

1 Minutes of the Centerville City Council work session held Tuesday, April 30, 2019 at 6:45
2 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Clark Wilkinson

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

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14 **STAFF PRESENT**

15 Brant Hanson, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Services Director
18 Mackenzie Wood, City Recorder
19 Bruce Cox, Parks and Recreation Director
20 Katie Rust, Recording Secretary

21 **VISITOR**

Lynn Keddington, Parks and Recreation Committee Chair

22
23 **ISLAND VIEW PARK FUNDING**

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25 Brant Hanson, City Manager, presented funding scenarios for the Island View Park
26 Renovation Project, including options to bond or enter a real property lease agreement with
27 Zions Bank. Collateral for a bond would be future RAP Tax revenues; collateral for a real
28 property lease would be the park property. Mr. Hanson recommended the real property lease
29 option because of the flexibility involved.

30
31 The GBrown Design team has reviewed and updated cost estimates for Phase 2 (top
32 level), focusing on cost savings from combining with Phase 1. Bruce Cox, Parks and Recreation
33 Director, explained that the highest priority for Phase 2 is completion of the three-level
34 playground, followed by addition of a restroom facility and a new pavilion. It is estimated that
35 Phase 2 could be completed with those three elements for approximately \$200,000. Updating
36 the irrigation system on the top level and replacing the walking path around the top level could
37 be postponed. The Council and staff discussed the estimated cost of the Project.
38 Councilmember McEwan suggested the Council consider potential Park Impact Fee revenue
39 over the course of the remaining RAP Tax. Staff members commented that the Island View Park
40 Renovation is a good project, but they would prefer more information, particularly on Phase 2, to
41 give confident counsel moving forward. Construction bids are expected by May 16th.

42
43 The Council and staff agreed they would like to hold a public hearing whether the
44 Council chooses bonding or a real property lease. Councilmember Ince said he is more
45 comfortable with the real property lease option, and is in favor of completing Phase 1 and as
46 much of Phase 2 as possible. Councilmember McEwan estimated that Park Impact Fee revenue
47 over the next six years may cover the City's payments on the Recreation District loan. A public
48 hearing is scheduled to take place on May 7, 2019.

1 Lynn Keddington, Parks and Recreation Committee Chair, suggested it makes more
2 economic sense to borrow funds now at a low rate to complete park projects than to wait and
3 risk higher construction costs in future years. Mr. Hanson responded his recommendation is to
4 complete Phase 1 and as much of Phase 2 as possible with the borrowed funds. The City will
5 have more information to work with when bids are received. Councilmember McEwan thanked
6 Chair Keddington for the time and passion he has put into the Island View Park Renovation
7 Project.

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9 **BUDGET DISCUSSION**

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11 Jacob Smith, Management Services Director, presented tentative FY20 fund budgets.
12 The Council and staff discussed planned security renovations for the City Hall office area, and a
13 possible update for the City Hall lobby. Mr. Hanson commented that the City's General Plan
14 needs to be updated. Councilmember McEwan suggested a few name changes to line items in
15 fund budgets to improve clarity for the public. Councilmember Ivie asked why the Whitaker
16 Museum is not listed as a City building with City Hall and the Public Works building. Mayor
17 Wilkinson explained why the Whitaker Museum building might be listed separately from an
18 accounting perspective. Councilmember McEwan suggested the Youth Council budget reflect
19 distribution of funds by individual event and activity. The Council discussed the possibility of City
20 committees and boards taking on the responsibility of preparing minutes for their meetings
21 rather than using contract recording secretary services. Councilmembers discussed their desire
22 to be able to add another police officer to the City Budget in anticipation of growth expected in
23 the community.

24
25 Mr. Hanson said he would like the City to have a Capital Improvement Program to
26 project capital needs and budgets into the future – something a Finance Director would help
27 facilitate. Responding to questions from the Council, Mr. Smith explained there have been fewer
28 departmental requests for capital items this year compared to last.

29
30 Mr. Hanson emphasized that City employees are the City's number one asset. He
31 explained that he and Mr. Smith successfully integrated a 50% implementation of the
32 Compensation Study into the tentative budget without reducing services. However, he
33 recommends a 100% implementation of the Compensation Study for front-line employees, with
34 a budget impact of 5%-10%, and recommends considering the 12 supervisory/department head
35 positions individually. Staff provided a Compensation Study Funding Analysis (attached)
36 showing current pay, new pay ranges, a proposed new pay, and fund impacts for each position,
37 reflecting 100% implementation of the Compensation Study. Councilmembers Ivie and Mecham
38 said it was their understanding that the Compensation Study and subsequent change in the pay
39 ranges were intended to provide employees with room to grow in their positions.
40 Councilmember McEwan stated that in government positions longevity is often recognized more
41 in the benefits package.

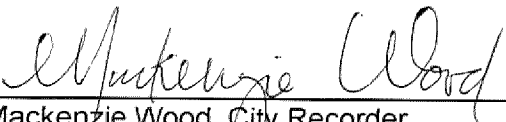
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43 **CLOSED MEETING**

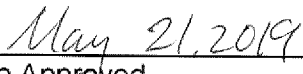
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45 At 9:55 p.m., Councilmember Ivie made a **motion** to move to a closed meeting in
46 Council Chambers following a short break to discuss character and competency of individuals.
47 Councilmember Ince seconded the motion, which passed by unanimous vote (5-0). In
48 attendance at the closed meeting were: Clark Wilkinson, Mayor; Councilmembers Fillmore,
49 Ince, Ivie, McEwan, and Mecham; Brant Hanson, City Manager; and Lisa Romney, City
50 Attorney.

1 The Council returned to open meeting at 10:40 p.m. Mr. Hanson said he would like the
2 pay range minimums for Police to increase another 5%. The Council gave staff direction
3 regarding employee compensation. Staff will prepare three scenarios to present to the Council.
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5 **ADJOURNMENT**

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7 At 10:50 p.m., Councilmember McEwan made a **motion** to adjourn the work session.
8 Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).
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14 Mackenzie Wood, City Recorder
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19 Date Approved
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19 _____
20 Katie Rust, Recording Secretary

