Minutes of the Centerville **City Council** meeting held Tuesday, June 16, 2015 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Ken S. Averett Tamilyn Fillmore Stephanie Ivie Lawrence Wright
MEMBER ABSENT	John T. Higginson
STAFF PRESENT	Steve Thacker, City Manager Lisa Romney, City Attorney Jacob Smith, Management Assistant David Miller Justice Court Judge Lisa Summers, Youth Council Advisor Cory Snyder, Community Development Director Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager
VISITORS	Interested citizens (see attached sign-in sheet)
PLEDGE OF ALLEGIANCE	led by Steve Dixon
PRAYER OR THOUGHT	Councilman Wright

OPEN SESSION

Sherri Lyn Lindstrom – Ms. Lindstrom thanked the Council members for their service to the community, and expressed appreciation for citizens who attend Council meetings on a regular basis. She read a letter announcing her resignation as a candidate for City Council from the 2015 election (attached). Ms. Lindstrom stated she firmly believes it is the responsibility of elected officials to represent the community as a whole – citizens, business owners and other governmental agencies, those who attend meetings to comment as well as those who do not. The Council must consider the needs of many types of stakeholders and make decisions that do not put the City at risk of needless legal costs. She said she believes it is always appropriate to disagree without being disagreeable. Ms. Lindstrom stated that her decision to withdraw is based on the current climate of political controversy in Centerville.

YOUTH CITY COUNCIL

Centerville Justice Court Judge Miller swore in the new members of the Youth City Council. Mayor Cutler thanked the Youth Council for their service to the community, and introduced the new Youth Mayor, Lyndsey Kunzler.

New Youth Council members:

Lana Bangerter	Eliza Greer	Kathryn Ann Pertab
Justin Barton	Coulson Harris	Brook Vogrinec
Steve Dixon	Sarah Hawkes	Page Wadley
Grace Fillmore	Ethan Horlacher	
Sara Garn	Smith Jackson	

PUBLIC COMMENT REGARDING SOUTH MAIN STREET CORRIDOR PLAN/OVERLAY ZONE

Mayor Cutler opened a public comment period regarding the South Main Street Corridor Plan/Overlay Zone at 7:24 p.m. He acknowledged that the City received a petition with a significant number of citizen signatures in support of a single-family proposal on the property between 300 South and Porter Lane on Main Street, and commented that suggestions of specific changes that could be made to the SMSC Plan would be helpful to the Council.

Jim Hanni – Mr. Hanni stated he is President of Centerville Commons HOA. He said he felt the petition mentioned by the Mayor was presented as a thank-you note for Brighton Homes. He said the letter was ambiguous, and he feels people were signing something they did not understand. He thanked Councilwoman Fillmore for answering many of his questions on her own time, and said it is his understanding that high density would not be involved on the Walton property or on Pages Lane. Mr. Hanni said he is anxious to see the Pages Lane area redeveloped. He would not be concerned about the mixed-density proposal that he has seen. Mr. Hanni said there is nothing that distinguishes Main Street in Centerville as a main street. He expressed concern that UDOT will make Main Street more of the thoroughfare than it is now if the City does nothing. Mr. Hanni mentioned what has been done in Santa Clara, Utah, and said he really feels the City needs to do something.

Sherri Lyn Lindstrom – Ms. Lindstrom commented that Main Street in Centerville has historically been dotted with commercial entities from Parrish Lane to Porter Lane. She said she would be disappointed to see the property between 300 South and Porter Lane be turned into single-family houses. She stated she understands the need for an interface with the homes east of the property, but she would hate to see the type of corridor across from Centerville Junior High duplicated between 300 South and Porter Lane. Ms. Lindstrom said she does not know anyone who would sell their homes to move to a house on Main Street. She said she would like to see a mixed-use component in that area. She suggested the Council find out the kind of density and number of floors being approved in surrounding communities, and keep density in perspective. She would like to see an appropriate, reasonable approach to help Brighton Homes build a nice project.

Dale McIntyre – Mr. McIntyre said one of the most compelling arguments he has heard in favor of higher density is that our grown up children will not have place to live. He said when he was a young adult he wanted to be independent and not live too close to his parents. He feels Centerville is attractive and desirable because it is a small town, and the small town atmosphere is what gives value to the properties. Mr. McIntyre said he believes that mixed-use with Residential-Low is appropriate for Centerville.

Nancy Smith – Ms. Smith stated she feels the current SMSC Plan gives unrealistic incentives to develop in ways that negatively affect neighboring land uses. She said levels of high density will ultimately create blight in the established neighborhoods, and added that mixed-use is not a good fit for Centerville. She stated she believes the current Plan inflates property values. Other commercial areas in the City might be weakened if an attempt is made to relocate commercial to the SMSC. She expressed concern for traffic, and the effect tall buildings would have on nearby residences. Ms. Smith suggested that a PDO would weaken the SMSC Plan, and asked that the City get rid of the Overlay if it is not going to be used. Established requirements become negotiable with a PDO, and she said she is uncomfortable with this type of zoning next to established neighborhoods. She asked the Council to leave the TZRO in effect until a public space plan is in place for South Main Street. Ms. Smith stated she intends to send a copy of her comments to the Council.

Brooke Larsen – Ms. Larsen stated she is a college student who would love to come back to live in Centerville. She said she is in favor of a highly developed community center with walkable sidewalks. Ms. Larsen stated she does not believe a wall that would close off a residential development from Main Street would be an asset. Ms. Larsen said she would support the SMSC Plan as it currently is.

Kami Layton – Ms. Layton stated that the citizens are the heart of Centerville, not the SMSC Plan. She said she feels the plan for single-family homes between 300 South and Porter Lane blends in beautifully with the city. She does not feel the wall would be a problem. Ms. Layton said that no one is happy with the current compromise for the property. She pointed out that the changes promised when the SMSC Plan was adopted have not occurred. Ms. Layton read the letter she circulated for signatures in her neighborhood, and read some of the responses. She said she is in favor of a single-family home development on the Walton property. Ms. Layton thanked Councilman Wright for his service on the Council.

Ryan Archibald – Mr. Archibald expressed gratitude for the Council's willingness to listen. He pointed out that Main Street across from Centerville Junior High is lined with fences.

Jennifer Turnblom – Ms. Turnblom suggested the half-block designation be defined as a foot measurement, and gave examples of a possible minimum and maximum properties. She said she does not know why there would be a problem with a fence around homes on Main Street. Ms. Turnblom said she believes there is interest and desire for homes on Main Street.

Robyn Mecham – Ms. Mecham explained possible densities for the Pages Lane area as she understands them. She said it is her understanding that UDOT and the Transportation Board do not intend to widen Main Street to a four-lane highway. She said the Council needs to remember they are talking about the City's historic district, and asked if it is fair to put something in the long-time residents' neighborhood that they don't want. Ms. Mecham showed a map she put together, and stated that high density concentrated in one area would eventually create blight. She said she would like to see the area zoned R-1, with an intention for the City to work with individual developers. Ms. Mecham said she believes people will want to live on Main Street.

Ruth Ann Fisher – Ms. Fisher lives on Main Street near Parrish Lane. She said she would love to be able to put a 6-8 foot wall in front of her property for noise abatement and privacy, but she agrees with the idea that Main Street should not be an auto corridor through town. She said she finds it frustrating that she could have a fence on her property along Main Street if she could turn her house around to face a different direction. Ms. Fisher added that she likes the idea of mixed-use on Main Street south of Parrish Lane.

Richard Ryan – Mr. Ryan stated he is concerned about the talk of high density in the Pages Lane area. He said he believes if high density is allowed, it will become a transient area, and will cause problems for schools and traffic. Mr. Ryan stated the City needs to look at keeping low density in the Pages Lane area, and put the high density on the other side of the freeway.

Karl Kennington – Mr. Kennington thanked the Council for the opportunity to speak. He said the success rate of small businesses is not great, and he feels the most successful arrangement for the Pages Lane area would be residential. He would like Centerville to retain the desired atmosphere. Mr. Kennington referred to the nice condominium developments that line Pages Lane on the north, and stated there are other, more appropriate places for taller apartment buildings. He said he would not want to mimic Salt Lake City and invite what

happens with higher density. Mr. Kennington stated the area does not need buildings with more than two stories.

Heather McKenzie Campbell – Ms. Campbell said the best time to go for a walk in her neighborhood is on Sunday, with reduced traffic. She feels the speed is way too fast on Main Street. She said it is too bad that Dick's Market moved away from Pages Lane. She stated that people do not stay in the small high-density apartments for long - they move to homes. If the Pages Lane area cannot be commercial, she said she believes it would be a nice area to build single-family homes. She expressed concern for traffic if high density is allowed, and said she hopes whatever is allowed will not congest the area and bring a transient population. She believes Centerville should stay a family-friendly city.

Fred Davies – Mr. Davies said his concern is that the Council maintain the integrity of the City of Centerville. He said he hopes as the Council makes decisions they will have the best interests of Centerville at heart. He stated that trying to plan for a city the size of Centerville is difficult. He expressed appreciation for the time spent by the Council for the benefit of the City.

Lisa Baker Heaton – Ms. Heaton stated she is in support of a plan that preserves commercial on Main Street and does not build a wall along a block of the street. She said she would like to see it continue to be a vibrant area of the city. Ms. Heaton said she hopes a development plan can be found that fits with the SMSC Plan as it currently is.

At 8:25 p.m. Mayor Cutler closed the public comment period, and the Council took a break, returning at 8:31 p.m.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the June 2, 2015 Council work session and regular meeting, and the June 9, 2015 Special meeting were reviewed. Councilman Wright made a **motion** to approve all three sets of minutes. The motion was seconded by Councilwoman Ivie and passed by unanimous vote (4-0).

SUMMARY ACTION CALENDAR

a. Terminate Warranty for Chitose Johnson Subdivision
b. Municipal Code Amendments – Title 16 – Stormwater – Consider Municipal Code Amendments to Various Sections of Title 16 regarding Stormwater Management and Pollution Control – Ordinance No. 2015-11

Councilman Wright made a **motion** to approve both items on the Summary Action Calendar, including Ordinance No. 2015-11. Councilman Averett seconded the motion. Councilwoman Ivie asked for clarification of item (b) regarding stormwater. Lisa Romney, City Attorney, explained that the minor amendments eliminate any ambiguity regarding pollutants. The motion passed by unanimous vote (4-0).

FINANCIAL REPORT

City Manager Thacker presented a Financial Report for the period ending May 30, 2015 and answered questions from the Council.

FY 2015 BUDGET

Mr. Thacker explained proposed amendments to the FY 2015 Budget. Councilman Wright suggested the City consider purchasing a drone for use in emergency situations. Mr. Thacker suggested the Council involve the new Police Chief in the discussion process. Mayor Cutler added that privacy issues would need to be considered. The Mayor suggested the Fire Chief and Police Chief be asked to bring a recommendation to the Council regarding the drone suggestion.

Mayor Cutler opened a public hearing regarding the proposed amendments at 9:08 p.m.

William Ince – Mr. Ince asked if there is a document that summarizes what the original budget was, and what the real number is at the end of the year. Mr. Thacker responded that the original FY 2015 Budget as approved by the Council is available on the City website. Mr. Ince stated he is not a fan of the governmental practice of amending budgets.

The Mayor closed the public hearing at 9:12 p.m. Councilwoman Ivie made a **motion** to adopt Resolution No. 2015-07 amending the FY 2015 Budget of Fund and Accounts for Centerville, giving an effective date of June 16, 2015. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0).

FY 2016 BUDGET

At 9:13 p.m. Mayor Cutler continued the public hearing from the June 9th meeting regarding the FY 2016 Budget. Seeing that no one wished to speak, Mayor Cutler closed the public hearing at 9:14 p.m.

Certified Tax Rate – Mr. Thacker presented the recommended Certified Tax Rate (.001088), and clarified the reduction in property tax income reflected in the Tentative Budget. Councilman Averett made a **motion** to adopt Resolution No. 2015-08 regarding the Certified Tax Rate. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0). Councilwoman Fillmore asked if the Council has any recourse if it does not agree with the County regarding the Certified Tax Rate. Ms. Romney suggested the Council invite someone from the County Assessor's Office to explain how the rates are calculated. Blaine Lutz, Finance Director, will be asked to answer questions about the property tax rate in a future meeting.

Employee Compensation Plan – Councilwoman Fillmore made a **motion** to adopt Ordinance No. 2015-12 approving the compensation plan for employees, including appointed employees. Councilman Averett seconded the motion, which passed by unanimous vote (4-0).

Justice Court Judge – Councilwoman Ivie made a **motion** to adopt Resolution No. 2015-09 approving compensation for the Justice Court Judge. Councilman Wright seconded the motion, which passed by unanimous vote (4-0).

Culinary Water Rates – Mr. Thacker provided the Council with a copy of the City Fee Schedule showing the last three culinary water rate increases, and asked if the Council would like to show the fluoride fee separately, or include it in the base rate. Council members Wright and Ivie indicated a desire to reflect the fluoride fee separately on the Fee Schedule. Councilwoman Fillmore made a **motion** to adopt Resolution No. 2015-10 increasing culinary water rates by 5%, with the amended Fee Schedule reflecting the fluoride fee separately. Councilman Wright seconded the motion, which passed by unanimous vote (4-0).

Whitaker Museum Director – Councilman Wright recommended the City increase the Whitaker Museum Director position from 19 hours to 20 hours per week, allowing the Director to receive benefits. Councilwoman Ivie commented that the recognition of heritage and where Centerville came from, in her opinion, is worth the additional cost. Mayor Cutler pointed out that the Council will be asking citizens on the ballot to renew the RAP Tax. He said he feels it makes sense to advocate a bigger role for the Museum as part of the RAP Tax renewal rather than part of the Budget process. Councilman Averett said he thinks the Museum is doing a great job, but he is troubled with the idea of expanding the role of staff at the Museum and increasing the cost to the City. He stated that historical preservation is typically a volunteer program, and he feels the established Director compensation is appropriate. Councilman Wright responded that the Director needs the extra time because a lot of the preservation Councilman Averett referred to is not being done with all of the time spent on City programs.

Councilman Wright made a **motion** to increase the Whitaker Museum Director position to 20 hours per week, funding the increase from Fund Balance. Councilwoman Ivie seconded the motion. Mr. Thacker pointed out that with the added leave benefits, the Director would actually be working less hours annually. Councilwoman Fillmore commented that the previous Director was paid $3,000 per year, and there were other applicants for the position. The program will be what can be accomplished within the designated time. The motion failed (2-3), with Council members Wright and Ivie in favor, Council members Fillmore and Averett against, and Mayor Cutler voting against.

Crossing Guard – Mr. Thacker suggested the Council let the new Police Chief evaluate the pedestrian crossing at Parrish Lane and Main Street, and provide his opinion. The addition of another crossing guard would cost $6,000 - $7,000 annually. Mr. Thacker suggested the Council leave the funds in the Contingency Fund until the new Chief has evaluated the matter. Councilman Averett recommended the Council meet with the new Chief in an informal setting to discuss topics of concern. Councilman Averett said he would like to have a resolution regarding school crossing in place before school starts.

FY 2016 Budget of Funds – Mr. Thacker explained a few changes to the FY 2016 Budget since it was last discussed by the Council. Councilwoman Ivie made a **motion** to adopt Resolution No. 2015-11 approving the Centerville City FY 2016 Budget of Funds, with changes to page xiv as presented by staff. Councilman Averett seconded the motion, which passed by majority vote (3-1), with Councilman Wright dissenting.

RDA MEETING

At 10:05 p.m. Councilwoman Fillmore made a **motion** to move to a meeting of the Redevelopment Agency of Centerville. Councilman Averett seconded the motion, which passed by unanimous vote (4-0). In attendance were: Paul A. Cutler, Chair; Directors Averett, Fillmore, Ivie, and Wright; Steve Thacker, Executive Director; Lisa Romney, City Attorney; Jacob Smith, Management Assistant; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 10:09 p.m.

PROPOSAL REGARDING CREATION OF LOCAL DISTRICT AND SERVICE AREA FOR FIRE/EMS SERVICES

Mayor Cutler reported on a meeting of the South Davis Metro Fire Agency Board regarding creation of a local district and service area for Fire/EMS services. With creation of a Fire District, the Interlocal Agency would be dissolved. Mr. Thacker stated that everyone involved shares the concern of having sufficient fiscal restraint with a taxing district. The taxing

district would, by resolution, be for capital purposes and debt service. The existing Fire Agency cannot realistically issue bonds for a new station/renovation in Centerville and other needs that may require substantial funding, and cannot continue to pay existing debt service with impact fees. Mr. Thacker stated that Centerville stands to benefit the most from the district with a new or renovated Centerville fire station. Councilman Wright stated the aspect that bothers him the most about an independent district is removal of the right of the people to have a referendum.

Mr. Thacker explained that the city managers would be involved in a more formal way by constituting an Administrative Committee, with the Committee Chair acting as the budget officer, presenting the budget to the Fire Board. The budget is currently presented by the Fire Chief. Councilman Wright pointed out that the city managers are appointed, not elected. Mayor Cutler responded that the budget would still be presented to the individual city councils. He said he views the addition of an Administrative Committee as additional oversight. Mr. Thacker added that the role of the Mayor and Council are not diminished in the process. Councilman Wright said he feels additional layers of bureaucracy raise other issues, and he believes a necessary level of scrutiny can be accomplished without an Administrative Committee of city managers. Mr. Thacker stated he firmly believes that Chief Bassett came up with the roving team that will be effective July 1, 2015 – working less than 24-hour shifts – as a result of persistent pressure from the city managers to better match the staffing with the workload.

Mayor Cutler suggested the Centerville Council meet in a joint work session with the Bountiful City Council to discuss the issue. Councilman Averett stated he would like information from Ms. Romney regarding referendum restrictions, and whether or not the district would be reversible. Mayor Cutler said he would also like to know if something is in place to deal with cities that may choose to not pay assessments. Councilman Wright said he would like to know if a different entity could be created to strengthen the Fire Agency without a taxing district. He said he would prefer the Council raise taxes for capital and structural improvements rather than a district, because citizens would have a chance to voice opinions. Councilman Wright suggested Centerville could be a contract city with the District. Mayor Cutler stated that Bountiful currently does not pay fire impact fees. Bountiful has conceded that under a fire district they would pay the district impact fee. Councilman Averett expressed that the Agency is lucky to have Fire Chief Bassett, but the cities need to think about the future. He said the current level of EMS service is not acceptable, and change needs to occur. The community deserves a high level of police and fire services. Councilman Wright stated he is aware of a group of citizens preparing to oppose any resolution to move forward with a district by referendum, which will slow the process.

RESOLUTION NO. 2015-12 REGARDING TRANSPORTATION SALES TAX

Ms. Romney highlighted changes she made to the sample Transportation Sales Tax Resolution provided by the Utah League of Cities and Towns. The Council reviewed the changes. Councilwoman Fillmore expressed a desire for the Resolution to emphasize a focus on road maintenance. The Council agreed on changes to Section 3 of the Resolution. Councilman Wright made a **motion** to approve Resolution No. 2015-12 regarding Transportation Sales Tax, with changes identified by the Council. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

CITY MANAGER'S REPORT

- Mr. Thacker informed the Council that the American flags will be left hanging on Main Street through July and August until after the Tour of Utah bike race.
- The Deuel Creek Irrigation Company will hold its annual Board meeting to vote for Board members on June 18th. Councilman Wright made a **motion** to authorize

Public Works Director Randy Randall to attend on behalf of the City and vote the City's shares. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

CLOSED MEETING

At 10:53 p.m. Councilman Wright made a **motion** to move to a closed meeting to discuss the character and competency of individuals. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

The Council returned to regular meeting at 11:36 p.m.

APPOINTMENTS

- Mayor Cutler recommended the Council promote Assistant Police Chief Paul Child to the position of Police Chief. Councilman Wright made a **motion** to approve promotion of Assistant Police Chief Paul Child to the position of Police Chief, with an annual salary of $92,000, effective the day Chief Worsley retires. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).
- The Mayor recommended the Council reappoint Michael Remington to the Trails Committee. Councilwoman Ivie made a **motion** to reappoint Michael Remington to the Trails Committee. Councilman Wright seconded the motion, which passed by unanimous vote (4-0).

ADJOURNMENT

At 11:38 p.m. Councilwoman Fillmore made a **motion** to adjourn the meeting. Councilman Wright seconded the motion, which passed by unanimous vote (4-0).

Marsha L. Morrow, City Recorder

7-7-2015
Date Approved

Katie Rust, Recording Secretary

(1)

CENTERVILLE CITY COUNCIL MEETING

Tuesday, June 16, 2015
7:00 p.m.

NAME (PLEASE PRINT)	ADDRESS**
Lola McIntyre	258 E. 200 S.
Becki Wright	
Susan Dixon	900 Courtyard
James R. Hancock	343 E. Pages Ln. #8
Ralph & ELLA Mitchell	262 PARK LANE
Karen M Hepworth	234 Caravella Lane
Karl & Patty Kennington	560 E. Pages Lane
Nancy Carmack	446 S. 400 E.
Helen Roberts	595 S 400 E
DAVID MILLER	PO Box 9 Farmington
[illegible]	224 W Porter Lane Centerville
Rick Bingham	290 E Casa Loma Dr.
[illegible]	115 E. Porter Lane
Richard T. Ryan	850 So 300 E
Alen Sperry	895 S. 300 E
Cole Hurst	
TAte Gamble	
Matt McFarlane	
ANN FADEL	224 SO MAIN
Sheri Layton	736 E. 650 So.
Ed Schinner	78 E Porter Ln.
Roger [illegible]	

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CENTERVILLE CITY COUNCIL MEETING

Tuesday, June 16, 2015
7:00 p.m.

NAME (PLEASE PRINT)	ADDRESS**
Mary Ann Ebbeler	302E 1400N Bountiful
Jennifer Turnblom resident Sylswoodcraft LLC	249 S. Main
Jim Hanni	43 W. Centerville Canyons Way
Dan & Robin Neville	415 S. Main St
Trevin Chowen	441 S. Windor Lane
LISA HEATON	433 W. Chase Lane
Paul & Stephanie Archibald	45 W. 700 S.
Ryan Archibald	45 West 700 South
Bob BALLESTEROS	265 E. 300 S.
TRAVIS DAVIS	111 CANYON BREEZE
Holly Juce	1148 N. 300 E
Reed Walsh	91 Village Sq Rd.
Robyn Mack	

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