

1 Minutes of the Centerville City Council meeting held Tuesday, December 6, 2016 at 7:00 p.m.  
2 at Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Paul A. Cutler

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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 Steve Thacker, City Manager  
16 Lisa Romney, City Attorney  
17 Jacob Smith, Assistant to the City Manager  
18 Cory Snyder, Community Development Director  
19 Lt. Von Steenblik, Centerville Police Department  
20 Katie Rust, Recording Secretary

21 **STAFF ABSENT**

Blaine Lutz, Finance Director/Assistant City Manager

22  
23 **VISITORS**

Spencer Packer, Whitaker Museum Board Chair  
Scott Zeidler, Department of Natural Resources  
Interested citizens (see attached sign-in sheet)

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25  
26  
27 **PLEDGE OF ALLEGIANCE**

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29 **PRAYER OR THOUGHT** Councilwoman Fillmore

30  
31 **COMMENDATION**

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33 Mayor Cutler commended the Parks Department for the fantastic Christmas lights  
34 display in Founders Park. The Mayor also expressed appreciation to the Police Department for  
35 the work they do to protect the community.

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37 **OPEN SESSION**

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39 No one wished to comment.

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41 **MINUTES REVIEW AND ACCEPTANCE**

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43 The minutes of the November 15, 2017 work session and regular Council meeting were  
44 reviewed. Councilman McEwan made a motion to approve both sets of minutes.  
45 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

46  
47 **SUMMARY ACTION CALENDAR**

- 48  
49 a. Davis Metro Narcotics Strike Force Interlocal Agreement – Resolution No. 2016-28  
50 b. Consider Resolution No. 2016-27 correcting Resolution No. 2014-03 regarding the  
51 appointment term of John Higginson to the Wasatch Integrated Waste Management  
52 District Board as City's representative  
53 c. Terminate warranty for Cosper Site  
54 d. Purchase three vehicles for Police Department from Ken Garff Ford in the total  
55 amount of \$82,056.42 (\$27,352.14 each)  
56 e. City Council 2017 Meeting Schedule – Resolution No. 2016-29

1 Councilwoman Ivie commented that Centerville has participated in the Davis Metro  
2 Narcotics Strike Force Interlocal Agreement for some time, and asked Lt. Steenblik if he thinks it  
3 would be helpful for Centerville to contribute an officer to the Narcotics Strike Force. Lt.  
4 Steenblik responded that the Narcotics Strike Force is fully staffed. Lisa Romney, City Attorney,  
5 commented that a few minor typographical errors will be corrected and a new Interlocal  
6 Agreement will be sent to the City. Councilman Ince made a motion to approve all items on the  
7 Summary Action Calendar, including Resolution No. 2016-28, Resolution No. 2016-27, and  
8 Resolution No. 2016-29, with the acknowledgement that minor changes will be made to  
9 Resolution No. 2016-28. Councilwoman Ivie seconded the motion, which passed by unanimous  
10 vote (5-0).

11  
12 **PUBLIC HEARING – DUNCAN HILLS SUBDIVISION PLAT AMENDMENT**

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14 Cory Snyder, Community Development Director, explained the request to amend the  
15 Duncan Hills Subdivision Plat located at approximately 467 East 500 North, to reconfigure lot  
16 lines and incorporate a portion of Lot 10 into Lot 9. He explained the constraints of the property,  
17 and answered questions from the Council. Mr. Snyder clarified that the stream on Lot 10 is not  
18 piped and currently exists above ground across the entire property.

19  
20 N. Dale Anderson, applicant, explained the plans for the two lots. He said the original  
21 desire was for a home to sit on the lot line, with the combined property fronting both 500 North  
22 and Worsley Lane. City ordinances, however, prohibit double frontage except under certain  
23 circumstances. The current proposal is to readjust the property line. The property owner  
24 indicated he is happy with the proposed arrangement.

25  
26 Councilwoman Fillmore said she believes strongly in being flexible when situations are  
27 unique. She listed possible difficulties with building on the proposed Lot 10, and asked Mr.  
28 Snyder if it would be possible to allow the property owner to build on one combined lot as  
29 originally desired. Mr. Snyder responded that, from the State level, it is getting more and more  
30 difficult to find and justify flexibility with ordinances. He said with Centerville predominantly built  
31 out, and with several undeveloped and unique large parcels, this is an issue the City will deal  
32 with again. Ms. Romney explained that the applicant was given the opportunity to seek a text  
33 amendment regarding double frontage lot provisions of City ordinances. She said it is her  
34 understanding the applicant desires to move forward with the current proposal rather than seek  
35 the text amendment. Mr. Anderson expressed appreciation for Ms. Romney's help.

36  
37 Mayor Cutler opened a public hearing at 7:41 p.m.

38  
39 Jeremiah Cunningham – Mr. Cunningham said he lives in Lot 1 of the Duncan Hills  
40 Subdivision, and he works for the survey firm contracted for this development project. He  
41 confirmed that Lot 10 does have enough buildable space. He said the proposed lot shapes are  
42 unconventional, but they work in this situation.

43  
44 Mayor Cutler closed the public hearing at 7:43 p.m. Councilwoman Ivie said she is  
45 pleased to see the preservation of the north end of the property. She said she likes the idea of  
46 something a little different. Councilman McEwan said he supports preservation of green space.

47  
48 Councilwoman Mecham made a motion to approve a Subdivision Plat Amendment for  
49 the Duncan Hills Subdivision, including the proposed lot line configuration, with the conditions  
50 and findings recommended by the planning staff. Councilwoman Ivie seconded the motion,  
51 which passed by unanimous vote (5-0).

1           Conditions:

- 2
- 3           1) Preparation and submittal of a final linen subdivision plat to the City Recorder's
- 4           Office to reflect the changes to Lot 9 and the creation of Lot 10 in the Duncan Hills
- 5           Subdivision Amended.
- 6           2) A subdivision plat note shall be added to reflect that a Davis County Permit is
- 7           required for any development within 50 feet of the drainage channel, which language
- 8           shall be deemed acceptable to the City Engineer and/or City Attorney.
- 9           3) The existing rear lot line public utility easement for Lot 9 shall be vacated in
- 10          accordance with applicable provisions and procedures set forth in State law and a
- 11          new private aerial easement shall be provided for existing utilities, which procedures
- 12          and provisions shall be deemed acceptable to the City Engineer and/or City Attorney.
- 13          4) With the reconfiguration of Lot 9 and the addition of Lot 10, the subdivision plat shall
- 14          depict the required three (3) new public utility easements for each lot, consisting of a
- 15          10' front, 7' side, and 7' rear lines of the two (2) lots and shall be deemed acceptable
- 16          by the City Engineer. Other public utility easements may be required to be provided
- 17          outside the Parrish Creek Easement and shown on the plat to the extent deemed
- 18          necessary by the City Engineer.
- 19          5) The actual buildable area (min. 2,000 sq. ft. not including setback areas) for each lot
- 20          shall be shown on subdivision plat. Due to the odd lot configurations for Lot 9 and
- 21          Lot 10, setback requirements shall be shown on the plat to the extent deemed
- 22          necessary by the City Engineer and Zoning Administrator.
- 23          6) Revise plat notes and easements as deemed necessary by the City Attorney.
- 24          7) All applicable subdivision development fees shall be collected to cover the costs of
- 25          platting Lot 10 as part of the proposed subdivision plat amendment and the provision
- 26          of related infrastructure, prior to the recording of the plat.

27

28           Findings:

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- 30           a. The City Council finds that the amendment involved the Parrish Creek Drainage
- 31           Channel, which creates a unique situation for the development of the parcel north of
- 32           Lot 9.
- 33           b. The City Council finds that it is not a City preference to develop the related parcels
- 34           greater than the proposed two lots.
- 35           c. The City Council finds that due to the physical constraints of the drainage channel, it
- 36           is not necessary or superior to create lots with straight/perpendicular side lot lines to
- 37           the street.
- 38           d. Therefore, due to the findings listed above, the City Council believes that there is
- 39           good cause for the plat amendment.
- 40           e. Therefore, with the specific conditions of the plat approval, the City Council finds that
- 41           the public interest will NOT be materially injured by the proposed plat amendment.

42

43           POLICE DEPARTMENT MATTERS

44

45           Mr. Thacker explained that the City is required to pay for health insurance for surviving

46           spouse and children of police officers and firefighters who die in the line of duty. He

47           recommended the City participate in the Local Public Safety and Firefighter Surviving Spouse

48           Trust Fund, organized by the State to mitigate the significant financial burden this would create

49           over many years. Participation in the first year would cost \$1,710, which is already included in

50           the current budget.

51

52           Councilwoman Fillmore made a **motion** authorizing Centerville City to participate in the

53           Local Public Safety and Firefighter Surviving Spouse Trust Fund, subject to minor changes in

1 the Agreement acceptable to the City Attorney. Councilwoman Mecham seconded the motion,  
2 which passed by unanimous vote (5-0). Councilman McEwan said he feels it is an honor for the  
3 City to participate in the Trust Fund. Councilwoman Mecham agreed, and added that she  
4 hopes the Police Department never needs to use it.

5  
6 Chief Child has begun recruitment of a replacement for an officer who will retire soon.  
7 He has learned that many of the Police Academy students have already accepted conditional  
8 job offers from other police agencies that include reimbursement of the Academy tuition. In  
9 order to compete with other agencies in hiring new officers, Chief Child would like to be able to  
10 also make conditional offers to Academy students, including a commitment to reimburse the  
11 officer over several years for the estimated \$6,000 tuition. Representing the Chief, Lt. Steenblik  
12 discussed the proposed reimbursement schedule, and answered questions from the Council.

13  
14 Councilwoman Ivie made a motion to authorize the Police Chief to offer a hiring  
15 incentive to a Police Academy student in the form of reimbursement of the Academy tuition over  
16 several years, funded from General Fund Contingency. Councilwoman Fillmore seconded the  
17 motion. Lt. Steenblik expressed confidence that the incentive would put the City in a more  
18 competitive position for hiring Academy graduates. Councilman McEwan asked if the base  
19 salary in the Centerville Police Department is anywhere close to competitive for the next five  
20 years. Lt. Steenblik said he does not feel the base salary is high enough to be competitive. The  
21 motion passed by unanimous vote (5-0).

### 22 23 WHITAKER MUSEUM

24  
25 Spencer Packer, Whitaker Museum Board Chair, provided the Council with the 2017  
26 calendar of events for the Whitaker Museum (attached). He presented ideas for increasing  
27 parking for the Museum, and expressed the Board's desire to preserve the drive access off  
28 Main Street. Chair Packer explained that the existing parking area could be overlaid and  
29 upgraded for a 5-10 year solution. He said the proposed lighting and walkway improvements  
30 would cost approximately \$30,000, with the pavement possibly costing a similar amount. He  
31 emphasized that a different parking solution will be necessary in the long-run. Chair Packer  
32 suggested that funding for planning and design would be wise, and suggested utilizing City  
33 personnel as much as possible. Councilman McEwan said he is in support of utilizing City staff  
34 and putting together a plan, compensating professionals as needed. Council members Mecham  
35 and Ivie agreed.

36  
37 Councilwoman Ivie stated she would like the Council to amend the Whitaker Museum  
38 Budget to account for the fact that one of the anticipated projects would not be done this fiscal  
39 year. Mr. Thacker said it is not necessary to formally amend the budget if expenses are being  
40 reduced. However, he said he would support a transfer of \$2,500 from General Fund  
41 Contingency into the Whitaker Museum Fund to offset budgeted operating expenses that were  
42 not fully funded with the General Fund transfer already in the Adopted Budget.

### 43 44 SIDEWALKS AND TREES PROJECT

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46 A list of questions for Council consideration regarding moving forward with the sidewalk  
47 and trees project was included in the staff report. Mr. Thacker suggested researching what has  
48 been done in other communities. He emphasized that he greatly values trees; the key is finding  
49 the right trees to plant in the right conditions. Scott Zeidler, with the Utah Department of Natural  
50 Resources, stated he thinks the suggested advisory committee is a good idea. He said he feels  
51 planning is necessary to create a city atmosphere that is conducive to both aesthetic values and  
52 the natural attributes of trees. While many people recognize the positive attributes of trees,  
53 many fail to recognize their limitations. There is no perfect solution, but he suggested good

1 things would come out of an advisory committee. Trees are resources, and the city has the  
2 stewardship to determine appropriate placement, and when a new generation of trees is  
3 needed. Mr. Zeidler expressed willingness to accompany the Council to other communities to  
4 view both good and bad examples.  
5

6 Councilwoman Mecham said it is obvious that trees are needed, but they should be put  
7 in yards where they will not ruin infrastructure or cause liability. Councilwoman Fillmore agreed  
8 that a tree board or committee is a good idea. Councilwoman Mecham said she would like a  
9 work session to discuss the policy questions listed by staff. Councilwoman Fillmore said she  
10 feels it would be valuable to gather more information before eliminating ideas. Councilman  
11 McEwan commented it is not productive to have an unfocused committee. He said he would  
12 prefer the Council to meet in a work session to quantify a direction for moving forward. The  
13 Council thanked Mr. Zeidler for his time. The Council agreed it would be useful, as the next  
14 step, for the Mayor and each Council member to individually answer the questions on the City  
15 Manager's document, compile those answers and then meet to discuss how to proceed. Staff  
16 will prepare a questionnaire and distribute to the Council.  
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### 18 MAYOR'S REPORT

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- 20 • Mayor Cutler reported that he and Councilwoman Fillmore met with the South Davis  
21 Recreation District Board and made a presentation requesting a loan to be able to  
22 finish the sports fields at Community Park. The Mayor said he got the impression  
23 they would be willing to loan the City up to a half million dollars for a certain period,  
24 with the stipulation that the Recreation District would have priority access to those  
25 fields for that period of time. An agreement will be drafted.
- 26 • The Mayor reported on the "Lunch with the Mayor" program.
- 27 • UTOPIA/UIA financial reports are available with the agenda on NovusAgenda.  
28

### 29 CITY MANAGER'S REPORT

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- 31 • City Manager Thacker informed the Council of the Community Foundation's plans for  
32 Police Recognition Week in May of next year.
- 33 • The City Employee Christmas party is scheduled for December 13, 2016.  
34

### 35 MISCELLANEOUS BUSINESS

- 36
- 37 • The Council decided to cancel the Council meeting scheduled for December 20<sup>th</sup>.  
38 The Mayor and two Council members will meet that night to recognize winners of the  
39 City Youth Council coloring contest. Councilwoman Ivie made a **motion** to cancel  
40 the December 20, 2016 meeting. Councilman McEwan seconded the motion, which  
41 passed by unanimous vote (5-0).
- 42 • The Council plans to meet with the Recreation Director in a work session prior to the  
43 regular meeting on January 3, 2017, and plans to meet in a work session regarding  
44 Island View Park prior to the first Council meeting in February. They will invite the  
45 State Legislators representing Centerville to meet with them prior to the regular  
46 meeting on January 17.  
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### 48 ADJOURNMENT

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50 At 9:16 p.m., Councilman McEwan made a **motion** to adjourn the meeting.  
51 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

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*Marsha L. Morrow*  
Marsha L. Morrow, City Recorder

1-3-2017  
Date Approved

*Katie Rust*  
Katie Rust, Recording Secretary

