Minutes of the Centerville City Council meeting held Tuesday, April 16, 2019, 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
Brant Hanson, City Manager
Lisa Romney, City Attorney
Mackenzie Wood, City Recorder
Paul Child, Centerville Police Chief
Cory Snyder, Community Development Director
Marcus Arbuckle, Keddington & Christensen

VISITORS
Interested Citizens

PRAYER OR THOUGHT
Councilmember Ivie

PLEDGE OF ALLEGIANCE

OPEN SESSION

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

SWEARING-IN OF NEW POLICE OFFICER

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

MINUTES REVIEW AND ACCEPTANCE

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

a. Approve commencement of the warranty period for Legacy Crossing Storage effective April 16, 2019.
b. Approve commencement of the warranty period for The Cove Subdivision effective April 16, 2019.

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

PUBLIC HEARING — FINAL SUBDIVISION PLAT — BARRUS COVE SUBDIVISION

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

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

Conditions:

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

Reasons for Action:

a) The City Council finds that the proposed Subdivision has necessary subdivision steps of Conceptual and Preliminary Application and has substantially completed all directives and conditions related to these previous acceptance and approvals.
b) The City Council finds that the Final Subdivision Plat and Plan Submittal, with the conditions imposed, complies with the applicable regulations of the City’s Subdivision Ordinance, regarding lot development and associated zoning standards within the R-L Zone.
INTERLOCAL AGREEMENT WITH FARMINGTON FOR IMPROVEMENTS TO LUND LANE

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

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

DEVELOPMENT AGREEMENT AMENDMENT WITH TARGET CORPORATION FOR TARGET REMODEL

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

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

PLANNING COMMISSION REPORT

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

FINANCIAL REPORT

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

MAYOR’S REPORT

- Mayor Wilkinson updated the Council on the potential to collaborate with Fruit Heights City for cemetery space in Fruit Heights. Councilmember Mecham said she believes citizens would prefer cemetery space within Centerville. Councilmember Ince pointed out that collaboration with Fruit Heights would cost the City far less than additional internal cemetery space. He suggested the two options currently available to the City are partnership with Fruit Heights or not offering City supported burial space going forward.

- The Mayor recommended two names for appointment to the Whitaker Museum Board – one a Centerville citizen, and one not a Centerville citizen. A majority of the
Council indicated they do not object to a nonresident serving on the Whitaker Museum Board. Councilmember Ince made a motion to support appointment of Tyler Moss to the Landmarks Commission, and James Morgan and Robin Jensen to the Whitaker Museum Board. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

CITY MANAGER'S REPORT

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

ADJOURNMENT

At 8:15 p.m., Councilmember McEwan made a motion to adjourn the Council meeting and move to a meeting of the Centerville Redevelopment Agency in Council Chambers after a short break with no intention to return to regular meeting. Councilmember Fillmore seconded the motion, which passed by unanimous vote (5-0).

Mackenzie Wood, City Recorder  
Date Approved

Katie Rust, Recording Secretary
## FY20 Budget Discussion - April 16

### General Fund Revenue Assumptions

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>Assumption of 1% increase from what was collected this year. A 3% inflation adjustment (TNT process) would yield 30,000 more in revenue.</td>
</tr>
<tr>
<td>Sales Taxes</td>
<td>Assumption of a 3% increase.</td>
</tr>
<tr>
<td>Franchise Taxes</td>
<td>Overall decline in revenue collected per historical trends.</td>
</tr>
<tr>
<td>Licenses and Permits</td>
<td>Very slight increases from what is expected to be collected this year.</td>
</tr>
<tr>
<td>Intergovernmental Revenue</td>
<td>Matching numbers for this year</td>
</tr>
<tr>
<td>Charges for Services</td>
<td>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,</td>
</tr>
<tr>
<td>City Court</td>
<td>Court revenues are beginning to recover as the police force is made whole.</td>
</tr>
<tr>
<td>Misc Revenue</td>
<td>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.</td>
</tr>
<tr>
<td>Contributions and Transfers</td>
<td>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).</td>
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### Expenditures of Note

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>Elections</td>
<td>16000 is budgeted assuming a primary.</td>
</tr>
<tr>
<td>Streets</td>
<td>Heavy equipment/Vehicle situation - orders are taking nearly 12 months to fill; Possible 170K VW Grant</td>
</tr>
<tr>
<td>Renovations</td>
<td>City Hall Security Upgrade; Camera System Replacement Phase 1 including Whitaker; Drainage Cleanout Building and Storage; Island View Park</td>
</tr>
<tr>
<td>Projects/Studies</td>
<td>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</td>
</tr>
<tr>
<td>New Positions</td>
<td>Police Officer; Accounting Professional</td>
</tr>
</tbody>
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