Minutes of the Centerville City Council meeting held Tuesday, April 17, 2018 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

**MEMBERS PRESENT**

Mayor                   Clark Wilkinson
Council Members        Tamilyn Fillmore
                       William Ince
                       Stephanie Ivie
                       George McEwan
                       Robyn Mecham

**STAFF PRESENT**

Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Bruce Cox, Parks and Recreation Director
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

**STAFF ABSENT**

Jacob Smith, Management Services Director

**VISITORS**

Interested Citizens (see attached sign-in sheet)

**PRAYER OR THOUGHT**

Pastor Loren Pankratz, The Bridge Community

**PLEDGE OF ALLEGIANCE**

Andrea Richman – Ms. Richman lives at 327 Windsor Lane in a Residential-Low (R-L) Zone. She explained that a property adjacent to the back of her property, zoned Agricultural-Low (A-L), has not had animals for over 40 years but now has several goats and a horse. Ms. Richman stated she and other members of her family are allergic to horses. The adjacent property is 2 acres. She said she asked the neighbors if they would keep the horse away from the vinyl fence along her property line, but the horse is being kept as close as possible to her property. Ms. Richman told the Council she would like approval to put a higher, stronger fence along the property line, since the vinyl fence is not strong enough to support a horse or tall enough to prevent the horse from putting his head in her backyard.

Lorene Kamalu – Ms. Kamalu introduced herself as a candidate for County Commissioner. She said she lives in Kaysville, expressed appreciation for Centerville as a neighboring community, and thanked the Council members for their service.

Responding to questions from the Council, Community Development Director Cory Snyder stated no buffer is required for animals when A-L and R-L properties are adjacent. Fence building materials usually come in six-foot increments, and many city zoning ordinances (including Centerville) set the maximum height at six feet. The International Building Code (IBC) allows for a fence height of up to seven feet. Above seven feet, specific design criteria must be met per the IBC. Mr. Snyder stated higher fences are allowed in Residential-Medium (R-M) Zones in Centerville (up to 10-feet) with Planning Commission review and approval. The
Council could consider a similar allowance in areas where A-L and R-L are adjacent, especially when animals are involved. He suggested vegetation next to the fence could be another option.

Councilwoman Mecham said she would like to direct staff to study the possibility of allowing a taller fence. Councilman McEwan commented that agricultural spaces are diminishing, and he would like to see them preserved. He emphasized the importance of peaceful coexistence. Councilwoman Fillmore made a motion to direct staff to start the process to consider allowing taller fences in areas where A-L and R-L are adjacent. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).

**MINUTES REVIEW AND ACCEPTANCE**

The minutes of the April 3, 2018 Council meeting and closed meeting were reviewed. Councilwoman Fillmore requested an amendment to the Council meeting minutes. Councilman Ince made a motion to accept the April 3, 2018 closed meeting minutes and Council meeting minutes as amended. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).

**SUMMARY ACTION CALENDAR**

a. Award bids for materials for Miscellaneous Water Lateral Replacements Project
b. Terminate warranty for Legacy Trails Subdivision
c. Approve Assignment and Assumption Agreement for Centerville Corporate Park Subdivision
d. Commence warranty period for Duncan Hills Amended Subdivision

Councilman Ince made a motion to approve all four items on the Summary Action Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

**BID AWARDS FOR LABOR FOR MISCELLANEOUS WATER LATERAL REPLACEMENTS PROJECT**

Staff recommends the bid for labor for miscellaneous water lateral replacements be awarded to Crescent Excavation. Councilwoman Fillmore made a motion to award the project to Crescent Excavation in the amount of $93,632.00. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

**AGREEMENT WITH ACE DISPOSAL, INC.**

The City's current contract with ACE Disposal for solid waste, green waste, and recycling collection is set to expire on June 30, 2018. The City recently issued a Request for Proposals (RFP). Staff analyzed the bids and determined ACE Disposal to have the lowest responsible bid. On March 21, 2018, the City Council awarded the contract to ACE Disposal, subject to the approval of a contract for services. Lisa Romney, City Attorney, presented the proposed Solid Waste, Green Waste, and Recycling Collection Agreement. Dawn Bagley, representing ACE Disposal, answered questions from the Council. Councilwoman Fillmore suggested more education in the community regarding recyclables would be appropriate. Ms. Bagley responded that ACE has put together an informational letter she can send to City staff for distribution. She added that ACE would be willing to attend a community event to share information and answer questions.
Councilwoman Fillmore made a motion to approve a Solid Waste, Green Waste, and Recycling Collection Agreement between Centerville City and ACE Disposal, Inc. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

FINANCIAL REPORT

Marcus Arbuckle, the City's contract CPA advisor, presented a financial report for the nine-month period ending March 31, 2018, and answered questions from the Council.

AUDIT SERVICES FOR FY 2018

Two years ago the City Council approved a five-year contract with Keddington & Christensen for audit services. However, upon completion of the first year of that contract, the Council contracted with this firm to provide accounting services, thereby disqualifying them from continuing as the City's independent auditors. At that time — upon the recommendation of Marcus Arbuckle of Keddington & Christensen — the City Council contracted with another CPA firm, Hinton Burdick, to perform the FY 2017 audit. Mr. Arbuckle and the City Manager recommend the Council continue using this firm for the FY 2018 audit. The proposed fee is $18,900, a slight increase over the FY 2017 audit fee of $18,000.

Councilman McEwan made a motion to approve audit services from Hinton Burdick for Fiscal Year 2018 in the amount of $18,900. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

PROPOSED PROCESS TO CREATE MANAGEMENT PLAN FOR THE CITY'S FOOTHILL PROPERTY

The City Council took a fieldtrip in March to see up close the 180 acres owned by the City on the foothills. This fieldtrip was triggered by a proposal from the City's Trails Committee to construct additional trails on that property, including mountain bike trails. In a subsequent meeting, the City Council approved funding for aerial photography/topo mapping and a drainage study of the 180 acres. Staff also recommended the creation of a use management plan to guide the Council's future decisions about the uses of this land, including the additional trails proposed by the Trails Committee, and the infrastructure that may be needed to sustain these uses over the long term.

Mr. Snyder presented a proposed process for creating a use management plan. He recommended the Council consider forming an ad hoc committee of 8-10 people to explore ideas and different perspectives. Councilwoman Fillmore said the proposed process looks good, but she would like to tighten the time frame and condense the ad hoc committee process to one month rather than three. Mr. Snyder responded that staff resources will be limited, considering the current schedule and goals. He suggested the Council could utilize part-time help or an outside consultant to help facilitate a condensed time frame.

Councilwoman Ivie said she would be in favor of aggressively ticketing motor vehicle users violating boundaries at the beginning of the process to set a precedent before summer begins. Bruce Cox, Parks and Recreation Director, stated the Police Department has ordered more signs that indicate "no motorized vehicles" to mark boundaries and deter violations, as they do at the beginning of the season every year. He said staff has also discussed the possibility of adding a gate at a particular location. Mr. Cox informed the Council that a Federal
grant is available for establishing fencing and parking lots for trails and ATV areas. Mayor Wilkinson expressed concern with aggressive enforcement at the beginning of the process without educating first. Councilwoman Ivie responded that boundary signs have been in place for years. The Mayor suggested making a class available to the public, taught by the Police Department. Mr. Cox suggested having someone at the motor-vehicle use area on high-use days with a kiosk or table with education material.

Councilman McEwan agreed that enforcement is appropriate, and said he would like to see the City do something significant on the hillside fairly quickly to accommodate several types of uses. Councilman Ince asked if it would be possible to assign an intern to do some of the legwork. Councilman McEwan said he would like the City to have a goal of moving dirt by next spring, whether to create trails or mitigate drainage issues. Councilman Ince made a motion to authorize up to $3,000 from Council Contingency for staff to move the management plan process forward. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0). Mr. Cox suggested including Police Chief Child in the discussions.

**CEMETERY ISSUES**

Mr. Cox reported that by measuring between burial sites indicated on City records, enough space has been found for approximately 30 more burial sites in the first five rows of Section A of the cemetery. He said he anticipates room for around 200 additional burial spaces will be found through the entire cemetery. Mr. Cox commented that upright monument headstones make access and maintenance difficult. He recommended the City require flat headstones for the new burial spaces. Mr. Cox stated the practice of purchasing headstones and placing them in the cemetery before time of death results in the City bearing the cost of storing and carefully maintaining around the headstones. He asked the Council to consider establishing a policy that states a headstone cannot be placed until time of burial. Councilman McEwan agreed with the suggested policy that a headstone can only be placed at time of burial, but said he believes upright monument headstones should be an option. Mr. Cox suggested an additional fee for placement of upright headstones.

Responding to a comment from Ms. Romney, Mr. Cox said an updated copy of the cemetery map could be sent to the County Recorder’s Office. Councilwoman Fillmore suggested the next agenda announcing discussion of cemetery issues should clearly state a policy change will be considered. A majority of the Council indicated support for not allowing placement of a headstone until time of burial. Staff will prepare an amendment and notice a public hearing.

**MAYOR'S REPORT**

- Mayor Wilkinson updated the Council on UIA/UTOPIA. The UIA Board has approved issuance of a $33 million bond.
- The South Davis Metro Fire Board has approved an architect and general contractor for construction of the new Centerville Fire Station.

**COUNCIL LIAISON REPORT**

Councilman Ince informed the Council that Centerville will participate in The Great Utah Shakeout drill on Thursday, April 19 and Saturday, April 21.
CITY MANAGER'S REPORT

- Mr. Thacker reported that Officer Mike Dingman has been promoted to the position of Sergeant.
- Mr. Thacker made the Council aware that Bangerter Farms are being considered for agricultural protection area status. Councilman McEwan commented that he feels it is important to maintain local sourcing of food. He said he feels the use of eminent domain for recreation purposes is a dangerous precedent.
- City Manager Thacker read aloud the list of the movies selected by the Parks Committee for the Movies in the Park this summer.
- The Council plans to meet in budget work sessions on May 8th and May 15th, and in a joint work session with the Planning Commission on May 22nd.

ADJOURNMENT

At 9:48 p.m., Councilman Ince made a motion to adjourn the regular meeting and move to a meeting of the Centerville Redevelopment Agency, with no intention to return to regular meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

[Signatures]
Mackenzie Wood, City Recorder
Katie Rust, Recording Secretary

5/1/18
Date Approved
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** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.