

1 Minutes of the Centerville City Council **work session** held Tuesday, April 4, 2017 at 5:30 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 William Ince
9 Stephanie Ivie
10 George McEwan
11 Robyn Mecham

12
13 **MEMBER ABSENT** Tamilyn Fillmore

14
15 **STAFF PRESENT** Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Kevin Campbell, City Engineer
18 Bruce Cox, Parks and Recreation Director
19 Randy Randall, Public Works Director
20 Katie Rust, Recording Secretary

21
22 **STAFF ABSENT** Blaine Lutz, Finance Director/Assistant City Manager
23 Jacob Smith, Assistant to the City Manager

24
25 **COMMUNITY PARK EXPANSION PROJECT**

26
27 Bruce Cox, Parks and Recreation Director, explained the following benefits to be gained
28 by installing a ground water pump system for the expansion portion of Community Park:

- 29
30
- 31 • Efficiency – control of pressure and supply
 - 32 • Control of water season and daily water window
 - 33 • Cost of the water
 - 34 • Use of a resource not currently being used
 - 35 • Friendly to the environment

36
37 Staff began looking into the ground water option because the Park is not getting enough
38 water from Weber Basin to fill the need. Responding to a question from Councilman McEwan,
39 Kevin Campbell, City Engineer, and Randy Randall, Public Works Director, explained that the
40 existing irrigation system and the ground water system could be connected to allow the ground
41 water to irrigate the rest of the park when necessary. Mayor Cutler commented that he
42 occasionally receives complaints about irrigation problems at Smoot Park or Freedom Hills
43 Park, but he has never heard a complaint about the appearance of the grass at Community
44 Park. Mr. Cox responded that Community Park has clay soil and sits lower than the
45 surrounding neighborhoods giving it enough water during spring and fall, but it develops large
46 brown patches of dry grass during the summer months. Mr. Cox and Mr. Campbell emphasized
47 that the current flow of irrigation water is not sufficient. The expansion area cannot be supplied
48 by Weber Basin.

49
50 Mr. Campbell explained the Weber Basin fee structure, which is expected to double in
51 the next 30 years. He estimated a 22-year payback period for the cost of the ground water
52 vault. Mr. Randall stated the vault would have a 50-75 year life expectancy, and the pumps
53 would be expected to last at least 30 years. Weber Basin is going to start metering the water at
54 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

1 systems are interconnected, the ground water could be used to water the rest of the park when
2 needed. The bid includes connecting the two systems.

3
4 Councilman McEwan suggested shutting off access to Weber Basin water in various
5 sections of town at certain times to control the pressure. Staff responded that the Weber Basin
6 water system is not under City control. With metering, Weber Basin is able to send residents
7 statements of how much of their allocation they are using, and has found many residents adjust
8 their use accordingly. Councilman McEwan commented that if the ultimate goal is to be
9 conservative with water allocation, it would make sense to smarten up the system.

10
11 The City will not be allowed to pull from both the 400 West connection and the Frontage
12 Road connection to the Weber Basin system. The connection at 400 West will have to be
13 disconnected. The problem is with the pressure during peak summer months. The system was
14 built with the assumption of more pressure. As the surrounding neighborhoods developed, the
15 result was reduced water pressure for the park as well as the neighborhoods. Staff proposes
16 connecting to the Weber Basin system at the northwest corner of Community Park, which would
17 improve water pressure in the surrounding neighborhoods, especially east of the Park.
18 Responding to a question from Mayor Cutler, Mr. Randall explained it would not be better to tie
19 into Deuel Creek Irrigation. Mr. Campbell commented that the payback period for construction
20 of the ground water system reduces to 15 years if supplementing the rest of the park with
21 ground water is included in the calculation.

22
23 Mayor Cutler asked if it would be possible to only build the ground water system this
24 year, and put off the new Weber Basin connection. He commented that the City could point out
25 the mutual benefits to Weber Basin, and ask for a loan to complete the connection sooner. The
26 problem for the City is cash flow. Mr. Cox responded that it wouldn't make anything worse if the
27 ground water system is put in this year and the Weber Basin connection postponed. However,
28 the problem becomes larger as more development occurs. Mr. Campbell pointed out the
29 possibility of increased cost if the Weber Basin connection is postponed. There is a cost benefit
30 to having the pipe work done at the same time. Councilman Ince commented that the City
31 advertises being the city on the edge of the Great Salt Lake, but is about to be the city on the
32 edge of a great salt flat. He asked if using the ground water will affect the lake level. Staff
33 responded that the ground water naturally flows to the lake, so there would be less water going
34 to the lake. Mr. Cox commented that Community Park could be watered less in the summer if
35 the Park received optimum water pressure.

36
37 Mr. Campbell explained that the ground water tank is designed to give 8-10 hours of
38 watering for the expansion, and will be located at the northwest corner of the park. Mr. Thacker
39 pointed out that irrigation of the park is one of the biggest factor affecting the long-term success
40 of the park. He compared the cost of irrigation to the cost of the project as a whole.
41 Councilman McEwan said he thinks capturing the ground water is fantastic, but agreed with
42 Mayor Cutler that cash flow is a problem. Mr. Thacker suggested that Phase 3 could be put off
43 until next year. He provided cash flow analyses for Phase 2 and Phase 3 (attached). Mr.
44 Thacker said he thinks the cash flow could be managed if Phase 2 is done this year and Phase
45 3 postponed. The \$500,000 loan from the Recreation District will not cover both phases this
46 year. Councilman McEwan asked how much appetite the Recreation District Board would have
47 for a larger loan. Mayor Cutler responded the appetite may be there, but they would want
48 something in exchange.

49
50 Mr. Cox commented that irrigation has been a problem for a long time, and it may not be
51 worth borrowing more money to get it done this year instead of waiting one more year. Mr.
52 Thacker pointed out that the question is how soon to borrow the money. Mayor Cutler said he is
53 willing to ask the Recreation District Board for more money; however, it has taken a long time to

1 get to this point, and he would not want to delay the project by months while waiting for a
2 decision. Mr. Randall said they would like to award bid for the Weber Basin connection soon.
3 Mr. Campbell added that the contractor would like to start working on the vault in two weeks.
4

5 Mr. Campbell explained that the vault is not designed to support the weight of vehicles
6 on the surface, and is not large enough to put a tennis court over it. Responding to a question
7 from Councilman McEwan, Mayor Cutler explained that the Recreation District Board has
8 agreed to the loan conceptually at this point. Ms. Romney said she thinks asking for more
9 money or for a year delay may cause difficulties. Mr. Campbell said the parking lot contractor
10 would like to begin in late May.
11

12 Mayor Cutler commented that committing to Phase 2 would mean committing to the
13 ground water system. Council members Ince, McEwan, and Ivie indicated they feel the ground
14 water system is necessary. The Mayor responded there is no reason to delay Phase 2.
15

16 Mr. Campbell explained that the reason for the cost increase for Phase 3 is the type of
17 top soil recommended. The recommended PGA mix drains well, which is desirable for sports
18 fields. He said the type of soil could change if the cost is too high. Mr. Cox suggested
19 establishing a spec or a standard that is proven to work well to avoid the problems caused by
20 inadequate soil. Councilman McEwan commented that high quality fields justify higher use
21 fees, and asked if staff has a plan for recuperating some of the cost through increased use fees.
22 The Council and staff discussed fee structures, including the possibility of a tiered use fee.
23 Councilman McEwan said it would be good to have a list of maintenance and operating costs
24 when setting fees.
25

26 Mayor Cutler expressed concern that the cost increases for Community Park will prevent
27 the City from moving forward with Island View Park improvements. Councilwoman Ivie said she
28 has serious concerns regarding the plan for Island View Park she would like addressed before
29 the grant application is approved.
30

31 Mayor Cutler summarized that the fields could be completed this year with an \$800,000
32 loan from the Recreation District, and could be completed in two years with a \$500,000 loan.
33 Without a loan, the project would most likely take four years to complete. Councilman McEwan
34 pointed out that those assumptions do not take into account any jumps in bid prices.
35 Councilman Ince added they also assume there will not be a big drop off in sales tax revenues.
36

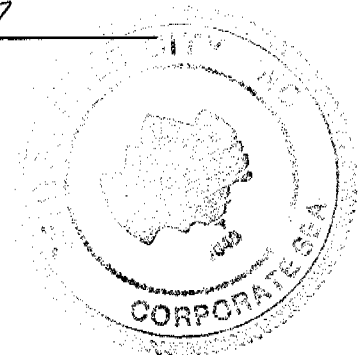
37 **ADJOURNMENT**

38
39 The work session was adjourned at 6:56 p.m.
40
41
42

43 
44 _____
45 Marsha L. Morrow, City Recorder
46

47
48 4-18-2017
49 _____
50 Date Approved
51

48 
49 _____
50 Katie Rust, Recording Secretary
51



Recommended Maintenance Schedule For Parking Lots and Trails
Next 10 Years (2017 - 2026)

#	Street Name	YR Built (or RB)	Area (sq')	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1	Public Works Building Parking Lot	2000	4,500	\$1,295.89	\$5,850.00					CS \$2,250.00	OL \$81,000.00	SS \$5,850.00		
2	Public Works Storage Parking Lot	1993	4,800	\$1,382.28	\$5,240.00					CS \$2,400.00	OL \$86,400.00	SS \$6,240.00		
3	Parks Department Building Parking Lot	2003	2,600	\$748.73	\$3,380.00					CS \$1,300.00	OL \$46,800.00	SS \$3,380.00		
4	City Hall Parking Lot	1994	4,500	\$1,295.89	\$5,850.00					CS \$2,250.00	OL \$81,000.00	SS \$5,850.00		
5	Cemetery	1990	4,500	\$1,295.89	OL \$81,000.00	SS \$5,850.00					CS \$2,250.00		SS \$5,850.00	
6	Island View Park Upper Parking Lot	2006	1,400				CS \$700.00	SS \$1,820.00						
7	Island View Lower Parking Lot	1990	1,600								CS \$800.00		SS \$2,080.00	
8	Bamberger Trail	2005	1,150	CS \$331.17	SS \$1,495.00				CS \$575.00		SS \$1,495.00			
9	Porter Walton Trail	2005	600	CS \$172.78	SS \$780.00				CS \$300.00		SS \$780.00			
10	Community Park East Parking Lot	1996	4,000	CS \$1,151.90		SS \$5,200.00				CS \$2,000.00			SS \$5,200.00	
11	Community Park West Parking Lot	1996	3,900	CS \$1,123.10		SS \$5,070.00				CS \$1,950.00			SS \$5,070.00	
12	Community Park West Expansion Parking Lot	2017	4,600			SS \$5,980.00				CS \$2,300.00			SS \$5,980.00	
13	Community Park West Expansion Trail	2017	1,300			SS \$1,690.00				CS \$650.00			SS \$1,690.00	
14	Community Park & Trail	1998	2,500	CS \$719.94	OL \$45,000.00	SS \$3,250.00				CS \$1,250.00			SS \$3,250.00	
15	Snoet Park East Parking Lot	1990	1,500	CS \$431.96				SS \$1,950.00				SS \$1,950.00		
16	Snoet Park West Parking Lot	1990	1,500	CS \$431.96	SS \$1,950.00			SS \$3,770.00		CS \$750.00	OL \$27,000.00	SS \$1,950.00		
17	Freedom Hills Park Parking Lot	2006	2,900	CS \$835.13					CS \$1,500.00			SS \$3,900.00		
18	Freedom Hills Park Trail	2006	3,000	CS \$863.92	SS \$3,900.00									
19	Founders Park Parking Lot *	2004	1,500	CS \$431.96										
* (Maintained by school district)														
Total					\$12,512.50	\$184,245.00	\$700.00	\$7,540.00	\$0.00	\$11,325.00	\$333,400.00	\$25,445.00	\$29,870.00	\$0.00

~~27,040~~ parks 21,190
 700 parks
 7540 parks
 4425 Parks
 82,750 Parks
 11,505 Parks
 24,020 Parks
 \$0.00

Total parks 2018 - 2026 = \$152,130
 * 3380 Parks bldg parking lot (delayed from 2017)
 \$155,510

**Community Park Expansion Project
Phase 2 Cost Estimate (revised 4/3/17)**

Irrigation Reservoir/Piping

Bowen bid	198,575
Mat'ls: - Western Water Works	10,313
- NICO pumps	35,000 (est.)
- VFD controls + panel/power service	<u>20-40,000 (est.)</u>
	263,888 – 283,888

Engineering & Contingency (2/17 to completion–15%):	<u>39,583 – 42,583</u>
	<u>303,471 – 326,471</u>

Weber Basin Connection for Existing Park

Bowen bid	56,275
Mat'ls: - Western Water Works	24,674
- Mountainland	<u>18,475</u>
	99,424

Engineering & Contingency (2/17 to completion–15%):	<u>14,914</u>
	<u>114,338</u>

Parking Lot and Asphalt Trail

Kilgore bid	300,421
Engineering & Contingency (2/17 to completion–15%):	<u>45,063</u>
	<u>345,484</u>

Total Cost Estimate – Phase 2	<u>\$763,293 – 786,293</u>
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BID TABULATION FOR CENTERVILLE CITY

Community Park Irrigation Reservoir - #16-123

Bid Opening March 16, 2017

Item No.	Description	Amounts	Units	Bowen Construction		Park Reservoir		Weber Basin	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Reinforced Concrete Irrigation Reservoir	1	LS	\$110,000.00	\$110,000.00	\$110,000.00	\$110,000.00		
2	Connect Existing 10-in PVC Inlet to Reservoir	1	LS	\$1,100.00	\$1,100.00	\$1,100.00	\$1,100.00		
3	Miscellaneous Pump Pipework	1	LS	\$2,583.00	\$2,583.00	\$2,583.00	\$2,583.00		
4	6-in PVC Main, Connect to Existing 6-in PVC	1	LS	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00		
5	10-in Overflow, Connect to Existing Storm Drain Box	1	LS	\$2,432.00	\$2,432.00	\$2,432.00	\$2,432.00		
6	Excavate and Haul Away Existing Soil	1,600	CY	\$17.00	\$27,200.00	\$17.00	\$27,200.00		
7	Grade Existing Soil Around and Over Irrigation Reservoir	1	LS	\$5,720.00	\$5,720.00	\$5,720.00	\$5,720.00		
8	1-in PVC Sch 40 Pipe, For Power or Communications	145	FT	\$15.17	\$2,199.65	\$15.17	\$2,199.65		
9	6-ft Perimeter Fence and 6-ft Gate	200	FT	\$20.32	\$4,064.00	\$20.32	\$4,064.00		
10	Restore Landscaping	1	LS	\$2,550.00	\$2,550.00			\$2,550.00	\$2,550.00
11	Site Best Management Practices	1	LS	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00		
12	Excavate and Cut in 8-in Bend on Existing Irrigation Line, Including Asphalt Patch and Curb and Gutter	1	LS	\$5,160.00	\$5,160.00			\$5,160.00	\$5,160.00
13	8-in PVC Main	380	FT	\$26.85	\$10,203.00			\$26.85	\$10,203.00
14	Miscellaneous Filter Pipework	1	LS	\$4,760.00	\$4,760.00			\$4,760.00	\$4,760.00
15	Remove and Replace Sidewalk	720	SF	\$6.50	\$4,680.00	\$6.50	\$4,680.00		
16	4-in Concrete Pad	100	SF	\$9.50	\$950.00	\$9.50	\$950.00		
17	Remove and Replace (Lower) 12-in ADS Storm Drain	60	FT	\$70.00	\$4,200.00			\$70.00	\$4,200.00
18	Dewater Site for Construction	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00		
19	8-in Gate Valve	3	EA	\$370.00	\$1,110.00			\$370.00	\$1,110.00
20	8-in Bend and Thrust Restraint	3	EA	\$100.00	\$300.00			\$100.00	\$300.00
21	3-in Cobble with Fabric	1,500	SF	\$2.00	\$3,000.00	\$2.00	\$3,000.00		
22	4-in PVC Sch 40 Pipe	180	FT	\$42.20	\$7,596.00	\$42.20	\$7,596.00		
23	Sawcut, Remove and Replace Asphalt Path	200	SF	\$8.20	\$1,640.00			\$8.20	\$1,640.00
24	Remove Tree	2	EA	\$565.00	\$1,130.00			\$565.00	\$1,130.00
25	2-in PVC Sch 40 Pipe	1,020	FT	\$13.82	\$14,096.40			\$13.82	\$14,096.40
26	Remove and Replace Drive Approach	200	SF	\$14.25	\$2,850.00			\$14.25	\$2,850.00
27	Untreated Base Course	40	TN	\$24.40	\$976.00			\$24.40	\$976.00
28	Gravel	300	TN	\$25.50	\$7,650.00	\$25.50	\$7,650.00		
29	Sand	100	TN	\$23.00	\$2,300.00			\$23.00	\$2,300.00
30	Mobilization and Traffic Control	1	LS	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
Total					\$254,850.05		\$198,574.65		\$56,275.40

1 Minutes of the Centerville City Council meeting held Tuesday, April 4, 2017 at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5 Mayor Paul A. Cutler

6 Council Members William Ince
7 Stephanie Ivie
8 George McEwan
9 Robyn Mecham

10
11
12 **MEMBER ABSENT** Tamilyn Fillmore

13
14
15 **STAFF PRESENT** Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Cory Snyder, Community Development Director
18 Katie Rust, Recording Secretary

19
20 **STAFF ABSENT** Blaine Lutz, Finance Director/Assistant City Manager
21 Jacob Smith, Assistant to the City Manager

22
23 **VISITORS** Interested citizens (see attached sign-in sheet)

24
25 **PLEDGE OF ALLEGIANCE** Led by Jason Manspeaker

26
27 **PRAYER OR THOUGHT** Pastor Loren Pankratz, The Bridge Community

28
29 Mayor Cutler recognized Pastor Pankratz for his years of service in the community as a
30 member of the Parks and Recreation Committee.

31
32 **OPEN SESSION**

33
34 **Dee Evans** – Mr. Evans lives on Lund Lane adjacent to the Woods Park Subdivision. He
35 described water issues caused by the Woods Park Subdivision. Mr. Evans played a voice mail
36 recording left by Dave Walker in the Public Works Department on May 24, 2016. He said he
37 has been promised and promised that issues would be resolved. Mr. Evans stated the drainage
38 system installed was supposed to take care of the problem, but landscapers changed the
39 direction of water flow. The gate leading to his cow pasture was supposed to be a non-climb
40 fence, but is only a tubular gate. Mr. Evans said flooding has been a problem for more than two
41 years, and he would really like to see it resolved. He was told his fence would only be down for
42 a couple months while curb and gutter were installed for the subdivision, but after six months he
43 put his own temporary fence up because it had been so long. Mr. Evans said he does not want
44 children hurt, and he does not want the liability. Mr. Evans described difficulties with a neighbor,
45 and said he is waiting to hear what the zoning of his property was at the time of purchase.

46
47 Mayor Cutler responded that there have been a number of claims of noncompliance
48 against the Woods Park Subdivision, and an enforcement action is in progress. Mr. Evans said
49 he feels it is important to "slow the flow" of drainage water to revitalize the hillsides, not send it
50 to the lake as quickly as possible.

1 **MINUTES REVIEW AND ACCEPTANCE**

2
3 The minutes of the January 31, 2017 work session (tabled from March 21, 2017
4 meeting), and the March 21, 2017 work session and Council meeting were reviewed.
5 Councilman McEwan submitted amendments to the January 31, 2017 work session, and made
6 a **motion** to accept the January 31 work session minutes as amended. Councilwoman Ivie
7 seconded the motion, which passed by unanimous vote (4-0). Mayor Cutler requested a
8 correction to the March 21, 2017 work session minutes. Councilwoman Mecham made a
9 **motion** to accept the March 21, 2017 regular meeting minutes, and the work session minutes
10 as amended. Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

11
12 **PUBLIC HEARING – GENERAL PLAN AMENDMENT – SOUTHEAST**
13 **NEIGHBORHOOD – SECTION 12-480-2**

14
15 Cory Snyder, Community Development Director, explained the proposed General Plan
16 Amendments, requested by Brighton Homes, to allow Residential-Medium (R-M) in the Pages
17 Lane Commercial Area. Staff and the Planning Commission have recommended the Council
18 deny the request. The City is currently in the process of evaluating the future of the entire
19 Pages Lane Commercial Area. Mr. Snyder acknowledged that the petition may have merit, but
20 said procedurally it was felt it would be cleaner and more appropriate to allow the larger process
21 to work its way out.

22
23 Patrick Scott with Brighton Homes said Brighton Homes is excited about the proposed
24 development project on six acres of land east of Deseret Industries on Pages Lane. He said he
25 understands staff's hesitancy, but feels the proposed project offers opportunities that were
26 desired by some at the joint work session and Planning Commission meeting. Mr. Scott
27 provided a copy of an email sent by the owner of the former Dick's Market property (attached),
28 in which the opinion is expressed that there is no demand for commercial on Pages Lane. Mr.
29 Scott said he personally feels commercial could be viable depending on the tenant, but the area
30 needs to be redeveloped, and residential development is a good option in the area. Given the
31 large area of the proposed development, Mr. Scott requested Brighton Homes be allowed to go
32 through the public process rather than being denied to allow the City to go through its own
33 process. Mr. Scott agreed with the point that redevelopment should not be piecemeal. He said
34 he feels the proposed project transitions well to surrounding uses. He stated it is important,
35 timing wise, that they be allowed to act quickly. Half of the property is currently under contract,
36 and a lengthy delay may cause problems.

37
38 Mr. Scott provided the Council with a copy of the proposed language change (attached).
39 Mr. Scott corrected his earlier statement, clarifying that there are two processes at play - the
40 public hearing process to amend the General Plan, and the City's process to evaluate the future
41 of the entire Pages Lane Commercial Area. He said their request is that Brighton Homes be
42 allowed to go through the General Plan Amendment process rather than wait for the City to go
43 through its independent process. He said it seemed the application was denied at the Planning
44 Commission level more because of the process they were trying to follow than the merits of the
45 proposal.

46
47 At 7:45 p.m., Mayor Cutler opened a public hearing, and closed the public hearing
48 seeing that no one wished to speak. Councilman McEwan said his primary concern is that staff
49 and the Planning Commission are both recommending denial. He said there must be merits to
50 their recommendation with both groups in agreement. Councilman Ince expressed surprise at
51 the lack of public attendance considering the sensitivity of the issue. He asked if notices were
52 given. Mr. Snyder explained that a General Plan Amendment is noticed on the Council meeting
53 agenda. Councilwoman Mecham said she would like to know what the public response would

1 be, and said she would be in favor of tabling the issue and advertising with large signs on the
2 property to peak citizen interest and get feedback. She said she is not opposed to the proposal,
3 but she is not ready to say yes. Mr. Snyder said he does not feel the Planning Commission was
4 focused only on the process issue. He said he thinks the Planning Commission struggled with
5 the fact that the proposed project is not a guaranteed product with the General Plan
6 Amendment. The Planning Commission was sensitive to the current market, and the fact that
7 design guidelines have not been established.

8
9 Councilman McEwan asked Mr. Snyder if he perceives that the Planning Commission
10 wants to move forward with more speed toward establishing a plan now that something
11 concrete has been proposed. Mr. Snyder responded the Planning Commission has tentatively
12 scheduled a public hearing for their second meeting in April. They are moving forward with
13 figuring out the vision. However, he believes there is still a feeling of not being sure which
14 direction the Council would prefer to go. Councilwoman Ivie said she finds it interesting that the
15 City had the opportunity at the beginning of the process, but decided not to do a TZRO. The
16 City intentionally left the option open to property owners/developers, and she said she does not
17 think it is fair to deny. However, she said she agrees with the idea of community involvement
18 and input, and asked how quickly that input could happen. Mr. Snyder said the City could use
19 the petition to drive the plan for the rest of the area if desired. However, if the Council has a
20 different vision, or wants to see alternate visions for the property, he suggested letting the larger
21 process play out. Councilman McEwan said he is in support of letting the Planning Commission
22 rethink the Pages Lane Commercial Area. He said he thinks the Council should support the
23 Planning Commission and allow them to complete their process.

24
25 Mr. Scott asked what time frame the process will take. Mr. Snyder responded the
26 Planning Commission will address the Pages Lane Commercial Area in the next couple months.
27 He pointed out that R-M is currently on the table for the area, but it is undecided how much
28 property would be involved and what it should look like. Councilman McEwan made a motion
29 to deny Ordinance No. 2017-09 amending Section 12-480-2, Neighborhood 1, Southeast
30 Centerville, allowing residential medium development in the Pages Lane Commercial Area,
31 including findings recommended by the Planning Commission. Councilman Ince seconded the
32 motion.

33
34 Findings:

- 35
36 a. The Council finds that a decision to amend the General Plan is a matter within the
37 legislative discretion of the City Council as described in CZC 12.21.060(a).
38 b. The Council finds that the City is currently underway in a larger effort to reconsider
39 the future land use planning for the Southeast Neighborhood Plan that already
40 includes re-evaluating the Pages Lane Commercial Area.
41 c. The Council finds that further evaluation efforts are needed to determine if it is
42 appropriate to allow for a broad neighborhood plan language change, as proposed
43 by the petitioners.

44
45 Councilman Ince said he would rather table the petition rather than deny because there
46 are things he likes about the proposal. He said he would like a more cohesive picture of the
47 area as a whole before moving forward. Councilman McEwan agreed with Mr. Snyder that the
48 proposal is not necessarily the wrong product, but he would like to let the Planning Commission
49 craft the language they feel is appropriate. Mayor Cutler pointed out that the proposed
50 language would apply to the whole block, and language is needed that represents what the City
51 wants for the entire area. Councilwoman Ivie said she is concerned that denying the petition will
52 be taken as not liking the proposal. She said her other concern is that she really would like to
53 know what the public wants.

1 Councilman Ince said it would be helpful to know the health of existing commercial
2 properties west of the block in question. Mr. Snyder responded he thinks they are fairly
3 successful, but pointed out that the prime lot on the southwest corner of the Main Street and
4 Pages Lane intersection still has not sold. Mayor Cutler suggested inviting business/property
5 owners to a redevelopment work session, and asked Mr. Snyder to forward that suggestion to
6 the Planning Commission. Councilwoman Mecham suggested also forwarding to the Planning
7 Commission the recommendation to put big signs on the property to engage community input.

8
9 The motion passed by unanimous vote (4-0).

10
11 **AWARD BIDS FOR COMMUNITY PARK EXPANSION**

12
13 Mr. Thacker proposed the following actions if the Council decides to proceed with the
14 use of groundwater to irrigate the Community Park expansion area:

- 15
16 • Award bid to Bowen Construction in the amount of \$254,850.05 for construction of
17 Community Park Irrigation Reservoir
18 • Authorize staff to purchase materials to be used for the Community Park Irrigation
19 Reservoir project per the City's Procurement Policy in the estimated amount of
20 \$51,638 plus tax as applicable, from various materials suppliers
21 • Authorize staff to proceed, when appropriate, with the purchase of pumps, VFD
22 controls, panel and power service-per City's procurement Policy

23
24 Mayor Cutler suggested approving the first two actions, but said he would prefer staff to
25 come back to the Council before proceeding with the third action. Councilman Ince made a
26 motion to approve the first two actions, and table authorization of the third action. Councilman
27 McEwan seconded the motion, which passed by unanimous vote (4-0).

28
29 **AWARD BID FOR ASPHALT RELATED WORK**

30
31 Councilwoman Ivie reported that the Whitaker Museum Board has not yet seen or
32 approved a finalized drawing of Whitaker Museum parking lot improvements. Mr. Thacker
33 showed a layout agreed on by Whitaker Museum Chair Packer and the City Engineer.
34 Councilman McEwan suggested widening the parking lot turnout a small amount to improve
35 maneuverability. Councilwoman Ivie made a motion to award bid for Street Rebuild and
36 Overlay Project 2017 to Kilgore Companies, in the total amount of \$522,754.50, subject to
37 approval of the subcontractors to be used by Kilgore, and subject to review of the final parking
38 lot design by staff and the Whitaker Museum Board. Councilwoman Mecham seconded the
39 motion, which passed by unanimous vote (4-0).

40
41 **APPROVE GRANT APPLICATION REGARDING ISLAND VIEW PARK RENOVATION**

42
43 Councilwoman Ivie referred to an email she received, and said the initial expectation of
44 the focus group involved in the Island View Park renovation project was they would meet for
45 approximately two years. She said the focus group met twice, and she feels the process has
46 been rushed to meet the grant application deadline. She reported there are a series of
47 concerns that have not been addressed because of the speed of the process. One of the
48 concerns involves removal of parking at the west end of the park without addressing the need
49 for overflow parking for the cemetery. Councilwoman Ivie said members of the focus group are
50 concerned that removal of the parking and retaining wall at the west end will create an attractive
51 sledding hill with liability for the City. She said these focus group members are concerned that
52 Phase One does not address existing liability issues on the east portion of the park relating to

1 sidewalk conditions. Councilwoman Ivie suggested the grant application may need to wait until
2 next year to allow time to work through details and problems.

3
4 The grant application is due May 1st. Councilman Ince said it was his impression that
5 applying for the grant this year is important to be in line for available funds. Mayor Cutler
6 agreed that the application needs to be submitted, but said he would be happy to address
7 concerns if there is time. Councilwoman Ivie expressed concern with the location of the
8 proposed playground in relation to other features in the park. She said her impression was that
9 only a couple of groups applied for the grant last year and approval is quite likely – the only
10 suggestion from the State was that the City not request too much money. Councilman McEwan
11 said he is not sure all the issues could be solved before construction of the first phase.
12 Councilwoman Ivie repeated she feels the process was rushed, and she does not feel the City is
13 ready to submit a grant application.

14
15 Councilwoman Ivie said she raised the concerns at the work session, but nothing was
16 changed. Mr. Thacker responded it was his perception at the conclusion of the work session,
17 and the perception of the Parks and Recreation Committee, that they were to move forward with
18 the proposed plan. He said there was no majority direction from the Council to do something
19 about the issues she raised. Mayor Cutler said he is not concerned so much about overflow
20 parking for the cemetery because the Council has chosen not to expand the cemetery. The
21 Mayor asked Councilwoman Ivie what could be done to help those concerned feel heard.
22 Councilwoman Ivie said she would like the focus group to meet one more time before the grant
23 application is submitted. Mr. Thacker asked Councilwoman Ivie what portion of the focus group
24 is represented by the email. Councilwoman Ivie said she would guess a minority is represented
25 by the email, but added that she received the email from a source she has learned to trust. Mr.
26 Thacker suggested the focus group meet with the Parks and Recreation Committee and
27 landscape architect. The next Parks and Recreation Committee meeting is scheduled for
28 Tuesday, April 11th. It was agreed the focus group could be invited to the Parks and Recreation
29 Committee meeting.

30
31 Councilman Ince made a **motion** to table approval of the grant application to April 18th,
32 and direct the Parks and Recreation Committee to invite the focus group to discuss the
33 renovation plan and grant application one more time before the application is approved and
34 submitted. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

35
36 **CENTERVILLE MUNICIPAL CODE – COMPREHENSIVE AMENDMENTS**

37
38 At the February 21, 2017 meeting, the Council decided to spread review of the
39 comprehensive amendments to the Centerville Municipal Code over several meetings. City
40 Attorney Romney explained the following substantive changes to the remaining Titles:

41
42 Title 11

- 43 • Chapter 2 – Parkstrips and Street Trees: additions regarding maintenance and tree
44 permitting.
45 • Chapter 3 – Street Names and Addressing

46
47 Councilman Ince asked if the City is wasting time with the park strip ordinance since
48 park strip issues are not enforced. Ms. Romney responded the City does use the regulations for
49 enforcement.

50
51 Title 13

- 52 • Criminal Code – Change to penalty provision.

1 Title 14

- 2 • Traffic – Chief Child has reviewed the proposed changes. Ms. Romney said she is
3 reversing and not recommending two of the four proposed changes. In Section
4 14.01.070 violations will remain Class C misdemeanors.
5 • Section 14.06.020 – The Police Chief may authorize all-night parking for a period not
6 to exceed 72 hours, increased from 24 hours.
7 • Section 14.07.170 the word “race” is added to parades and processions. Requests
8 for permits shall be made in writing at least 14 days prior to the actual time,
9 increased from 10 days.

10
11 Titles 16, 17 & 18

- 12 • No substantive changes.

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

20
21 Councilman McEwan made a motion to adopt Ordinance No. 2017-03 regarding
22 comprehensive Centerville Municipal Code amendments and re-adoption of the entire
23 Centerville Municipal Code (excluding Title 12 regarding the Zoning Code) for online conversion
24 and minor edits for corrections and consistency. Councilwoman Ivie seconded the motion,
25 which passed by unanimous vote (4-0).

26
27 **MUNICIPAL CODE AMENDMENTS – SECTION 14-06-100 – PARKING IN FIRE**
28 **LANES**

29
30 Chief Child has requested an ordinance restricting parking in fire lanes on public and
31 private property. Some of the larger commercial properties in the City have had difficulties with
32 people parking in fire lanes. Ms. Romney recommended the Council adopt Ordinance No.
33 2017-08. Councilwoman Ivie made a motion to approve Ordinance No. 2017-08 enacting
34 Section 14.06.100 of the Centerville Municipal Code regarding prohibited parking in fire lanes.
35 Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

36
37 **MAYOR'S REPORT**

- 38
39 • Mayor Cutler reported on the semiannual review of operational metrics with staff.
40 • The Mayor commended Jack Dellastatious for his fundraising efforts for Law
41 Enforcement Week (May 14-20) as Chair of the Centerville Community Foundation.
42 • Mayor Cutler expressed appreciation for the many volunteers within the community.

43
44 **CITY MANAGER'S REPORT**

- 45
46 • Mr. Thacker reported that grant applications for Federal CMAQ funding to make
47 improvements to intersections on Parrish Lane were submitted. A technical review
48 committee has recommended improvements to the 400 West/Parrish Lane
49 intersection as providing the most benefit. If approved, the project will be added to
50 the final year of the new five-year plan. The total cost of the project would be \$1.9
51 million, with the City's portion set at 6.7%. Councilman Ince said he very much
52 dislikes double turn lanes. Although they help traffic at peak times, he said he feels
53 they limit traffic the rest of the day. Mr. Thacker said he feels it is encouraging that

1 UDOT seems to have come to appreciate the status of congestion at the Parrish
2 Lane interchange.

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

6
7 **MISCELLANEOUS BUSINESS**

8
9 Councilman Ince made a **motion** to commence warranty period for the Legacy Trails
10 Subdivision, located at 1250 West Parrish Lane in Centerville. Councilman McEwan seconded
11 the motion, which passed by unanimous vote (4-0).

12
13 **APPOINTMENTS**

14
15 Mayor Cutler recommended the Council appoint Matthew Larsen to the Landmarks
16 Commission, and Sunny Larsen to the Trails Committee. Councilwoman Mecham said she was
17 under the impression there is not an opening on the Trails Committee. She said she would
18 check with the Trails Committee. Councilwoman Ivie made a **motion** to appoint Matthew
19 Larsen to the Landmarks Commission. Councilman Ince seconded the motion, which passed
20 by unanimous vote (4-0).

21
22 **ADJOURNMENT**

23
24 At 9:34 p.m., Councilman McEwan made a **motion** to adjourn the Council meeting and
25 move to a closed meeting in the Conference Room for the purpose of discussing the character
26 and competence of an individual. Councilwoman Ivie seconded the motion, which passed by
27 unanimous vote (4-0). In attendance at the closed meeting were: Paul A. Cutler, Mayor; Council
28 members Ince, Ivie, McEwan, and Mecham; Steve Thacker, City Manager; and Lisa Romney,
29 City Attorney. Councilwoman Fillmore participated via telephone.

30
31
32
33 
34 _____
35 Marsha L. Morrow, City Recorder

36
37
38
39
40
41 4-18-2017
Date Approved

38
39 
40 _____
41 Katie Rust, Recording Secretary

