Minutes of the Centerville City Council work session held Tuesday, April 30, 2019 at 6:45 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
Jacob Smith, Management Services Director
Mackenzie Wood, City Recorder
Bruce Cox, Parks and Recreation Director
Katie Rust, Recording Secretary

VISITOR Lynn Keddington, Parks and Recreation Committee Chair

ISLAND VIEW PARK FUNDING

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

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

The Council and staff agreed they would like to hold a public hearing whether the Council chooses bonding or a real property lease. Councilmember Ince said he is more comfortable with the real property lease option, and is in favor of completing Phase 1 and as much of Phase 2 as possible. Councilmember McEwan estimated that Park Impact Fee revenue over the next six years may cover the City’s payments on the Recreation District loan. A public hearing is scheduled to take place on May 7, 2019.
Lynn Kedington, Parks and Recreation Committee Chair, suggested it makes more economic sense to borrow funds now at a low rate to complete park projects than to wait and risk higher construction costs in future years. Mr. Hanson responded his recommendation is to complete Phase 1 and as much of Phase 2 as possible with the borrowed funds. The City will have more information to work with when bids are received. Councilmember McEwan thanked Chair Kedington for the time and passion he has put into the Island View Park Renovation Project.

**BUDGET DISCUSSION**

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

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

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

**CLOSED MEETING**

At 9:55 p.m., Councilmember Ivie made a motion to move to a closed meeting in Council Chambers following a short break to discuss character and competency of individuals. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed meeting were: Clark Wilkinson, Mayor; Councilmembers Fillmore, Ince, Ivie, McEwan, and Mecham; Brant Hanson, City Manager; and Lisa Romney, City Attorney.
The Council returned to open meeting at 10:40 p.m. Mr. Hanson said he would like the pay range minimums for Police to increase another 5%. The Council gave staff direction regarding employee compensation. Staff will prepare three scenarios to present to the Council.

**ADJOURNMENT**

At 10:50 p.m., Councilmember McEwan made a motion to adjourn the work session. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

Mackenzie Wood, City Recorder

Date Approved

Katie Rust, Recording Secretary