

1 Minutes of the Centerville City Council meeting held Tuesday, October 7, 2014 at 7:00 p.m. in
2 the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Paul A. Cutler

7
8 Council Members Ken S. Averett
9 Tamilyn Fillmore
10 John T. Higginson
11 Stephanie Ivie

12
13 **MEMBER ABSENT** Lawrence Wright

14
15 **STAFF PRESENT** Steve Thacker, City Manager
16 Blaine Lutz, Finance Director/Assistant City Manager
17 Lisa Romney, City Attorney
18 Brandon Toponce, Assistant Planner
19 Katie Rust, Recording Secretary

20
21 **VISITORS** Interested citizens (see attached sign-in sheet)

22
23 **PLEDGE OF ALLEGIANCE**

24
25 **PRAYER OR THOUGHT** Blaine Lutz, Finance Director/Assistant City Manager

26
27 **OPEN SESSION**

28
29 Dale McIntyre – Mr. McIntyre referred to a recent suggestion made to the Council
30 regarding availability of Council meeting audio files online, and asked if the audio files are
31 available. Mr. Thacker responded that Council meeting audio files are available on the State
32 Public Notice website.

33
34 **MINUTES REVIEW AND ACCEPTANCE**

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36 The minutes of the September 9, 2014 work session and the September 16, 2014 work
37 session and regular Council meeting were reviewed. Councilwoman Fillmore requested that
38 staff listen to the recording to verify a comment regarding cost sharing and profit sharing of build
39 out with FirstDigital. Councilman Higginson made a **motion** to table approval of the September
40 9, 2014 work session minutes, and approve both sets of September 16, 2014 minutes.
41 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

42
43 **SUMMARY ACTION CALENDAR**

- 44
45 a. Legacy Crossing Lot 6 – Terminate Warranty Period
46 b. Consider Resolution No. 2014-24 in support of the Center for Community Engaged
47 Learning at Weber State University
48 c. Personnel Policies and Procedures – Amendments – Equal Opportunity Employer –
49 Consider Resolution No. 2014-25
50 d. Approve National Register Nomination – John and Sarah Wayman Home, 240 East
51 300 South

1 Councilwoman Ivie requested that item (b) on the Summary Action Calendar be
2 considered separately, and Councilwoman Fillmore requested that item (c) be considered
3 separately. Councilman Higginson made a **motion** to approve items (a) and (d) on the
4 Summary Action Calendar. Councilwoman Ivie seconded the motion, which passed by
5 unanimous vote (4-0).
6

7 Councilwoman Ivie expressed concern regarding the vagueness of the goals stated in
8 the information provided for item (b) on the Summary Action Calendar, and what might be
9 expected of Centerville in the future. She expressed support for Weber State University, but
10 said she feels its biggest impact is in the Ogden area. Mayor Cutler commented that the
11 proposed Resolution No. 2014-24 would acknowledge and show Centerville's support for the
12 Center for Community Engaged Learning at Weber State University. The Mayor said he did not
13 anticipate any risk or liability to the City. Lisa Romney, City Attorney, stated the proposed
14 Resolution is a support resolution that does not commit the City to anything, and adoption does
15 not engage the City in any liability. Councilman Averett made a **motion** to approve item (b) on
16 the Summary Action Calendar, Resolution No. 2014-24 in support of the Center for Community
17 Engaged Learning at Weber State University. Councilwoman Fillmore seconded the motion,
18 which passed by majority vote (3-1), with Councilwoman Ivie dissenting.
19

20 Referring to item (c) on the Summary Action Calendar, Councilwoman Fillmore asked if
21 sexual orientation should be added to the Personnel Policies and Procedures regarding equal
22 opportunity employment. Ms. Romney responded that sexual orientation is not a protected
23 class, but the Council could choose to add it to the list. Mayor Cutler expressed a preference to
24 not discuss her proposed addition at this time, but invited Councilwoman Fillmore to address
25 this in a future meeting, if she desired. Councilwoman Fillmore made a **motion** to add sexual
26 orientation to the amendments in Resolution No. 2014-25. The motion failed for lack of second.
27 Councilman Averett made a **motion** to approve Resolution No. 2014-25 as listed in the staff
28 backup materials. Councilwoman Ivie seconded the motion, which passed by unanimous vote
29 (4-0). Councilman Higginson commented that the City should not be discriminating based on
30 sexual orientation, but he feels the existing language in the Policy is sufficient at this time.
31 Speaking on behalf of the hiring authorities in the City, City Manager Thacker stated the City
32 does not discriminate based on sexual orientation when hiring.
33

34 **DESIGNATION OF MAIN STREET IN WASATCH CHOICE 2040 DOCUMENTS**

35
36 Councilwoman Fillmore explained that Main Street in Centerville is designated as a
37 "Boulevard Community" rather than a "Main-Street Community" on the Wasatch Choice 2040
38 map. She considers the "Boulevard" designation to be more for a major thoroughfare that
39 caters to cars with buildings set away from the street. In response to a question asked by
40 Councilman Averett, Councilwoman Fillmore said she was told by a Wasatch Front Regional
41 Council (WFRC) representative that the "Boulevard" designation is not related to any plans to
42 put light rail on Main Street. She said the representative agreed with her that a "Main-Street"
43 designation would be more appropriate considering the City's desires and goals. Transit
44 decisions and changes require an extensive process. Since Main Street in Centerville is UDOT
45 owned, Councilwoman Fillmore stated she feels it is important to clearly communicate in every
46 possible written document Centerville's desire for Main Street – an inviting, small town
47 community center. Her greatest concern is protecting Main Street from the right-of-way being
48 widened for more vehicles. Councilman Averett agreed and suggested the Council send a letter
49 requesting a change in the designation. Councilwoman Ivie expressed frustration that there is
50 not a designation that exactly fits her desire for Main Street. She said she prefers the housing
51 range specified by the "Boulevard" designation. Councilwoman Fillmore offered to write a letter
52 to WFRC requesting a change.

1 Councilman Averett made a **motion** asking that Councilwoman Fillmore author a letter
2 to be signed by the Council requesting that WFRC change Main Street in Centerville to a "Main-
3 Street" designation in their documents. Councilman Higginson seconded the motion, which
4 passed by unanimous vote (4-0).

5
6 **DISCUSSION REGARDING CONSTRUCTION OF BERM ALONG FRONTAGE ROAD**

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8 Mayor Cutler explained that when the sound wall was installed along the Frontage Road
9 UDOT gave the City the option of paying for sound wall directly west of Community Park, but
10 sufficient funds were not available at the time. The Mayor recently asked staff to look into the
11 possibility of using some of the dirt on the Park Expansion site to build a berm in the break of
12 the sound wall. Mr. Thacker reported staff has concluded that a berm would have minimal
13 effect on sound levels, and would be costly to construct and maintain aesthetically. He
14 described the difficulties that would be involved, and stated that staff recommends the City not
15 proceed with the berm. The sound wall could possibly be filled in using RAP Tax funds if
16 approved by voters next year. Staff estimates continuing the wall would cost approximately
17 \$120,000. Councilwoman Fillmore stated she is not familiar with the noise level at Community
18 Park, but she feels that the break in the sound wall is a positive window into the community.
19 Mayor Cutler said in his opinion a sound wall would improve the experience at the park, but he
20 would be in favor of gathering more community input. Councilman Averett asked if the City has
21 received complaints from neighboring residents. Mr. Thacker responded he is not aware of
22 residential complaints, but he is aware of complaints from park users. Mr. Thacker suggested
23 the opening could be visually improved by planting trees along the length of the break.
24 Councilman Higginson suggested landscaping could occur in conjunction with the project to
25 widen the Frontage Road. Mr. Thacker reported that Wasatch Front is willing to move the
26 Frontage Road project up on the timeline if the City completes its part.

27
28 Mr. Thacker updated the Council on soil removal from the expansion site. He also
29 stated that the County will be disposing of property located at approximately 100 South and 700
30 East for redevelopment. A sedimentation basin located on this site is no longer needed or can
31 be reduced in size due to the debris basin now located upstream.

32
33 **MUNICIPAL CODE AMENDMENTS – SECTION 2-01-100 – CITY COUNCIL VOTING**

34
35 Ms. Romney briefly explained the proposed amendments to Section 2-01-100 of the City
36 Code regarding voting of the City Council. The proposed ordinance would bring the Municipal
37 Code into compliance with State law. Councilman Higginson made a **motion** to approve
38 Ordinance No. 2014-20 amending Section 2-01-100 of the Centerville Municipal Code regarding
39 voting of the City Council. Councilwoman Ivie seconded the motion, which passed by
40 unanimous vote (4-0).

41
42 **MAYOR'S REPORT**

- 43
44 • In mid-September not enough impact fees had been collected by the South Davis
45 Metro Fire Agency from the member cities to offset the debt service payment owed.
46 The Board discussed how to make the payment, and made the payment using cash
47 reserves. After the payment was made, North Salt Lake and West Bountiful reported
48 they had collected sufficient additional impact fees to fully fund the payment. Mayor
49 Cutler stated that the Fire Chief has shared creative ideas with him that were not
50 presented to the Council during their work session with Chief Bassett to improve
51 staffing and reduce response time for less cost.

- The Mayor reported that mayors of the eleven UTOPIA member cities will meet monthly. Mayor Cutler stated he expects to be able to report in November to the Council regarding a proposal for continuing to pay operating expenses.
- Mayor Cutler encouraged Council members to continue to remind Legislators to improve transportation funding.

CITY MANAGER'S REPORT

- Mr. Thacker reported on a meeting he attended regarding the outcome of the UTA Davis-SLC Community Connector Study. The previous City Council chose not to participate in the Connector Study, but Centerville was considered an area of influence. UTA has offered to make a presentation of the study to the City Council and discuss the possibilities for Centerville and Farmington to be included as UTA moves forward. Mr. Thacker stated he thinks the Council should understand the Study and how it could impact Centerville. He proposed a joint meeting with Farmington City Council and UTA on November 5th prior to the regular Council meeting.
- City Manager Thacker informed the Council of the need to address an emergency matter not shown on the agenda – i.e. the need to increase the budget for the Oakridge Drive Waterline project due to unexpected conditions affecting the resurfacing of the roadway. The additional costs qualify as Water Fund expenses, and would not impact the General Fund. Councilman Higginson made a **motion** to authorize the Mayor to sign a change order for \$56,160 related to repaving for the Oakridge Drive Waterline project. Mr. Thacker explained that the net additional cost is about \$31,000 because this repaving work will reduce trench patching by about \$25,000. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0).

CITY COUNCIL LIAISON REPORT RE: MOSQUITO ABATEMENT DISTRICT

Councilman Higginson updated the Council on the Mosquito Abatement District, which has purchased property to expand its offices in Kaysville.

MISCELLANEOUS BUSINESS

- City Manager Thacker explained that the City has six permanent part-time employees. Full-time employees are rewarded and recognized for service every five years with a gift of incremental value. Longevity of permanent part-time employees (working 20+ hours per week) has not been similarly recognized. The Council discussed what level of recognition would be appropriate. Councilman Averett made a **motion** to amend the Employee Service Award Program to recognize year-round part-time employees at a total value of \$100 at the five-year mark, and increasing \$50 every five years thereafter. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

RDA MEETING

At 8:30 p.m. Councilman Higginson made a **motion** to adjourn to an RDA meeting. Councilman Averett seconded the motion, which passed by unanimous vote (4-0). In attendance were: Paul A. Cutler, Chair; John T. Higginson, Vice Chair; Directors Averett, Fillmore, and Ivie; Steve Thacker, RDA Executive Director; Blaine Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 9:21 p.m.

MISCELLANEOUS BUSINESS (CONTINUED)

- Mr. Thacker explained the City's Long-term Sick Leave benefit, and stated that year by year the City's liability is increasing related to employees' ability to cash out accrued sick leave upon retirement. Mayor Cutler stated he is in favor of one type of paid time off (PTO) that the employees decide how to use, but recognized that the change might be difficult for employees used to the two types of leave to accept. Councilwoman Fillmore agreed that one type of PTO should be the end goal, and that it may be necessary to adopt in steps. Mr. Thacker pointed out that without specific sick leave, employees may have a greater tendency to come to work sick. Councilwoman Fillmore said she feels it is good policy to encourage employees to use leave time given, and supported the idea of reasonably capping the amount of leave that can be accrued. Council members Averett and Ivie agreed. Mr. Thacker stated that staff will continue to consider the matter.
- The Council discussed Planning Commission compensation, and compared compensation in Centerville to that of other cities. Mayor Cutler stated he does not feel Centerville needs to have one of the highest paid Planning Commissions because greater compensation does not necessarily result in better planning. He expressed confidence that Centerville's Commissioners are serving because they want to. Councilwoman Fillmore agreed with the Mayor, but said she could support increasing the compensation a small amount. The Council will continue discussing Planning Commission compensation during next year's budget process.

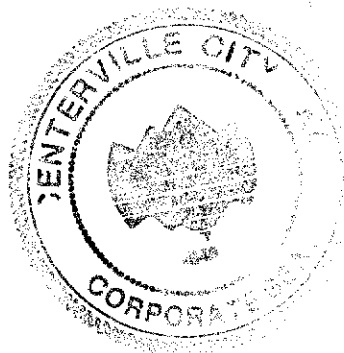
ADJOURNMENT

At 9:36 p.m. Councilwoman Ivie made a **motion** to adjourn the Council meeting. Councilman Averett seconded the motion, which passed by unanimous vote (4-0).

Marsha L. Morrow
Marsha L. Morrow, City Recorder

10-21-14
Date Approved

Katie Rust
Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, October 7, 2014
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

DOROTHY B. CALL

296 NORTH 900 EAST CENT.

Larry Hintze

113 E. 1825 No. Cent.

Scott Hintze

113 E. 1825 No. Cent.

Dale McIntyre

258 E. 200 S. Centerville

STEVE ALLEN

133 E ROCK MAJOR DR

Lee Skabelund

466 E. 200 S.

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.