4,500.00</td>
<td>CS $1,250.00</td>
<td>SS $3,250.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Smoot Park East Parking Lot</td>
<td>1990</td>
<td>2,500</td>
<td>$431.86</td>
<td>$1,850.00</td>
<td>CS $750.00</td>
<td>SS $3,250.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>Smoot Park West Parking Lot</td>
<td>1990</td>
<td>3,500</td>
<td>$431.86</td>
<td>$1,850.00</td>
<td>CS $750.00</td>
<td>SS $3,250.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>17</td>
<td>Freedom Hills Park Parking Lot</td>
<td>2006</td>
<td>2,500</td>
<td>$395.13</td>
<td>$3,700.00</td>
<td>CS $1,500.00</td>
<td>SS $3,700.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Freedom Hills Park Trail</td>
<td>2006</td>
<td>3,000</td>
<td>$663.92</td>
<td>$3,920.00</td>
<td>CS $1,500.00</td>
<td>SS $3,920.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Founders Park Parking Lot</td>
<td>2004</td>
<td>1,500</td>
<td>$431.86</td>
<td>$1,800.00</td>
<td>CS $750.00</td>
<td>SS $3,250.00</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>*(Maintained by school district)</td>
<td></td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total: $2,150 $12,812.59 $184,400.00 $700.00 $7,540.00 $0.00 $11,525.00 $33,400.00 $25,400.00 $29,870.00 $0.00

Total parks 2018 - 2026 = #152,130

*3,380 Parks bldg parking lot (delayed) from 2017

#155,510
## Community Park Expansion Project
### Phase 2 Cost Estimate (revised 4/3/17)

<table>
<thead>
<tr>
<th>Description</th>
<th>Bowen bid</th>
<th>Mat'ls:</th>
<th>Revisions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Irrigation Reservoir/Piping</strong></td>
<td>198,575</td>
<td>10,313</td>
<td>35,000 (est.)</td>
</tr>
<tr>
<td>Bowen bid</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mat'ls:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Western Water Works</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- NICO pumps</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- VFD controls + panel/power service</td>
<td></td>
<td></td>
<td>20-40,000 (est.)</td>
</tr>
<tr>
<td>Engineering &amp; Contingency (2/17 to completion–15%):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Irrigation Reservoir/Piping</td>
<td></td>
<td>39,583</td>
<td>303,471 – 326,471</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Bowen bid</th>
<th>Mat'ls:</th>
<th>Revisions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Weber Basin Connection for Existing Park</strong></td>
<td>56,275</td>
<td>24,674</td>
<td>18,475</td>
</tr>
<tr>
<td>Bowen bid</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mat'ls:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Western Water Works</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Mountainland</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering &amp; Contingency (2/17 to completion–15%):</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Weber Basin Connection for Existing Park</td>
<td></td>
<td>14,914</td>
<td>114,338</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Description</th>
<th>Kilgore bid</th>
<th>Revisions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Parking Lot and Asphalt Trail</strong></td>
<td>300,421</td>
<td></td>
</tr>
<tr>
<td>Kilgore bid</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engineering &amp; Contingency (2/17 to completion–15%):</td>
<td></td>
<td>45,063</td>
</tr>
<tr>
<td>Parking Lot and Asphalt Trail</td>
<td></td>
<td>345,484</td>
</tr>
</tbody>
</table>

**Total Cost Estimate – Phase 2**

$763,293 – 786,293
# BID TABULATION FOR CENTERVILLE CITY

Community Park Irrigation Reservoir - #16-123

Bid Opening March 16, 2017

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Description</th>
<th>Amounts</th>
<th>Units</th>
<th>Bowen Construction</th>
<th>Park Reservoir</th>
<th>Weber Basin</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Reinforced Concrete Irrigation Reservoir</td>
<td>1</td>
<td>LS</td>
<td>$110,000.00</td>
<td>$110,000.00</td>
<td>$110,000.00</td>
</tr>
<tr>
<td>2</td>
<td>Connect Existing 10-in PVC Inlet to Reservoir</td>
<td>1</td>
<td>LS</td>
<td>$110,000.00</td>
<td>$110,000.00</td>
<td>$110,000.00</td>
</tr>
<tr>
<td>3</td>
<td>Miscellaneous Pump Pipework</td>
<td>1</td>
<td>LS</td>
<td>$2,583.00</td>
<td>$2,583.00</td>
<td>$2,583.00</td>
</tr>
<tr>
<td>4</td>
<td>6-in PVC Main, Connect to Existing 6-in PVC Box</td>
<td>1</td>
<td>LS</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>5</td>
<td>10-in Overflow, Connect to Existing Storm Drain</td>
<td>1</td>
<td>LS</td>
<td>$2,432.00</td>
<td>$2,432.00</td>
<td>$2,432.00</td>
</tr>
<tr>
<td>6</td>
<td>Excavate and Haul Away Existing Soil</td>
<td>1,600</td>
<td>CY</td>
<td>$17.00</td>
<td>$27,200.00</td>
<td>$27,200.00</td>
</tr>
<tr>
<td>7</td>
<td>Excavate and Cut in 8-in Bend on Existing Irrigation Line, Including Asphalt Patch and Curb and Gutter</td>
<td>1</td>
<td>LS</td>
<td>$5,150.00</td>
<td>$5,150.00</td>
<td>$5,150.00</td>
</tr>
<tr>
<td>8</td>
<td>3-in PVC Main</td>
<td>380</td>
<td>FT</td>
<td>$26.85</td>
<td>$10,203.09</td>
<td>$10,203.09</td>
</tr>
<tr>
<td>9</td>
<td>Miscellaneous Filter Pipework</td>
<td>1</td>
<td>LS</td>
<td>$4,760.00</td>
<td>$4,760.00</td>
<td>$4,760.00</td>
</tr>
<tr>
<td>10</td>
<td>4-in Concrete Curb</td>
<td>720</td>
<td>SF</td>
<td>$6.50</td>
<td>$4,680.00</td>
<td>$4,680.00</td>
</tr>
<tr>
<td>11</td>
<td>Excavate and Haul Away Existing Soil</td>
<td>100</td>
<td>SF</td>
<td>$9.50</td>
<td>$950.00</td>
<td>$950.00</td>
</tr>
<tr>
<td>12</td>
<td>Resume and Replace Lower 12-in ADS Storm Drain</td>
<td>60</td>
<td>FT</td>
<td>$70.00</td>
<td>$4,200.00</td>
<td>$4,200.00</td>
</tr>
<tr>
<td>13</td>
<td>8-in Gate Valve</td>
<td>3</td>
<td>EA</td>
<td>$370.00</td>
<td>$1,110.00</td>
<td>$1,110.00</td>
</tr>
<tr>
<td>14</td>
<td>8-in Bend and Thrust Restraint</td>
<td>3</td>
<td>EA</td>
<td>$100.00</td>
<td>$300.00</td>
<td>$300.00</td>
</tr>
<tr>
<td>15</td>
<td>3-in Curb with Fabric</td>
<td>1,500</td>
<td>SF</td>
<td>$2.00</td>
<td>$3,000.00</td>
<td>$3,000.00</td>
</tr>
<tr>
<td>16</td>
<td>4-in PVC Sch 40 Pipe</td>
<td>180</td>
<td>FT</td>
<td>$42.20</td>
<td>$7,596.00</td>
<td>$7,596.00</td>
</tr>
<tr>
<td>17</td>
<td>Sawcut, Reseal and Replace Asphalt Path</td>
<td>200</td>
<td>SF</td>
<td>$8.20</td>
<td>$1,640.00</td>
<td>$1,640.00</td>
</tr>
<tr>
<td>18</td>
<td>2-in PVC Sch 40 Pipe</td>
<td>2</td>
<td>EA</td>
<td>$565.00</td>
<td>$1,130.00</td>
<td>$1,130.00</td>
</tr>
<tr>
<td>19</td>
<td>Remove Tree</td>
<td>1,020</td>
<td>FT</td>
<td>$13.82</td>
<td>$14,096.40</td>
<td>$14,096.40</td>
</tr>
<tr>
<td>20</td>
<td>Remove and Replace Drive Approach</td>
<td>200</td>
<td>SF</td>
<td>$14.25</td>
<td>$2,850.00</td>
<td>$2,850.00</td>
</tr>
<tr>
<td>21</td>
<td>Untreated Base Course</td>
<td>40</td>
<td>TN</td>
<td>$24.40</td>
<td>$976.00</td>
<td>$976.00</td>
</tr>
<tr>
<td>22</td>
<td>Gravel</td>
<td>300</td>
<td>TN</td>
<td>$25.60</td>
<td>$7,680.00</td>
<td>$7,680.00</td>
</tr>
<tr>
<td>23</td>
<td>Sand</td>
<td>100</td>
<td>TN</td>
<td>$23.00</td>
<td>$2,300.00</td>
<td>$2,300.00</td>
</tr>
<tr>
<td>24</td>
<td>Mobilization and Traffic Control</td>
<td>1</td>
<td>LS</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
<td>$10,000.00</td>
</tr>
</tbody>
</table>

**Total** | **$254,650.05** | **$196,574.65** | **$162,275.40**
Minutes of the Centerville City Council meeting held Tuesday, April 4, 2017 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor                  Paul A. Cutler
Council Members        William Ince
                       Stephanie Ivie
                       George McEwan
                       Robyn Mecham

MEMBER ABSENT         Tamilyn Fillmore

STAFF PRESENT         Steve Thacker, City Manager
                       Lisa Romney, City Attorney
                       Cory Snyder, Community Development Director
                       Katie Rust, Recording Secretary

STAFF ABSENT          Blaine Lutz, Finance Director/Assistant City Manager
                       Jacob Smith, Assistant to the City Manager

VISITORS              Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE  Led by Jason Manspeaker

PRAYER OR THOUGHT     Pastor Loren Pankratz, The Bridge Community

Mayor Cutler recognized Pastor Pankratz for his years of service in the community as a member of the Parks and Recreation Committee.

OPEN SESSION

Dee Evans – Mr. Evans lives on Lund Lane adjacent to the Woods Park Subdivision. He described water issues caused by the Woods Park Subdivision. Mr. Evans played a voice mail recording left by Dave Walker in the Public Works Department on May 24, 2016. He said he has been promised and promised that issues would be resolved. Mr. Evans stated the drainage system installed was supposed to take care of the problem, but landscapers changed the direction of water flow. The gate leading to his cow pasture was supposed to be a non-climb fence, but is only a tubular gate. Mr. Evans said flooding has been a problem for more than two years, and he would really like to see it resolved. He was told his fence would only be down for a couple months while curb and gutter were installed for the subdivision, but after six months he put his own temporary fence up because it had been so long. Mr. Evans said he does not want children hurt, and he does not want the liability. Mr. Evans described difficulties with a neighbor, and said he is waiting to hear what the zoning of his property was at the time of purchase.

Mayor Cutler responded that there have been a number of claims of noncompliance against the Woods Park Subdivision, and an enforcement action is in progress. Mr. Evans said he feels it is important to "slow the flow" of drainage water to revitalize the hillsides, not send it to the lake as quickly as possible.
MINUTES REVIEW AND ACCEPTANCE

The minutes of the January 31, 2017 work session (tabled from March 21, 2017 meeting), and the March 21, 2017 work session and Council meeting were reviewed. Councilman McEwan submitted amendments to the January 31, 2017 work session, and made a motion to accept the January 31 work session minutes as amended. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0). Mayor Cutler requested a correction to the March 21, 2017 work session minutes. Councilwoman Mecham made a motion to accept the March 21, 2017 regular meeting minutes, and the work session minutes as amended. Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

PUBLIC HEARING – GENERAL PLAN AMENDMENT – SOUTHEAST NEIGHBORHOOD – SECTION 12-480-2

Cory Snyder, Community Development Director, explained the proposed General Plan Amendments, requested by Brighton Homes, to allow Residential-Medium (R-M) in the Pages Lane Commercial Area. Staff and the Planning Commission have recommended the Council deny the request. The City is currently in the process of evaluating the future of the entire Pages Lane Commercial Area. Mr. Snyder acknowledged that the petition may have merit, but said procedurally it was felt it would be cleaner and more appropriate to allow the larger process to work its way out.

Patrick Scott with Brighton Homes said Brighton Homes is excited about the proposed development project on six acres of land east of Deseret Industries on Pages Lane. He said he understands staff’s hesitancy, but feels the proposed project offers opportunities that were desired by some at the joint work session and Planning Commission meeting. Mr. Scott provided a copy of an email sent by the owner of the former Dick’s Market property (attached), in which the opinion is expressed that there is no demand for commercial on Pages Lane. Mr. Scott said he personally feels commercial could be viable depending on the tenant, but the area needs to be redeveloped, and residential development is a good option in the area. Given the large area of the proposed development, Mr. Scott requested Brighton Homes be allowed to go through the public process rather than being denied to allow the City to go through its own process. Mr. Scott agreed with the point that redevelopment should not be piecemeal. He said he feels the proposed project transitions well to surrounding uses. He stated it is important, timing wise, that they be allowed to act quickly. Half of the property is currently under contract, and a lengthy delay may cause problems.

Mr. Scott provided the Council with a copy of the proposed language change (attached). Mr. Scott corrected his earlier statement, clarifying that there are two processes at play - the public hearing process to amend the General Plan, and the City’s process to evaluate the future of the entire Pages Lane Commercial Area. He said their request is that Brighton Homes be allowed to go through the General Plan Amendment process rather than wait for the City to go through its independent process. He said it seemed the application was denied at the Planning Commission level more because of the process they were trying to follow than the merits of the proposal.

At 7:45 p.m., Mayor Cutler opened a public hearing, and closed the public hearing seeing that no one wished to speak. Councilman McEwan said his primary concern is that staff and the Planning Commission are both recommending denial. He said there must be merits to their recommendation with both groups in agreement. Councilman Ince expressed surprise at the lack of public attendance considering the sensitivity of the issue. He asked if notices were given. Mr. Snyder explained that a General Plan Amendment is noticed on the Council meeting agenda. Councilwoman Mecham said she would like to know what the public response would
be, and said she would be in favor of tabling the issue and advertising with large signs on the  
property to peak citizen interest and get feedback. She said she is not opposed to the proposal,  
but she is not ready to say yes. Mr. Snyder said he does not feel the Planning Commission was  
focused only on the process issue. He said he thinks the Planning Commission struggled with  
the fact that the proposed project is not a guaranteed product with the General Plan  
Amendment. The Planning Commission was sensitive to the current market, and the fact that  
design guidelines have not been established.

Councilman McEwan asked Mr. Snyder if he perceives that the Planning Commission  
wants to move forward with more speed toward establishing a plan now that something  
concrete has been proposed. Mr. Snyder responded the Planning Commission has tentatively  
scheduled a public hearing for their second meeting in April. They are moving forward with  
figuring out the vision. However, he believes there is still a feeling of not being sure which  
direction the Council would prefer to go. Councilwoman Ivie said she finds it interesting that the  
City had the opportunity at the beginning of the process, but decided not to do a TZRO. The  
City intentionally left the option open to property owners/developers, and she said she does not  
think it is fair to deny. However, she said she agrees with the idea of community involvement  
and input, and asked how quickly that input could happen. Mr. Snyder said the City could use  
the petition to drive the plan for the rest of the area if desired. However, if the Council has a  
different vision, or wants to see alternate visions for the property, he suggested letting the larger  
process play out. Councilman McEwan said he is in support of letting the Planning Commission  
rethink the Pages Lane Commercial Area. He said he thinks the Council should support the  
Planning Commission and allow them to complete their process.

Mr. Scott asked what time frame the process will take. Mr. Snyder responded the  
Planning Commission will address the Pages Lane Commercial Area in the next couple months.  
He pointed out that R-M is currently on the table for the area, but it is undecided how much  
property would be involved and what it should look like. Councilman McEwan made a motion  
to deny Ordinance No. 2017-09 amending Section 12-480-2, Neighborhood 1, Southeast  
Centerville, allowing residential medium development in the Pages Lane Commercial Area,  
including findings recommended by the Planning Commission. Councilman Ince seconded the  
motion.

Findings:

a. The Council finds that a decision to amend the General Plan is a matter within the  
legislative discretion of the City Council as described in CZC 12.21.060(a).

b. The Council finds that the City is currently underway in a larger effort to reconsider  
the future land use planning for the Southeast Neighborhood Plan that already  
includes re-evaluating the Pages Lane Commercial Area.

c. The Council finds that further evaluation efforts are needed to determine if it is  
appropriate to allow for a broad neighborhood plan language change, as proposed  
by the petitioners.

Councilman Ince said he would rather table the petition rather than deny because there  
are things he likes about the proposal. He said he would like a more cohesive picture of the  
area as a whole before moving forward. Councilman McEwan agreed with Mr. Snyder that the  
proposal is not necessarily the wrong product, but he would like to let the Planning Commission  
craft the language they feel is appropriate. Mayor Cutler pointed out that the proposed  
language would apply to the whole block, and language is needed that represents what the City  
wants for the entire area. Councilwoman Ivie said she is concerned that denying the petition will  
be taken as not liking the proposal. She said her other concern is that she really would like to  
know what the public wants.
Councilman Ince said it would be helpful to know the health of existing commercial properties west of the block in question. Mr. Snyder responded he thinks they are fairly successful, but pointed out that the prime lot on the southwest corner of the Main Street and Pages Lane intersection still has not sold. Mayor Cutler suggested inviting business/property owners to a redevelopment work session, and asked Mr. Snyder to forward that suggestion to the Planning Commission. Councilwoman Mecham suggested also forwarding to the Planning Commission the recommendation to put big signs on the property to engage community input.

The motion passed by unanimous vote (4-0).

**AWARD BIDS FOR COMMUNITY PARK EXPANSION**

Mr. Thacker proposed the following actions if the Council decides to proceed with the use of groundwater to irrigate the Community Park expansion area:

- Award bid to Bowen Construction in the amount of $254,850.05 for construction of Community Park Irrigation Reservoir
- Authorize staff to purchase materials to be used for the Community Park Irrigation Reservoir project per the City's Procurement Policy in the estimated amount of $51,638 plus tax as applicable, from various materials suppliers
- Authorize staff to proceed, when appropriate, with the purchase of pumps, VFD controls, panel and power service-per City's procurement Policy

Mayor Cutler suggested approving the first two actions, but said he would prefer staff to come back to the Council before proceeding with the third action. Councilman Ince made a motion to approve the first two actions, and table authorization of the third action. Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).

**AWARD BID FOR ASPHALT RELATED WORK**

Councilwoman Ivie reported that the Whitaker Museum Board has not yet seen or approved a finalized drawing of Whitaker Museum parking lot improvements. Mr. Thacker showed a layout agreed on by Whitaker Museum Chair Packer and the City Engineer. Councilman McEwan suggested widening the parking lot turnout a small amount to improve maneuverability. Councilwoman Ivie made a motion to award bid for Street Rebuild and Overlay Project 2017 to Kilgore Companies, in the total amount of $522,754.50, subject to approval of the subcontractors to be used by Kilgore, and subject to review of the final parking lot design by staff and the Whitaker Museum Board. Councilwoman Mecham seconded the motion, which passed by unanimous vote (4-0).

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

Councilwoman Ivie referred to an email she received, and said the initial expectation of the focus group involved in the Island View Park renovation project was they would meet for approximately two years. She said the focus group met twice, and she feels the process has been rushed to meet the grant application deadline. She reported there are a series of concerns that have not been addressed because of the speed of the process. One of the concerns involves removal of parking at the west end of the park without addressing the need for overflow parking for the cemetery. Councilwoman Ivie said members of the focus group are concerned that removal of the parking and retaining wall at the west end will create an attractive sledding hill with liability for the City. She said these focus group members are concerned that Phase One does not address existing liability issues on the east portion of the park relating to
sidewalk conditions. Councilwoman Ivie suggested the grant application may need to wait until next year to allow time to work through details and problems.

The grant application is due May 1st. Councilman Ince said it was his impression that applying for the grant this year is important to be in line for available funds. Mayor Cutler agreed that the application needs to be submitted, but said he would be happy to address concerns if there is time. Councilwoman Ivie expressed concern with the location of the proposed playground in relation to other features in the park. She said her impression was that only a couple of groups applied for the grant last year and approval is quite likely — the only suggestion from the State was that the City not request too much money. Councilman McEwan said he is not sure all the issues could be solved before construction of the first phase. Councilwoman Ivie repeated she feels the process was rushed, and she does not feel the City is ready to submit a grant application.

Councilwoman Ivie said she raised the concerns at the work session, but nothing was changed. Mr. Thacker responded it was his perception at the conclusion of the work session, and the perception of the Parks and Recreation Committee, that they were to move forward with the proposed plan. He said there was no majority direction from the Council to do something about the issues she raised. Mayor Cutler said he is not concerned so much about overflow parking for the cemetery because the Council has chosen not to expand the cemetery. The Mayor asked Councilwoman Ivie what could be done to help those concerned feel heard. Councilwoman Ivie said she would like the focus group to meet one more time before the grant application is submitted. Mr. Thacker asked Councilwoman Ivie what portion of the focus group is represented by the email. Councilwoman Ivie said she would guess a minority is represented by the email, but added that she received the email from a source she has learned to trust. Mr. Thacker suggested the focus group meet with the Parks and Recreation Committee and landscape architect. The next Parks and Recreation Committee meeting is scheduled for Tuesday, April 11th. It was agreed the focus group could be invited to the Parks and Recreation Committee meeting.

Councilman Ince made a motion to table approval of the grant application to April 18th, and direct the Parks and Recreation Committee to invite the focus group to discuss the renovation plan and grant application one more time before the application is approved and submitted. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

CENTERVILLE MUNICIPAL CODE – COMPREHENSIVE AMENDMENTS

At the February 21, 2017 meeting, the Council decided to spread review of the comprehensive amendments to the Centerville Municipal Code over several meetings. City Attorney Romney explained the following substantive changes to the remaining Titles:

**Title 11**
- Chapter 2 – Parkstrips and Street Trees: additions regarding maintenance and tree permitting.
- Chapter 3 – Street Names and Addressing

Councilman Ince asked if the City is wasting time with the park strip ordinance since park strip issues are not enforced. Ms. Romney responded the City does use the regulations for enforcement.

**Title 13**
- Criminal Code – Change to penalty provision.
Title 14

- Traffic — Chief Child has reviewed the proposed changes. Ms. Romney said she is reversing and not recommending two of the four proposed changes. In Section 14.01.070 violations will remain Class C misdemeanors.
- Section 14.06.020 — The Police Chief may authorize all-night parking for a period not to exceed 72 hours, increased from 24 hours.
- Section 14.07.170 the word “race” is added to parades and processions. Requests for permits shall be made in writing at least 14 days prior to the actual time, increased from 10 days.

Titles 16, 17 & 18

- No substantive changes.

Councilman Ince asked about shooting restrictions and signs on the hillside. Mayor Cutler said he would forward a letter addressing that issue from Davis County Commissioner Smith to the Council. Ms. Romney said the City has been more proactive this year to help private property owners. Hunting restrictions and guidelines are in Title 13. Councilman Ince said the signs on the hillside specify authority of the Centerville Police Department, but some are posted on County property.

Councilman McEwan made a motion to adopt Ordinance No. 2017-03 regarding comprehensive Centerville Municipal Code amendments and re-adoption of the entire Centerville Municipal Code (excluding Title 12 regarding the Zoning Code) for online conversion and minor edits for corrections and consistency. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

MUNICIPAL CODE AMENDMENTS — SECTION 14-06-100 — PARKING IN FIRE LANES

Chief Child has requested an ordinance restricting parking in fire lanes on public and private property. Some of the larger commercial properties in the City have had difficulties with people parking in fire lanes. Ms. Romney recommended the Council adopt Ordinance No. 2017-08. Councilwoman Ivie made a motion to approve Ordinance No. 2017-08 enacting Section 14.06.100 of the Centerville Municipal Code regarding prohibited parking in fire lanes. Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

MAYOR'S REPORT

- Mayor Cutler reported on the semiannual review of operational metrics with staff.
- The Mayor commended Jack Dellastatos for his fundraising efforts for Law Enforcement Week (May 14-20) as Chair of the Centerville Community Foundation.
- Mayor Cutler expressed appreciation for the many volunteers within the community.

CITY MANAGER'S REPORT

- Mr. Thacker reported that grant applications for Federal CMAQ funding to make improvements to intersections on Parrish Lane were submitted. A technical review committee has recommended improvements to the 400 West/Parrish Lane intersection as providing the most benefit. If approved, the project will be added to the final year of the new five-year plan. The total cost of the project would be $1.9 million, with the City's portion set at 6.7%. Councilman Ince said he very much dislikes double turn lanes. Although they help traffic at peak times, he said he feels they limit traffic the rest of the day. Mr. Thacker said he feels it is encouraging that
UDOT seems to have come to appreciate the status of congestion at the Parrish Lane interchange.

- City Attorney Romney expressed a desire to employ an intern this summer, to be paid from her department budget, between May and August for 15-20 hours per week. A majority of the Council appeared supportive.

MISCELLANEOUS BUSINESS

Councilman Ince made a motion to commence warranty period for the Legacy Trails Subdivision, located at 1250 West Parrish Lane in Centerville. Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).

APPOINTMENTS

Mayor Cutler recommended the Council appoint Matthew Larsen to the Landmarks Commission, and Sunny Larsen to the Trails Committee. Councilwoman Mecham said she was under the impression there is not an opening on the Trails Committee. She said she would check with the Trails Committee. Councilwoman Ivie made a motion to appoint Matthew Larsen to the Landmarks Commission. Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 9:34 p.m., Councilman McEwan made a motion to adjourn the Council meeting and move to a closed meeting in the Conference Room for the purpose of discussing the character and competence of an individual. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0). In attendance at the closed meeting were: Paul A. Cutler, Mayor; Council members Ince, Ivie, McEwan, and Mecham; Steve Thacker, City Manager; and Lisa Romney, City Attorney. Councilwoman Fillmore participated via telephone.