Minutes of the Centerville City Council meeting held Tuesday, September 4, 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 (excused at 10:24 p.m.)
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT
Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Cory Snyder, Community Development Director
Bruce Cox, Parks and Recreation Director
Katie Rust, Recording Secretary

VISITORS
Lynn Keddington, Parks and Recreation Committee Chair
Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT
Mayor Wilkinson

PLEDGE OF ALLEGIANCE

OPEN SESSION
No one wished to comment.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the August 7, 2018 Council meeting; the August 21, 2018 work session and Council meeting; and the August 28, 2018 special meeting were reviewed. Councilwoman Fillmore made a motion to approve all four sets of minutes. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

JULY 4TH CELEBRATION REPORT

Duane and Laura Toney reported on the 2018 July 4th Celebration. Mr. Toney expressed appreciation for staff support on the Parade Committee. They recommended the Council increase the budget for the July 4th Celebration moving forward to cover increasing costs. The Council thanked Mr. and Mrs. Toney for their service as Co-Chairs of the Celebration Committee in 2017 and 2018.

IMPACT OF WEST DAVIS CORRIDOR PROJECT ON NORTH CENTERVILLE

Centerville residents Jake Willis and Joey Wilson reported on possible impacts of the West Davis Corridor (WDC) project on the Centerville community (presentation available with the agenda on NovusAgenda). They expressed a desire to make sure residents are informed and
understand the implications of the WDC project, and make sure Centerville does not get steamrolled with the designs by UDOT. Mr. Willis stated the current plan could have a severe impact on residents along the north portion of the Frontage Road, with freeway traffic and pollution shifted east, depending on mitigation measures such as sound walls. Mr. Wilson suggested it may be possible to influence UDOT to push the ramp a little further north than currently planned. Mr. Willis said it is his understanding that the build process will begin in late 2019 or early 2020. The Mayor and Council thanked Mr. Willis and Mr. Wilson for the information. Councilman McEwan commented that the Council has asked for water lines to be extended to the west side of the Frontage Road during the current Frontage Road project for future beautification/defensive landscaping. He expressed a desire to be able to start putting trees in next year. The Mayor and City Manager will ask UDOT to send someone to a Council meeting to discuss impacts and potential mitigation.

PUBLIC HEARING – PDO ZONE MAP AMENDMENT, CONCEPTUAL SITE PLAN AND CONCEPTUAL SUBDIVISION PLAN – SHEFFIELD Downs – 274 EAST PAGES LANE

Cory Snyder, Community Development Director, explained that the proposed redevelopment project is to rezone a significant eastern portion of the Pages Lane Commercial Area and reuse the property for a single-family dwelling subdivision of 33 homes. The project would be developed as a “planned development” having a private roadway system and a park area as common open space for use by the residents of the new community. The zone map amendment with a Planned Development Overlay (PDO) approval is a requirement of the Southeast Community Plan when a residential re-development is being sought. The applicant is not seeking a “density bonus”, but will maintain the density at six dwellings per acre, which is the permitted use or base density of the Residential Medium (R-M) Zone.

Patrick Scott with Brighton Development stated that most of the homes built in the proposed subdivision will be two-story homes. He said Brighton would like to begin demolition this winter and move forward with road construction in spring of 2019.

Mayor Wilkinson opened a public hearing at 8:03 p.m.

Stephen Merrell – Mr. Merrell said he feels that the desires of the residents have been ignored in this process. Mr. Merrell stated that six homes in one acre feels to him like high density. He stated that the permanent residents do not need another private neighborhood in the area, and he is offended that plans for this kind of housing have been presented regardless of what the residents want. He urged the Council to stop further planning of the proposed development because it is not what the residents want.

Jeff Hale – Mr. Hale thanked the Council for listening to his concerns at a previous meeting and moving forward with steps to eliminate “Lake Elbert”. He said he did not hear one citizen of Centerville at the open house speak in favor of the proposed development. He said he knows the idea of using the proposed land as a park or for cemetery space has been discussed. Mr. Hale said he believes the City would essentially be raising taxes for the residents if additional cemetery space is not found because residents will have to pay more to be buried elsewhere. He stated the proposed development would have an impact on Taylor Elementary on the north side of Pages Lane. Mr. Hale said he knows the property owners could make commercial work at that location if they want to.

Jeremy Jeppesen – Mr. Jeppesen said he is opposed to this type of development because he lives right next to the subject property. He said he wants to have a neighborhood with space
for kids to play, not higher density housing. Mr. Jeppesen said he shared his opinion during the open house, and he feels ignored. He said he believes the proposed development would threaten the small, quiet community he wants.

Kara Hale – Ms. Hale said she talked to many friends in her neighborhood who felt they had already expressed their opinions to the Council, and felt there was no point in coming to the meeting this evening because the Council would not listen. She stated that no one wants housing on the subject property, and she believes there are better solutions. Ms. Hale said she believes the cemetery problem needs to be solved. She said she is not sure how to stay informed of city issues, and she does not feel the citizens have been informed. She said she would like to see the numbers proving the subject property is too expensive to be used for cemetery space or park space, and why Island View Park cannot be used for cemetery space. Ms. Hale suggested the Council put the information out and let the citizens decide.

Craig Adams – Mr. Adams stated he lives in Bountiful just behind the subject property. He said he has tracked the different options discussed for this property, and he is in favor of the proposed development with single-family homes. He said he was impressed with the options presented and discussed at the Planning Commission meeting. Mr. Adams said he is opposed to higher density housing than has been proposed, and said he hopes this project can move forward.

Laura Eliason – Ms. Eliason said she teaches at Taylor Elementary and lives in the neighborhood. She said Taylor Elementary is already crowded, and asked the Council to consider the impact of this development on the school. She said if she wanted to live somewhere with higher density, she would have moved elsewhere.

Jennifer Tumblom – Ms. Tumblom said she has mixed emotions because she can understand the feelings of the existing neighbors of the proposed development, and she can understand her friends and neighbors who are desperate to find homes in Centerville. She said she can understand the property owner’s perspective. She commented that the cost to the City to put a cemetery on the property would be so high that there would still be a high cost for the residents to be buried there, and said she is glad the Council is considering the possibility of a columbarium. Ms. Tumblom said she does not like HOAs, but she knows there are people who do. She said she has heard the proposed development compared to Centerville Commons, which she likes. Ms. Tumblom thanked the Council members for their time and service.

Jeff Berthold – Mr. Berthold said it appears that the proposed streets would not line up with existing streets. He said he thinks it could be designed better with fewer houses and streets that line up.

Jacob Willis – Mr. Willis said he lives on the northwest end of town near a similar community. He said building the houses that close together definitely affects the quality of life. Mr. Willis also commented that having the space not be public space is a turn-off for those who live around the development.

Mayor Wilkinson closed the public hearing at 8:20 p.m.

Mr. Scott stated Brighton has worked hard to put together a single-family development that strikes a good balance between what is desired and market reality. He expressed confidence that the proposed development would be a great community with elevated architectural standards and landscaping. Mr. Scott said Brighton would be willing to discuss an arrangement in which
Brighton would install improved park space and the City could take over maintenance responsibility to keep the space public if desired.

Mr. Snyder commented that density is a concern for everybody. Communities along the Wasatch Front are struggling with the pressure of regional growth. Densities vary by the tolerance and temperature in a community. Centerville is predominantly a single-family community. Low density in Centerville is 2-4 units per acre, and medium density has dropped to a maximum of 6 units per acre. Many developments in Centerville were built at 5 units per acre.

Councilwoman Mecham said she believes the Council has listened to the residents. The Council recently changed Residential-Medium from eight to six units per acre. She said the current Council is not friendly to the idea of high density. Councilwoman Mecham stated she wants citizens to consider what could have happened before the current Council, and what could happen in the future with a different Council if the proposed development at six units per acre does not occur on the subject property. Councilwoman Mecham emphasized that attempts have been made to redevelop the property commercially. She recommended continuing the public hearing to allow additional public comment. Councilwoman Fillmore said she believes the impact of successful residential development can be much less than the impact of commercial. Councilman McEwan commented that the City Council needs to consider and react to every petition that comes in, and also recognize property owner rights. Councilman McEwan said he is concerned about what could end up on the property in the future if the current proposal, with the lowest possible density, is not approved. He stated the Council knows the city cannot afford to buy the land for a park or cemetery space. Councilman McEwan expressed support for extending the public hearing, and pointed out that the Council has been entrusted with the responsibility to make the best possible decision for the City. City Attorney Lisa Romney reminded the Council that decisions should not be made based on potential impact on the School District.

Councilwoman Mecham made a motion to table the issue and continue the public hearing to the next Council meeting to receive additional comments. Councilwoman Ivie seconded the motion. Councilman Ince made a motion to amend the motion to continue the public hearing to receive comment through Wednesday, September 12th, and direct staff to provide all submitted comments to the Council as quickly as possible to be in a position to vote at the Council meeting on Sept 18th. Councilman McEwan seconded the motion to amend, which passed by unanimous vote (5-0). The amended motion passed by unanimous vote (5-0).

PUBLIC HEARING – PROPOSITION 1 GRANT APPLICATION REGARDING SOUTH FRONTAGE ROAD IMPROVEMENTS

Davis County has initiated a grant program using Proposition 1 dollars for the construction of transportation infrastructure. Applications are due by September 14 and work must be completed within two years of award. Centerville City staff have identified the South Frontage Road as an eligible project. The scope of work would include finishing the curb and gutter along the east side of the road, widening the road to the west and applying a slurry seal and restriping for 5’ bike lanes on both sides of the road. The total estimated cost is $354,328. Funds requested from the County would be $179,670. The City’s match would be $174,658. A substantial portion of the City’s match would come from adjacent property owners on the east side of the road. The City Manager is also seeking cooperation and support from Bountiful City since the south end of the Frontage Road is in Bountiful City limits.
Mayor Wilkinson opened a public hearing at 9:01 p.m., and closed the public hearing seeing that no one wished to comment. Councilman Ince made a motion to direct staff to complete the grant application process. Councilman McEwan seconded the motion. Responding to a question from Councilwoman Ivice regarding the responsibility of property owners to pay for a portion of the project, Mr. Thacker said the City has been known to give property owners time to pay on an installment basis when needed. Mr. Thacker stated he believes it would be possible for the City to back out of the grant situation if necessary. The motion passed by unanimous vote (5-0).

The Council took a break at 9:09 p.m. and returned at 9:23 p.m.

REQUEST FOR WORK SESSION REGARDING WESTSIDE DEVELOPMENT IDEAS

Chad Bessinger with JF Capital contacted Mr. Thacker recently to talk about the potential development of land between I-15 and 1250 West, south of 200 North. JF Capital owns two undeveloped lots (5 acres) south of the Miller Megaplex Theater that are part of the Legacy Crossing Development. He has also been discussing with other property owners south of these lots (including Trinity Industries) the possibility of acquiring their property and redeveloping the area. Mr. Thacker introduced Mr. Bessinger to the Council.

Mr. Bessinger said he would like to meet with the City Council in a work session to get their reaction to potential development scenarios. He would report what he learned from Trinity Industries reps about their desire to sell, and site conditions that may limit the redevelopment of that property. The work session could occur in October at the earliest, and would be a public meeting. Staff recommends inviting the Planning Commission to attend the work session with the Council. This would not be a formal development application and the City Attorney cautioned that it should be made clear that any reaction from the Council and Planning Commission cannot be relied upon as a commitment regarding their reaction to future development applications.

Councilwoman Fillmore said she believes it would be helpful to have communication at this point in the process rather than wait for an application, because the City does not have a westside plan in place. Councilman McEwan expressed concern with involving both the Council and Planning Commission in the same work session considering the different roles of the two bodies, and because when the two bodies meet together there is not always opportunity to hear all opinions. Mr. Snyder said he believes it would be valuable and most efficient to have everyone involved getting the same information at the same time. The purpose of the work session would be to share information, talk about the market, and talk about constraints. Mr. Bessinger said he would hope to work together to create something everyone can be happy with in the future. He said he would want questions and feedback at the work session. Councilwoman Fillmore stated her preference would be for the Planning Commission and Council to meet together at the work session.

Councilman McEwan made a motion to schedule two separate work sessions with Mr. Bessinger in October, one for the Council and one for the Planning Commission. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).
DIRECTION REGARDING SELECTION OF LANDSCAPE ARCHITECT FOR ISLAND VIEW PARK RENOVATION PROJECT

Dan Sonntag of MGB+A assisted the Parks Committee in 2017 with the preparation of a concept plan and cost estimate for renovation of Island View Park. That plan and cost estimate were subsequently used in a successful application for a Land & Water Conservation Fund (LWCF) grant from the National Park Service, administered through the Utah Division of Parks, for Phase 1 of this project. The grant contract, approved in March 2018, allows a two-year period to complete the project. This means the work needs to be done in the 2019 construction season. Grant guidelines require competitive processes be used for project design and construction. The competitive process for design services can be satisfied by selecting a landscape architect from a list of pre-qualified professionals maintained by the State of Utah and negotiating acceptable/reasonable rates. Staff are currently reviewing guidelines provided by the State for negotiating reasonable rates and would like the Council’s approval to negotiate an agreement with MGB+A, presuming the value of the contract would be below the $100,000 threshold in State purchasing guidelines.

Lynn Kedington, Parks Committee Chair, stated the Parks Committee recommends the City continue with Mr. Sonntag as landscape architect for the project. Mr. Sonntag has already attended Parks Committee meetings, focus group meetings, and staff meetings, and already understands what is wanted. Councilwoman Fillmore described the unofficial RFP process used in 2015 to select Mr. Sonntag’s services.

Councilman McEwan stated he has a desire for the appearance of fairness in the utilization of City funds. Councilwoman Ivie stated she has been frustrated with the Island View Park Renovation process from the beginning. She said she has expressed concerns with the project that she does not feel Mr. Sonntag resolved to her satisfaction. Councilwoman Ivie stated she went on the tour of Creekside Park in Bountiful to see an example of Mr. Sonntag’s work, and she was not impressed. She added that it does not look good to not bid for the services. Councilwoman Fillmore commented that the concerns listed by Councilwoman Ivie at a previous meeting were specifically addressed. Councilwoman Ivie responded that her list of concerns has grown. Councilwoman Fillmore pointed out that specific concerns can be addressed regardless of which landscape architect is selected. Mr. Kedington said he knows not everything everyone in the focus group wanted is represented in the conceptual plan. The plan was put together by majority vote of the group.

Councilwoman Fillmore made a motion to direct staff to move forward with negotiating with MGB+A, and hopefully in two weeks come back with a negotiated price and more clean confirmation that local, State, and Federal procurement policy is followed. The motion failed for lack of a second.

Councilwoman Fillmore was excused at 10:24 p.m.

Councilman McEwan made a motion to table the issue to the next meeting to give staff time to interpret City, State, and Federal procurement policies. Councilwoman Ivie seconded the motion, which failed, (2-3) with Council members Ince and Mecham, and Mayor Wilkinson dissenting.
CLOSED MEETING

At 10:27 p.m., Councilman Ince made a motion to move to a closed meeting in Council chambers to discuss character and competence of an individual, with intention to return to regular meeting following the closed meeting. Councilman McEwan seconded the motion, which passed by unanimous vote (4-0). In attendance were: Clark Wilkinson, Mayor; Council members Ince, Ivie, McEwan, and Mecham; Steve Thacker, City Manager; and Lisa Romney, City Attorney.

The Council returned to regular meeting at 10:54 p.m.

SELECTION OF LANDSCAPE ARCHITECT FOR ISLAND VIEW PARK RENOVATION PROJECT

Councilman Ince made a motion to direct staff to recommend a process for selecting a landscape architect beginning with the prequalified firms included on the State list. Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).

STAFF REPORT REGARDING COLUMBARIUM AND MAUSOLEUM IN CITY CEMETERY

Councilman McEwan made a motion to table this issue to the next Council meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

APPROVE CHANGE ORDER NO. 2 FOR MISCELLANEOUS WATER LATERAL REPLACEMENTS PROJECT

Councilman McEwan made a motion to approve Change Order #2 for Miscellaneous Water Lateral Replacements Projects with Crescent Excavation in the amount of $35,064.50. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

MAYOR'S REPORT

- Referring to Centerville's status as a Tree City USA, Mayor Wilkinson suggested recruiting individuals to make up a Tree Board.
- Mayor Wilkinson informed the Council that the City of Fruit Heights has been granted 100 acres of land for a regional cemetery. Participation in a regional cemetery is one option to consider for providing additional cemetery space for citizens.

CITY MANAGER'S REPORT

- The City Council is invited to join the Youth Council at a community dinner on October 17th at the Church of the Resurrection.
- The annual employee holiday dinner is scheduled for December 11th.
- The Council will meet for a presentation regarding affordable housing issues on September 18th at 5:30 p.m.
- Staff will provide a recommendation regarding the sidewalks and trees project at the next City Council meeting.
- Mr. Thacker updated the Council regarding mitigation of Community Park wetlands violations.
• Staff anticipates reporting to the Council regarding Phase 2 of the foothills planning process in November.

APPOINTMENT

Councilman Ince made a motion to appoint Jamie Ormsby to the Centerville Community Foundation Board based on recommendation from the Mayor. Councilwoman Mecham seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 11:22 p.m., Councilman McEwan made a motion to adjourn the meeting. Councilwoman Mecham seconded the motion, which passed by unanimous vote (4-0).
Name (Please Print) ~

Jacob Willis
Jay Wilson
Jesse Bauman
John Carollo
Duane and Laura Today
Stephen Merrell
Ann Fair
Lamar Hansen
Elaine Hansen
Teri Nance
Scott Scott
Jeff Breden
Jeff Hale
Laura Eliason
Jill Em
Kara Hale
Jennifer Turnblom
Chad Bessinger
Lynne Bellamy
Bruce Cox
Jeremy Zeppelin

City of Residence

Centerville
Bountiful
Centerville
Cedar
Centerville UT 84014
Centerville
Centerville
Centerville
Centerville
Centerville
Centerville
Raysville

Centerville
Minutes of the Centerville City Council Work Session meeting held Tuesday, September 4, 2018 at 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor
Clark Wilkinson

Council Members
Tamilyn Fillmore (arrived at 6:15 p.m.)
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT
Steve Thacker, City Manager
Lisa Summers, Youth Council Advisor
Katie Rust, Recording Secretary

STAFF ABSENT
Lisa Romney, City Attorney
Jacob Smith, Management Services Director

YOUTH COUNCIL MEMBERS PRESENT
Lana Bangerter
Jace Barton
Ethan Bergk
Hudson Christensen
Scotty Cutler
Emily Erekson
Elizabeth Fawcett
Sami Freeman, Youth Mayor
Isaak Getz
Zeke Green
Liza Greer
Anna Moore
Sarah Moore
Shaeelee Nielsen
Mitchell Noble
Anna Roberts
Isabelle Santini
Ally Seelos
Becca Vogrinec

WORK SESSION WITH THE YOUTH COUNCIL

Youth Mayor Sami Freeman reported on Youth Council activities and events planned for 2018-2019. City Council members were invited to participate with the Youth Council at a community dinner on October 17th. The Mayor and City Council members described their individual liaison assignments and responsibilities as representatives of Centerville. The City Council answered questions and discussed issues with the Youth Council, including proposed mountain biking trails and mental health awareness.

Youth Council members made the following suggestions and recommendations regarding City parks:

- Paint lines on tennis courts for pickleball to create multi-use courts
- Well-maintained sand volleyball courts
- More basketball courts – existing courts are always busy
- Desirable elements for playgrounds: water features, zip lines, swings with big seats, climbing features
- Unnecessary playground elements: tic-tac-toe, wood chips, play speakers
- Themed playgrounds
Councilwoman Fillmore commented that a Youth Council liaison would be welcome on any City committee.

**ADJOURNMENT**

The work session was adjourned at 6:53 p.m.

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Mackenzie Wood, City Recorder

9-18-2018

Date Approved

Katie Rust, Recording Secretary
Youth Council 2018-2019

August:
14-16 - Training retreat

September:
4th - Council Dinner/Work Session
17th - Business Meeting

October:
8th - Business Meeting - 4pm
17th - Community Dinner
22nd - Prep Pumpkin Walk
29th - Pumpkin Walk

November:
5th - Business Meeting - 4pm
19th - Coloring Contest/Prep Bake Sale?
26th - Festival of Lights/Bake Sale

December:
3rd - Santa Letters/Coloring Contest Winners - 4pm?
18th - City Council Coloring Contest Winners?
22nd - Santa Letter Breakfast

January:
7th - Business Meeting - 4pm
Day at the Legislature
28th - Service Activity - Bears and Blankets

February:
4th - Business Meeting - 4pm
25th - Service Activity

March:
4th - Business Meeting - 4pm
USU Conference
25th - Pack Easter Eggs
31st - Easter Egg Hunt

April:
8th - Business Meeting
15th - YC Applications available and distributed
29th - YC Interviews

May:
6th - Business Meeting - 4pm
City Council Meeting - Thank You YC and Dinner

June:
16th - Swearing in Ceremony and Ice Cream Social Plan for Freedom Run and Parade

July:
4th - Freedom Run and Parade
2nd - YC Street Dance?
AFFIDAVIT

Clark A. Wilkinson (Name), as the Mayor (Title) of Centerville City, after being duly sworn, deposes and states as follows:

1. I was the officer of Centerville City presiding over a closed meeting held on the 7th day of September, 2018, pursuant to Utah Code Ann. § 52-4-206(6)(a).

2. The sole purpose for closing the meeting was to discuss: (a) the character, professional competence, or physical or mental health of an individual; or (b) the deployment of security personnel, devises or systems.

DATED this 7th day of September, 2018.

Signature

Clark A. Wilkinson

Title

STATE OF UTAH )

:SS.

COUNTY OF DAVIS )

On the 7th day of September, 2018, personally appeared before me Clark A. Wilkinson, the signer of the foregoing instrument who duly acknowledged to me that he/she executed the same.

Mackenzie Wood
Notary Public