

1 Minutes of the Centerville City Council meeting held Tuesday, June 4, 2019, at 7:00 p.m. at
2 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

13
14 **STAFF PRESENT**

15 Brant Hanson, City Manager
16 Lisa Romney, City Attorney
17 Mackenzie Wood, City Recorder
18 Cory Snyder, Community Development Director
19 Jacob Smith, Management Services Director
20 Bruce Cox, Parks and Recreation Director

21 **VISITORS**

22 Marc Edminster, Lewis Young Robertson & Burningham
23 Interested Citizens

24 **PRAYER OR THOUGHT**

Councilmember Fillmore

25
26 **PLEDGE OF ALLEGIANCE**

27
28 **OPEN SESSION**

29
30 Richard Backer – Mr. Backer said he feels it is disingenuous of the South Davis
31 Recreation District to make the announcement that they will begin charging senior citizens for
32 use of the Recreation Center walking track in January 2020, since the original vote to approve
33 the bond for the Recreation Center was passed with the understanding that senior citizens
34 would be given free use of the walking track. As the Council representative on the Recreation
35 District Board, Councilmember Fillmore reported that the planned fee for senior citizen use of
36 the walking track is \$10 per year. Mr. Backer expressed displeasure with the number of utility
37 boxes that have been placed on his property over time by utility companies. The City Attorney
38 reported that utility companies have maintenance responsibility of utility boxes. She said staff
39 will contact utility companies to request a review of boxes in the City.
40

41 **MINUTES REVIEW AND ACCEPTANCE**

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43 The minutes of the May 21, 2019 Work Session and City Council meeting were
44 reviewed. Councilmember McEwan made a **motion** to accept both sets of minutes.
45 Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).
46

47 **BID AWARDS – ISLAND VIEW PARK RENOVATION PROJECT**

48
49 Bruce Cox, Parks and Recreation Director, reported that GBrown Design completed a
50 reference check on BHI, the low bid for the Island View Park Renovation Project, and expressed
51 confidence that BHI will be able to complete the project to City standards. City Attorney Lisa

1 Romney suggested adding the phrase, "...and executing the Lease Purchase Agreement with
2 Zions Bank" to the end of Condition No. 3 in the Notice of Award. The Council discussed
3 requiring Council approval of any change order exceeding \$25,000, or if aggregate change
4 orders exceed the built-in contingency for the project.

5
6 Councilmember McEwan made a **motion** to award Island View Park Renovation Project
7 – Phase 1 to BHI for the base bid in the amount of \$1,651,533 with an alternate in the amount of
8 \$55,004, for a total contract bid award of \$1,706,537; amend Condition No. 4 of the Notice of
9 Award for the project to allow the City Manager to operate up to \$25,000 as stated, aggregate
10 not to exceed contingency for the project without Council approval; approve the amended
11 Notice of Award; and authorize the Mayor to sign Contract Documents necessary for the project.
12 Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

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14 **RESOLUTION FOR REAL PROPERTY LEASE**

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16 Marc Edminster with Lewis Young Robertson & Burningham explained the procedure for
17 entering into a Real Property Lease Agreement with Zions Bank, and answered questions from
18 the Council.

19
20 **PDO AMENDMENT – SHEFFIELD DOWNS SUBDIVISION**

21
22 Cory Snyder, Community Development Director, explained the request to expand the
23 approved exterior materials list for homes in the Sheffield Downs Subdivision that are less
24 visible from a public road. Sheffield Downs is a single-family development in the Residential-
25 Medium (R-M) Zone. The proposed material would be used on the sides and rear of the homes,
26 and are consistent with R-M design standards.

27
28 Patrick Scott, representing Brighton Homes, explained that construction costs have
29 increased since the original designs were submitted. The proposed additional materials would
30 allow Brighton to offer a lower base cost to buyers.

31
32 Mayor Wilkinson opened a public hearing at 7:55 p.m., and closed the public hearing
33 seeing that no one wished to comment. Councilmember Fillmore said that, as much as she
34 supports the idea of more affordable housing, she cannot in good conscience approve such a
35 mishmash of material usage, especially in a PDO with higher design quality expected.
36 Councilmember McEwan agreed. Councilmember Ince said the proposed material, stucco, is
37 common in non-PDO developments, and he does not have a problem with it. Councilmember
38 Ivie said she likes the idea of flexibility and homebuyers having options for exterior materials,
39 and she appreciates the desire to offer more affordable homes, but she also agrees with the
40 concern expressed by Councilmember Fillmore.

41
42 Mr. Scott commented that the lots are comparatively small (3,500 square feet), and not
43 the right place for a \$500,000 home. He said the previously approved materials are significantly
44 more expensive than the requested materials. The request is to use less expensive materials on
45 the sides and rear of the homes less visible from public roads, with the option to upgrade
46 available. Mr. Snyder emphasized that a lower base price may enable homebuyers to select
47 more internal home upgrades. Responding to a question from Councilmember McEwan, Mayor
48 Wilkinson and Mr. Snyder confirmed that the City cannot hold the developer to offering a lower
49 base price. Councilmember McEwan said he does not see the proposed change translating into
50 a cost savings for the end user. Mr. Snyder commented that Brighton Homes included several

1 elements and amenities in the Subdivision plan that were not required that will result in a higher
2 quality product.

3
4 Councilmember Fillmore made a **motion** to approve Ordinance No. 2019-09 amending
5 the Planned Development Overlay and Conceptual Plan for the Sheffield Downs Subdivision
6 development located at approximately 350 East Pages Lane for the purpose of allowing
7 alternative residential architectural design scheme for Lots 22-33. Councilmember McEwan
8 seconded the motion, which passed by majority vote (4-1), with Councilmember Ivie dissenting.

9
10 **FINAL FY 2020 BUDGET**

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12 Jacob Smith, Management Services Director, explained changes made to the FY 2020
13 Tentative Budget. Mayor Wilkinson opened a public hearing at 8:45 p.m., and closed the public
14 hearing seeing that no one wished to comment. Councilmember McEwan made a **motion** to
15 table approval of Resolution No. 2019-11, Resolution No. 2019-12, and Resolution No. 2019-13
16 to June 18, 2019. Councilmember Ivie seconded the motion, which passed by unanimous vote
17 (5-0). Public comment regarding the FY 2020 Budget will be accepted through June 18, 2019.

18
19 **FEE SCHEDULE AMENDMENTS – CFS 10.010 – SOLID WASTE FEES**

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21 Mr. Smith explained that the Household Use Fee charged by the Wasatch Integrated
22 Waste Management District for 90-120 gallon waste cans will increase by \$2.00 per month
23 effective July 1, 2019. The City has also seen some increases in its general administrative
24 costs. Due to these increases, staff recommend a \$2.30 increase in what it charges per can for
25 garbage collection. Councilmembers Ince and Ivie said they would prefer to cover the increase
26 in administrative costs with contingency funds rather than passing that portion of the increase
27 on to citizens. Councilmember Fillmore pointed out that in principle the Council has
28 acknowledged the General Fund cannot absorb all administrative costs. Mr. Hanson suggested
29 that over the next year staff analyze administrative costs associated with waste management
30 and make a recommendation for FY 2021.

31
32 Councilmember Ince made a **motion** to approve Resolution No. 2019-15 revising the
33 Fee Schedule regarding monthly service fees for solid waste, recycling, and green waste
34 collection services, setting rates at: 1st Solid Waste Container (black): \$13.69; additional Solid
35 Waste Container (black): \$11.94; 1st Recycling Container (blue): \$4.35; additional Recycling
36 Container (blue): \$2.25; and Green Waste Containers (green): \$10.61 for the coming year, with
37 the proviso that administrative costs need to be analyzed before FY 2021. Councilmember Ivie
38 seconded the motion, which passed by unanimous vote (5-0).

39
40 **MUNICIPAL CODE AMENDMENTS – CMC 3.01 – CITY RECORDER AND CITY**
41 **TREASURER APPOINTING AUTHORITY**

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43 The City is in the process of appointing a new City Recorder. In reviewing applicable City
44 ordinances and State law regarding the appropriate appointing authority for the City Recorder
45 position, staff noticed an inconsistency between City ordinances and State law. In order to
46 remedy this inconsistency, staff recommends approval of Ordinance No. 2019-10.
47 Councilmember Ince made a **motion** to approve Ordinance No. 2019-10 amending CMC
48 3.01.090 and CMC 3.01.100 regarding Appointment Authority for the City Recorder and City
49 Treasurer. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).
50 The Council and staff discussed the Council's role of "advice and consent" in the appointment
51 process in general.

1 **MAYOR'S REPORT**

- 2
- 3 • Mayor Wilkinson updated the Council on preparations for the upcoming 4th of July Celebration, Centerville Cares, and recent DARE graduations.
 - 4
 - 5 • Following the Mayor's recommendation, Councilmember McEwan made a **motion** to consent to the appointment of Isaac Workman to the Planning Commission, Pete Petersen to the Centerville Community Foundation Board, and Eric Barndt to the Trails Committee. Councilmember Fillmore seconded the motion, which passed by unanimous vote (5-0).
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11 **PLANNING COMMISSION REPORT**

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13 Mackenzie Wood, City Recorder, informed the Council of issues on the most recent Planning Commission agenda.

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16 **CITY MANAGER'S REPORT**

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- 18 • Mr. Hanson suggested the Council approach the County about revisiting the fluoridated water issue. The Council directed staff to draft a letter to the County Commission as well as a resolution for Council approval, and to find out timing for a ballot initiative.
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 - 21
 - 22 • Mr. Hanson reported that a new City Recorder has been hired and will begin June 24, 2019.
 - 23
 - 24

25 **ADJOURNMENT**

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27 At 9:40 p.m., Councilmember McEwan made a **motion** to adjourn the Council meeting and move to a meeting of the Redevelopment Agency in Council Chambers, with no intent to return to regular Council meeting. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

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35 Mackenzie Wood, City Recorder

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40 Date Approved

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40 Katie Rust, Recording Secretary

