

1 Minutes of the Centerville City Council meeting held Tuesday, February 21, 2017 at 7:00 p.m.
2 at Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Paul A. Cutler

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8 Council Members William Ince
9 Stephanie Ivie
10 George McEwan
11 Robyn Mecham

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13 **MEMBERS ABSENT** Tamilyn Fillmore

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15 **STAFF PRESENT** Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Cory Snyder, Community Development Director
18 Cassie Younger, Assistant Planner
19 Jacob Smith, Assistant to the City Manager
20 Katie Rust, Recording Secretary

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22 **STAFF ABSENT** Blaine Lutz, Finance Director/Assistant City Manager

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

25
26 **PLEDGE OF ALLEGIANCE** Travis Ockie, BSA Troop 89

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28 **PRAYER OR THOUGHT** Councilwoman Mecham

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30 **OPEN SESSION**

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32 No one wished to comment.

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34 **MINUTES REVIEW AND ACCEPTANCE**

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36 The minutes of the January 31, 2017 work session, and the February 7, 2017 work
37 session and regular Council meeting were reviewed. Councilman McEwan made a motion to
38 table approval of the January 31, 2017 work session minutes until all Council members are
39 present. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).
40 Councilwoman Fillmore submitted an amendment to the February 7, 2017 work session minutes
41 via email prior to the meeting. Councilman Ince made a motion to approve the February 7,
42 2017 regular Council meeting minutes, and February 7, 2017 work session minutes as
43 amended. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

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45 **SUMMARY ACTION CALENDAR**

- 46
47 a. Approve Interlocal Agreement with Davis County for Election Services for the 2017
48 Municipal Elections – Resolution No. 2017-05
49 b. Approve Resolution No. 2017-06 appointing Temporary Justice Court Judges

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51 Councilman Ince made a motion to approve both items on the Summary Action
52 Calendar, including Resolution No. 2017-05. Councilman McEwan seconded the motion, which
53 passed by unanimous vote (4-0).

1 **PUBLIC HEARING – ZONING MAP AMENDMENT (REZONE) – 1150 SOUTH 240**
2 **EAST**

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4 Cassie Younger, Assistant Planner, explained the proposed rezone for property located
5 at approximately 1150 South 240 East from Residential-Medium (R-M) to Residential-Low (R-L).
6 On February 8, 2017, the Planning Commission reviewed the matter, held a public hearing, and
7 voted to recommend approval of the Zoning Map Amendment. Mayor Cutler opened a public
8 hearing at 7:18 p.m., and closed the public hearing seeing that no one wished to comment.
9 Councilman McEwan commented that this is one of the rare occurrences when the
10 recommendations of staff and the Planning Commission are in agreement with the goals of the
11 City Council in moving to Residential-Low.

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13 Councilman McEwan made a motion to adopt Ordinance No. 2017-02 amending the
14 Centerville Zoning Map by changing the zoning of approximately 3.10 acres of real property
15 located at approximately 1150 South 240 East from Residential-Medium to Residential-Low
16 based on the following findings recommended by the Planning Commission. Councilwoman
17 Mecham seconded the motion, which passed by unanimous vote (4-0).

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19 Findings:

- 20
21 1. The proposed Zone Map Amendment meets the requirements found in CZC
22 12.21.080(4)(e).
23 2. The Zone Map Amendment would still be consistent with the General Plan.
24 3. The Zone Map Amendment and subsequent development standards on the property
25 would be consistent with already existing single-family properties within the
26 subdivision.

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28 **PUBLIC HEARING – CENTERVILLE MUNICIPAL CODE – COMPREHENSIVE**
29 **AMENDMENTS**

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31 Lisa Romney, City Attorney, presented comprehensive amendments to the Centerville
32 Municipal Code for online conversion, including minor edits and corrections for consistency
33 throughout the Code. Considering the length of the document, Councilman McEwan suggested
34 the Council review the amendments to the Municipal Code in portions over several meetings.
35 Ms. Romney responded that would be an acceptable means for reviewing all of the edits. Ms.
36 Romney pointed out, however, that a public hearing for Title 15 (Subdivisions), was noticed for
37 this meeting. Mayor Cutler suggested the Council at least review Title 15 and hold a public
38 hearing on that portion of the proposed edits. Ms. Romney described in detail the changes to
39 Title 15 (Subdivisions), which by law requires a public hearing as a land use ordinance of the
40 City. She said the Planning Commission has already gone through Title 15 page by page and
41 suggested amendments. One substantive change she explained to the Council was regarding
42 appeals of Planning Commission decisions regarding subdivisions. As proposed, appeals of
43 Planning Commission decisions regarding subdivisions should be made to the Board of
44 Adjustments (similar to all Zoning Code appeals of Planning Commission decisions). Other
45 amendments to Title 15 include new definitions to be consistent with definitions in the Zoning
46 Code and other changes throughout this Title to bring the provisions into compliance with State
47 law.

48
49 Councilman Ince raised a question on Title 15 regarding the City's ability to hold a bond
50 past its maturation date, specifically as regarding the development at Woods Park. Ms.
51 Romney explained the purpose and legal restrictions regarding subdivision bonds. She noted
52 that such bonds are used to guarantee installation of public improvements associated with
53 development. She explained the City does not generally release the bond until the developer

1 has completed all improvements for which the bond was required. Ms. Romney further
2 explained that the City can only require improvement bonds for certain things and cannot hold
3 the bond funds or security for items the developer was not required to bond for like trees,
4 fencing or gravel.

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6 Mayor Cutler opened a public hearing at 7:37 p.m., and closed the public hearing seeing
7 that no one wished to comment. Councilman McEwan made a motion to table Ordinance No.
8 2017-03, and continue the review and discussion at a later time. Councilman Ince seconded the
9 motion. The motion passed by unanimous vote (4-0).

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11 **AWARD BID FOR WATER PROJECT**

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13 Following discussion of the project involving installation of a new water main under I-15
14 and the railroad tracks at 1000 North, Councilwoman Ivie made a motion to award bid to
15 Claude H. Nix Construction in the amount of \$173,968.00 for labor and to Western Water Work
16 in the amount of \$8,745.78 (plus tax) for materials for construction of the water main under I-
17 15/railroad tracks at 1000 North (Chase Lane). Councilwoman Mecham seconded the motion,
18 which passed by unanimous vote (4-0).

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20 **PRESENTATION REGARDING CIRCLES DAVIS COUNTY**

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22 Rebecca Walshe, Circles Coordinator, explained that Circles Davis County provides
23 training for people who are willing and ready to move out of poverty. She showed a video that
24 emphasized the goals of the program and invited involvement. Jen McCarty, Circles Coach,
25 explained involvement opportunities. Circles meetings are currently held at the Bountiful
26 Community Church.

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28 **FINANCIAL REPORT**

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30 Mr. Thacker presented a FY 2017 financial report for the period ending January 31,
31 2017, and answered questions from the Council.

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33 **MAYOR'S REPORT**

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- Mayor Cutler reported that the Fire Service Area is working to put plans in place for infrastructure improvements, including replacement of the Centerville Fire Station.
 - Ms. Romney updated the Council regarding the lease agreement with the South Davis Recreation District for the Community Park Expansion project.
 - The Mayor briefly updated the Council regarding UTOPIA/UIA.
 - Mayor Cutler encouraged Council members to participate in a Davis County online survey regarding land use.
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44 **COUNCIL LIAISON REPORT**

45 Councilman Ince updated the Council regarding emergency management activities, and
46 reported that the community wildfire management program is in the final planning stage.

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48 **CITY MANAGER'S REPORT**

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- Mr. Thacker introduced Luanne Hudson, new Recording Secretary for the Planning Commission.
 - Sound panels have been installed in the Council Chambers to improve sound quality.
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52

- 1 • The Council will meet in a joint work session with the Planning Commission to
2 discuss the Pages Lane Corridor prior to the regular meeting on March 21, 2017.
3 • The Council has scheduled a work session regarding potential cemetery expansion
4 on March 1, 2017.
5 • Lisa Summers, Recreation Director/Youth City Council Advisor, has informed the
6 City Manager that 2017 will be the last year she will run the recreation program.
7 Mayor Cutler stated he feels strongly that the Recreation Program is a benefit to the
8 community and an appropriate role of City government. He said he is supportive of a
9 recreation program that supports families and brings the community together.
10 Councilman McEwan agreed with the Mayor, and said his concern is whether or not
11 a recreation program should require a staff member versus volunteer time. He said
12 he appreciates the contributions Ms. Summers has made, but is willing to explore all
13 options. Councilwoman Mecham expressed support for the recreation program, but
14 agreed that she would like to look at available options.
15 • Councilman Ince suggested expanding participation in the survey regarding trees
16 and sidewalks to more than just the Council. Council members Ivie and Mecham
17 responded they would like to meet and discuss the issue as a Council first.
18 Councilman Ince suggested that questions to gauge interest in the Recreation
19 Program could be included with the trees issue on a community survey.
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21 **MISCELLANEOUS BUSINESS**

- 22
23 • Legislative night at CenterPoint Theatre is Thursday, February 23rd.
24 • The City's health insurance broker has suggested the City offer both a Health
25 Savings Account (HSA) model as well as a traditional plan in at least the initial year
26 of offering the HSA model. Councilwoman Mecham stated she is definitely
27 interested in offering both plans. Councilwoman Ivie agreed that in a transition
28 period it would be wise to offer both options. Councilman Ince pointed out there may
29 be significant change in the Affordable Care Act, and it would be wise to keep
30 options open and maintain flexibility. A majority of the Council agreed they would
31 like to look at the numbers for offering only an HSA plan, offering only a traditional
32 plan, and offering both. Councilman McEwan said he feels the City should be clear
33 about how long the options will be available. Councilman Ince said he knows a
34 professional in the insurance business who may be willing to meet with the Council
35 to offer independent information and answer questions.
36 • The ULCT Mid-Year Conference will take place in St. George on April 5-7, 2017.
37 • Mr. Thacker reported that the County is proposing to convey the north half of the
38 County-owned property on 100 South to the City for a waiver of development fees,
39 and is hoping to defer utility installation on the south portion until the building stage.
40 Mr. Thacker said he will seek more information from County representatives.
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42 **CLOSED MEETING**

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44 At 9:06 p.m., Councilman McEwan made a **motion** to move to a closed meeting for the
45 purpose of discussing the character and competence of an individual. Councilman Ince
46 seconded the motion, which passed by unanimous vote (4-0). The Council returned to open
47 meeting at 9:07 p.m.
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49 **APPOINTMENT**

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51 Mayor Cutler recommended the Council appoint Blair Parrish to the Trails Committee.
52 Councilwoman Mecham made a **motion** to appoint Blair Parrish to the Trails Committee.
53 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 9:09 p.m., Councilman McEwan made a motion to adjourn the regular meeting and move to a closed meeting to discuss the character and competence of an individual. Councilman Ince 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. Mr. Thacker was excused at the beginning of the closed meeting.

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Marsha L. Morrow, City Recorder

3-7-2017
Date Approved


Katie Rust, Recording Secretary

