

1 Minutes of the Centerville **City Council** meeting held Tuesday, April 16, 2019, at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson

7
8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

15 Brant Hanson, City Manager
16 Lisa Romney, City Attorney
17 Mackenzie Wood, City Recorder
18 Paul Child, Centerville Police Chief
19 Cory Snyder, Community Development Director
20 Marcus Arbuckle, Keddington & Christensen

21 **VISITORS**

Interested Citizens

22
23 **PRAYER OR THOUGHT**

Councilmember Ivie

24
25 **PLEDGE OF ALLEGIANCE**

26
27 **OPEN SESSION**

28
29 Jeff Baker – Mr. Baker said it is his understanding that Zoning Code setbacks for
30 accessory buildings were changed within the last year. He commented that the increased
31 setbacks are difficult with the limited space available on residential properties, and said he
32 hopes the issue can be further addressed by the City.

33
34 **SWEARING-IN OF NEW POLICE OFFICER**

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36 Police Chief Child introduced James Hall, Centerville's newest officer. Mackenzie Wood,
37 City Recorder, conducted the swearing-in of Officer Hall.

38
39 **MINUTES REVIEW AND ACCEPTANCE**

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41 The minutes of the March 13, 2019 Joint City Council/Planning Commission Meeting; the
42 April 2, 2019 Budget Work Session; and the April 2, 2019 City Council Meeting were reviewed.
43 Councilmember Mecham requested a change to the March 13, 2019 Joint Meeting minutes.
44 Councilmember Ince made a **motion** to approve the April 2, 2019 Budget Work Session and
45 Council Meeting minutes, and the March 13, 2019 Joint Meeting minutes as amended.
46 Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

1 **SUMMARY ACTION CALENDAR**
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- 3 a. Approve commencement of the warranty period for Legacy Crossing Storage
4 effective April 16, 2019.
5 b. Approve commencement of the warranty period for The Cove Subdivision effective
6 April 16, 2019.
7

8 Councilmember Fillmore made a **motion** to approve both items on the Summary Action
9 Calendar. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

10 **PUBLIC HEARING – FINAL SUBDIVISION PLAT – BARRUS COVE SUBDIVISION**
11

12 Cory Snyder, Community Development Director, explained the request for Final
13 Subdivision Plat for the Barrus Cove Subdivision located at approximately 196 East Chase
14 Lane. Roy Barrus, applicant, and Kyle Honeycutt, consultant, answered questions from the
15 Council.
16

17 Mayor Wilkinson opened a public hearing at 7:28 p.m., and closed the public hearing
18 seeing that no one wished to comment. Councilmember Fillmore made a **motion** to approve
19 Final Subdivision Plat for the Barrus Cove Subdivision based on the following conditions and
20 findings. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).
21

22 **Conditions:**
23

- 24 1. In accordance with the City's addressing system, the final plat shall depict the
25 address of each dwelling, and be deemed acceptable by the City's Public Works
26 Director.
27 2. The Final Subdivision Submittal shall provide verification of the required Lot Width
28 Requirements of 60-feet, as measured at the 25-foot setback for the R-L Zone, and
29 be deemed acceptable by the City's Planning Staff.
30 3. The identified property boundary discrepancies through quit-claim (or other
31 appropriate recording instrument) to adjacent land owners as part of the subdivision
32 plat recording process.
33 4. Conditions 1 and 2 shall be performed and completed as part of the Final Paper Plat
34 submittal, which is preparatory to the printing and submittal of Final Lien Subdivision
35 Plat submittal to the City for recording.
36 5. Condition 3 shall be performed and completed prior to or as part of the recording of
37 the Subdivision Final Lien Plat, as deemed acceptable by the City Attorney.
38

39 **Reasons for Action:**
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- 41 a) The City Council finds that the proposed Subdivision has necessary subdivision
42 steps of Conceptual and Preliminary Application and has substantially completed all
43 directives and conditions related to these previous acceptance and approvals.
44 b) The City Council finds that the Final Subdivision Plat and Plan Submittal, with the
45 conditions imposed, complies with the applicable regulations of the City's Subdivision
46 Ordinance, regarding lot development and associated zoning standards within the R-
47 L Zone.
48

1 **INTERLOCAL AGREEMENT WITH FARMINGTON FOR IMPROVEMENTS TO LUND**
2 **LANE**

3
4 A portion of the boundary line between Centerville City and Farmington City runs down
5 the centerline of Lund Lane. In order to address this joint ownership of Lund Lane, the cities
6 recently entered into an Interlocal Agreement agreeing to the joint maintenance and
7 construction of improvements to Lund Lane. The proposed Interlocal Agreement is intended to
8 implement provisions of the current agreement to share in the cost of proposed improvements
9 triggered by development of the Stonebrook Farms Subdivision in Farmington City.

10
11 Councilmember Ince made a **motion** to adopt Resolution No. 2019-06 regarding
12 Interlocal Agreement with Farmington City for improvements to Lund Lane. Councilmember
13 McEwan seconded the motion, which passed by unanimous vote (5-0).

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15 **DEVELOPMENT AGREEMENT AMENDMENT WITH TARGET CORPORATION FOR**
16 **TARGET REMODEL**

17
18 Target Corporation is proposing to remodel its building on Lot 6 within the Marketplace
19 Subdivision. In connection with the proposed remodel, Target is requesting amendments to
20 certain provisions of the Development Agreement regarding building materials and the
21 architectural color palette as set forth in Section 4(b)(16). Specifically, Target would like to add
22 "Exterior Insulation and Finish System (EIFS)" to the list of permitted building materials. Target
23 is also requesting approval of additional exterior colors.

24
25 Bryce Christensen with Kimley-Horn, representing Target, explained the plan to upgrade
26 the Centerville Target building. Councilmember McEwan made a **motion** to approve the Fifth
27 Amendment to Development Agreement with Target Corporation for the Target Remodel within
28 the Centerville Marketplace Subdivision, subject to RDA consent. Councilmember Ince
29 seconded the motion, which passed by unanimous vote (5-0).

30
31 **PLANNING COMMISSION REPORT**

32
33 Mr. Snyder reported on actions taken at the last Planning Commission meeting and
34 answered questions from the Council.

35
36 **FINANCIAL REPORT**

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38 Marcus Arbuckle, the City's contract CPA, presented a financial report for the period
39 ending March 31, 2019.

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41 **MAYOR'S REPORT**

- 42
43 • Mayor Wilkinson updated the Council on the potential to collaborate with Fruit
44 Heights City for cemetery space in Fruit Heights. Councilmember Mecham said she
45 believes citizens would prefer cemetery space within Centerville. Councilmember
46 Ince pointed out that collaboration with Fruit Heights would cost the City far less than
47 additional internal cemetery space. He suggested the two options currently available
48 to the City are partnership with Fruit Heights or not offering City supported burial
49 space going forward.
- 50 • The Mayor recommended two names for appointment to the Whitaker Museum
51 Board – one a Centerville citizen, and one not a Centerville citizen. A majority of the

1 Council indicated they do not object to a nonresident serving on the Whitaker
2 Museum Board. Councilmember Ince made a motion to support appointment of
3 Tyler Moss to the Landmarks Commission, and James Morgan and Robin Jensen to
4 the Whitaker Museum Board. Councilmember McEwan seconded the motion, which
5 passed by unanimous vote (5-0).
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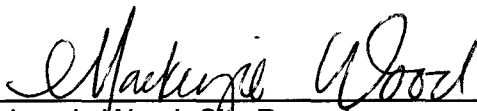
7 **CITY MANAGER'S REPORT**

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- 9 • The Council scheduled budget work sessions on April 30 and May 7, 2019. The
10 Council will also discuss the Island View Park Renovation at the April 30 work
11 session.
 - 12 • The Great Utah Shakeout will take place on Thursday, April 18, with a City drill on
13 Saturday, April 20.
- 14

15 **ADJOURNMENT**

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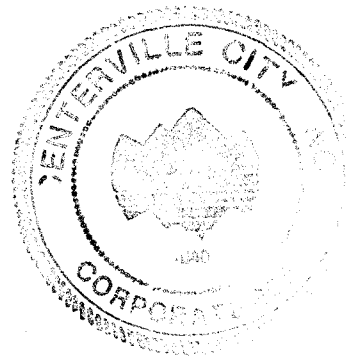
17 At 8:15 p.m., Councilmember McEwan made a motion to adjourn the Council meeting
18 and move to a meeting of the Centerville Redevelopment Agency in Council Chambers after a
19 short break with no intention to return to regular meeting. Councilmember Fillmore seconded the
20 motion, which passed by unanimous vote (5-0).
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22 
23 _____
24 Mackenzie Wood, City Recorder
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26

27 5/7/2019
28 _____
29 Date Approved
30

27 
28 _____
29 Katie Rust, Recording Secretary
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FY20 Budget Discussion - April 16

General Fund Revenue Assumptions	
Property Taxes	Assumption of 1% increase from what was collected this year. A 3% inflation adjustment (TNT process) would yield 30,000 more in revenue.
Sales Taxes	Assumption of a 3% increase.
Franchise Taxes	Overall decline in revenue collected per historical trends.
Licenses and Permits	Very slight increases from what is expected to be collected this year.
Intergovernmental Revenue	Matching numbers for this year
Charges for Services	Historical Averages; Admin Overhead is formula based and a redistribution of resources used by enterprise funds, paid for by the GF. Resources include such things as compensation, buildings, IT,
City Court	Court revenues are beginning to recover as the police force is made whole
Misc Revenue	Interest earnings are expected to stay high for this next year and may even rise higher; We are not expecting as much is sales of fixed assets as we entertain leasing as well as taking advantage of trade-ins.
Contributions and Transfers	Transfer from other funds is the 80% transfer from the Cemetery Perpetual Care Fund to help fund maintenance of the cemetery; Misc. Contribution's amount of 170K is for a matching grant provided by Volkswagen and will be used to help fund an additional bobtail if the moneys become available (see streets capital equipment).
Expenditures of Note	
Elections	16000 is budgeted assuming a primary.
Streets	Heavy equipment/Vehicle situation - orders are taking nearly 12 months to fill; Possible 170K VW Grant
Renovations	City Hall Security Upgrade; Camera System Replacement Phase 1 including Whitaker; Drainage Cleanout Building and Storage; Island View Park
Projects/Studies	General Plan; Street Projects of about 1.3 million and 100K in Active Transportation; Water Projects of about 700K; Funding Compensation Plan at 50%; Silk Dress Exhibit; Landscape upgrades at Whitaker
New Positions	Police Officer; Accounting Professional