

Minutes of the Centerville **City Council** meeting held Tuesday, April 5, 2022, at 7:15 p.m. with participants present at Centerville City Hall, 250 North Main Street, and electronically via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson
Council Members Gina Hirst
William Ince
Robyn Mecham
Spencer Summerhays

MEMBER ABSENT

George McEwan

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Jacob Smith, Administrative Services Director
Cory Snyder, Community Development Director
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Bruce Cox, Parks and Recreation Director
Bryce King, Recreation Coordinator
Kevin Campbell, City Engineer
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department

VISITORS

Shane Marshall, UDOT
Siobhan Locke, UDOT
Blake Davis, Hogan & Associates Construction
Frank Murdock, Architect, Hogan & Associates Construction
Interested Citizens

PRAYER OR THOUGHT

Councilmember Mecham

PLEDGE OF ALLEGIANCE

OPEN SESSION

Paul Cutler, former Centerville Mayor, announced his intention to run for State House of Representatives. He said he would love to hear any Council concerns or feedback about the State Legislature, and would welcome support from individual Councilmembers.

UDOT ENVIRONMENTAL IMPACT STUDY PRESENTATION

Shane Marshall with UDOT provided an update regarding an Environmental Impact Study for I-15 between Farmington and Salt Lake City, with a 2050 planning horizon. He spoke of coordination with local governments and ongoing stakeholder communication. Responding to a question from Councilmember Ince, Mr. Marshall stated the Parrish Lane interchange was part of the Study. He said one of the goals was to make I-15 part of the Centerville community rather than a barrier to the community.

1 Siobhan Locke with UDOT commented that the Environmental Impact Study would be
2 ongoing through 2024, and was currently entering the public input stage (April 11 – May 13). She
3 shared a draft Purpose and Need Statement for the Study:
4

5 Purpose: To improve safety, replace aging infrastructure, provide better mobility for
6 all travel modes, strengthen the state and local economy, and better connect
7 communities along I-15 from Farmington to Salt Lake City. The project purpose
8 consists of the following items which are organized by UDOT's Quality of Life
9 Framework categories of Good Health, Connected Communities, Strong Economy,
10 and Better Mobility.
11

12 Ms. Locke shared draft screening criteria, and listed methods for public comment
13 submission. Mayor Wilkinson thanked the UDOT representatives for their presentation.
14

15 **INTERLOCAL AGREEMENT – PORTER-WALTON CRA**

16
17 Administrative Services Director Jacob Smith explained Young Powersports had
18 approached the City, specifically the RDA, regarding potential tax increment participation for help
19 with development costs. Mr. Smith said the RDA had worked to create the Porter-Walton
20 Community Reinvestment Project Area (CRA) to assist Young Powersports with their financial
21 request. The life of the CRA would be 15 years, with 50% tax increment participation from
22 Centerville City (property tax for 15 years, sales tax for 5 years). Mr. Smith answered questions
23 from the Council.
24

25 Councilmember Summerhays **moved** to approve Resolution No. 2022-09 adopting an
26 Interlocal Cooperation Agreement between the City and the RDA regarding property tax and sales
27 tax increment for the Porter-Walton CRA, subject to contemplating the finalization of exhibits for
28 revisions to the final budget. Councilmember Hirst seconded the motion, which passed by
29 unanimous vote (4-0).
30

31 **PUBLIC HEARING – ZONE MAP AMENDMENT – HOGAN CABINET & STEEL –** 32 **PLANNED DEVELOPMENT OVERLAY AND CONCEPTUAL SITE PLAN**

33
34 Community Development Director Cory Snyder said the request was to rezone property
35 located at 975 West 50 South from Industrial-Very High (I-VH) to Industrial-Very High/Planned
36 Development Overlay (I-VH/PD) to amend base parameters and create a custom development.
37 He said the applicant was planning to make the proposed buildings look appealing while
38 maintaining efficiency with an engineered insulated metal panel wall system that was both
39 architecturally friendly and visually pleasing. The engineered insulated metal panel wall system
40 would be outside base I-VH standards. Mr. Snyder stated staff and the Planning Commission
41 recommended approval with conditions listed in the staff report. The Council and staff discussed
42 project phasing, and the desire for drought tolerant landscaping.
43

44 Blake Davis with Hogan and Associates Construction explained that existing structures on
45 the property had proven to be extremely energy inefficient. He said the planned new steel facility
46 would be set up for automation, and showed photographs of a similar facility. Mr. Davis explained
47 the automated processes would require a wider structure than permitted in the base I-VH Zone.
48 Mr. Davis said he would prefer to use some form of xeriscape landscaping. He added that a
49 neighboring landscaping company had agreed to landscape and maintain a portion of the green
50 space as a show area for customers. He clarified that phase one of the project would involve the
51 steel fabrication shop, and phase two would involve the cabinet shop. Mr. Davis explained
52 accommodations for an undocumented sewer line on the property. He said he anticipated 50-60
53 employees for the steel fabrication facility, and 60-75 employees for the cabinet facility. City

1 Manager Brant Hanson commented the City may need to reevaluate and adjust the existing
2 roundabout on 1250 West to accommodate industrial truck traffic expected in the area.

3
4 Mayor Wilkinson opened a public hearing at 8:34 p.m., and closed the public hearing
5 seeing that no one wished to comment. Responding to a question from Councilmember
6 Summerhays, Mr. Snyder explained the Landscape Ordinance did mention xeriscape
7 landscaping. He recommended the Council reference the existing Landscape Ordinance in a
8 condition of approval. Responding to a question from Mayor Wilkinson, Mr. Davis stated the two
9 existing metal buildings would be removed.

10
11 Councilmember Summerhays **moved** to adopt Ordinance No. 2022-08 amending the
12 Zoning Map for Hogan and Associates Construction from I-VH to I-VH/PD, with the following
13 conditions and findings. Councilmember Mecham seconded the motion, which passed by
14 unanimous vote (4-0).

15
16 Conditions:

- 17
18 1. Subject to conditions required by the Planning Commission.
19 2. Subject to developer focusing on a drought tolerant landscape plan utilizing a licensed
20 landscape architect professional, reducing turf as much as possible while maintaining
21 other drought tolerant plant types.

22
23 Findings:

- 24
25 a. The City Council finds that CZC 12.21.080(c) authorizes a "property owner or
26 authorized agent" to initiate a PDO zone map amendment.
27 b. The City Council finds that after considering the goals and objectives of the West
28 Centerville Neighborhood Plan, as reviewed in the Staff Report, the PDO request can
29 be deemed consistent with the City's General Plan.
30 c. The City Council finds that the request for PDO meets the spirit and intent of the Zoning
31 Ordinance as set forth in CZC 12.41.060.
32 d. The City Council finds that the request for PDO along with the conditions imposed will
33 allow for the property to be developed in a manner that allows design flexibility,
34 integration of mutually compatible uses, integration of open spaces and optimum land
35 planning with greater efficiency, convenience and amenity than is possible under
36 conventional I-VH zone regulations.

37
38 **PERSONNEL POLICIES AMENDMENTS – DESIGNATING JUNETEENTH NATIONAL**
39 **FREEDOM DAY – CPP 4.090**

40
41 City Manager Brant Hanson explained the recommendation to designate Juneteenth
42 National Freedom Day as a holiday recognized in the City Personnel Policies Manual. He
43 commented it was consistent for the City to recognize holidays that were recognized by both the
44 Federal and State governments. Responding to a question from Councilmember Mecham, he
45 said other cities were doing the same.

46
47 Councilmember Summerhays **moved** to approve Resolution No. 2022-08 declaring June
48 19th as Juneteenth National Freedom Day and amending Section 4.090 of the Centerville
49 Personnel Policies designating Juneteenth National Freedom Day as a legal City holiday.

50
51 Responding to a question from the Council, Mr. Hanson stated the City currently
52 recognized 12 legal City holidays. Approval of Resolution No. 2022-08 would bring the total to 13.
53 Councilmember Ince said the City had a serious compensation issue, and the Council was in the

1 middle of a serious discussion of compensation in the budget. He said he was not aware of a
2 single personal client who recognized June 19th as a paid holiday, and said he questioned the
3 need. Mayor Wilkinson said he appreciated staff's quick response to the Governor's recent
4 recognition of the holiday. Councilmember Summerhays said that, although the Resolution was
5 couched as a policy in recognition of a paid holiday, he viewed it as a recognition of continued
6 freedoms in the Country. Mr. Hanson said ten cities in Utah had already adopted the holiday.

7
8 The Council discussed City-recognized holidays compared with holidays recognized in the
9 private sector. Councilmember Mecham suggested waiting to see what other cities were doing.
10 Councilmember Summerhays said he did not personally care what other cities were doing on the
11 matter. Councilmember Hirst said she believed June 19th was an important day to recognize, but
12 expressed concern from a private sector perspective with adding another paid holiday. She said
13 she believed Mr. Hanson had a good point that adoption of Juneteenth as a legal City holiday
14 would be consistent with adoption of other Federal and State holidays. Councilmember Hirst said
15 she was not opposed to the particular day, but was concerned about the budgeting issue.
16 Councilmember Ince said he would personally appreciate time to think about the
17 recommendation. He said he cared about what other cities were doing regarding the
18 compensation issue. Councilmember Summerhays said the company for which he worked
19 recognized Juneteenth as a holiday. He repeated that for him it was about recognizing moving
20 forward with freedom for all citizens. Councilmember Hirst said she was in agreement. She
21 expressed concern about the compensation impact, and suggested perhaps switching
22 Juneteenth for an already-recognized paid holiday.

23
24 Councilmember Ince made a **substitute motion** to table the issue for 30 days to provide
25 Councilmembers time to think, and requested staff provide the Council with a list of currently
26 recognized paid City holidays. Mr. Hanson encouraged Councilmembers to truly learn about the
27 importance of Juneteenth to the nation. Regarding the suggestion to switch Juneteenth with an
28 already recognized holiday, he expressed the opinion that all governmentally recognized legal
29 holidays had significance and importance. Mr. Hanson added that a list of City holidays was
30 included with the Resolution. Councilmember Mecham seconded the substitute motion, which
31 passed by majority vote (3-1), with Councilmember Summerhays dissenting. Mr. Hanson said
32 staff would bring the issue back at the first meeting in May.

33
34 **DROUGHT RESILIENCY PROJECT GRANT – BUREAU OF RECLAMATION “WATER**
35 **AND RELATED RESOURCES” FUNDING – RESOLUTION OF SUPPORT**
36

37 Public Works Director Mike Carlson explained staff were working with the Ferguson Group
38 to submit an application for a grant from the Bureau of Reclamation “Water and Related
39 Resources” to fund or partially fund a Drought Resiliency Project, including the Centerville Canyon
40 Replacement Well, the Centerville Canyon Aquifer Storage and Recovery Improvements, and the
41 Main Street Transmission Line Replacement and Upsizing. Proposed Resolution No. 2022-10
42 was drafted to demonstrate community support for the Drought Resiliency Project and grant
43 application. City Manager Brant Hanson commented that receiving the grant funds would be a
44 great opportunity, and suggested using American Rescue Plan Act (ARPA) funds for the City's
45 match portion if the grant were received.

46
47 Councilmember Ince **moved** to approve Resolution No. 2022-10 supporting and
48 authorizing the City to apply for a grant or other financial assistance from the Bureau of
49 Reclamation “Water and Related Resources” to fund or partially fund the Drought Resiliency
50 Project. Councilmember Summerhays seconded the motion, which passed by unanimous vote
51 (4-0). Mr. Carlson confirmed the projects included in the Drought Resiliency Project were, for the
52 most part, on the Water Master Plan and would need to be funded by the City in the next several
53 years anyway.

1 **SUMMARY ACTION**

- 2
- 3 1. Bid Award – London Road – Culinary Waterline & Storm Drain
- 4 2. Bid Award – Cottonwood Drive – Culinary Waterline & Storm Drain
- 5 3. Bid Award – London Road – Waterline & Storm Drain – Materials
- 6 4. Bid Award – Cottonwood Drive – Waterline & Storm Drain – Materials
- 7

8 Mr. Carlson explained the recommended bid awards for the London Road and

9 Cottonwood Drive projects. Responding to a question from Councilmember Summerhays, Mr.

10 Carlson explained that time was a big concern, and said he believed the City Engineer

11 recommended awarding the bids as listed with the expectation that both of the projects would be

12 completed before the end of June, before dust would be an issue for residents.

13

14 Councilmember Ince **moved** to award bid for the London Road Culinary Waterline & Storm

15 Drain project to Great Basin Development and Construction in the amount of \$479,646.00.

16 Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

17

18 Councilmember Ince **moved** to award bid for the Cottonwood Drive Culinary Waterline &

19 Storm Drain project to Ormond Construction in the amount of \$507,727.72. Councilmember

20 Mecham seconded the motion, which passed by unanimous vote (4-0).

21

22 Councilmember Ince **moved** to award bid for materials to Ferguson Waterworks in the

23 amounts of \$139,959.00 for the London Road Waterline & Storm Drain project, and \$121,987.25

24 for the Cottonwood Drive Waterline & Storm Drain project. Councilmember Hirst seconded the

25 motion, which passed by unanimous vote (4-0).

26

27 **MINUTES REVIEW AND ACCEPTANCE**

28

29 Minutes of the March 15, 2022 City Council Meeting were reviewed. Councilmember Ince

30 moved to accept the minutes as presented. Councilmember Mecham seconded the motion, which

31 passed by unanimous vote (4-0).

32

33 **APPOINTMENTS**

34

35 Mayor Wilkinson recommended appointment of Blair Parrish and Cynthia Parrish to the

36 Landmarks Commission. Councilmember Mecham made a **motion** to approve appointment of

37 Blair Parrish and Cynthia Parrish to the Landmarks Commission. Councilmember Ince seconded

38 the motion, which passed by unanimous vote (4-0).

39

40 **CITY COUNCIL REPORT**

41

42 Councilmember Hirst provided an update regarding Deuel Creek Irrigation. She reported

43 irrigation water would be available beginning May 15th. Councilmember Hirst asked that

44 information about drought conditions and the Flip Your Strip program be included in the next City

45 newsletter. She explained some of the Flip Your Strip program requirements. Councilmember

46 Hirst spoke of irrigation restrictions imposed by Deuel Creek Irrigation for the coming summer

47 season, and expressed concern about City culinary water sources if citizens chose to use culinary

48 water to keep their lawns green.

49

50 Councilmember Hirst reported the Parks and Recreation Committee would select five

51 movies for Movies in the Park evenings at their next meeting. She asked that the Council schedule

52 a discussion of park issues. Recognizing that working with the Army Corps of Engineers to

53 mitigate wetlands at Community Park for pickleball courts may take considerable time,

Councilmember Summerhays suggested the Council focus on putting pickleball courts at an additional location in the meantime. Parks and Recreation Director Bruce Cox referred to a discussion of the issue at a Council meeting in 2021, and the decision the Council made at that time for moving forward.

The Council and staff discussed the concern of residents connecting culinary water to irrigation lines. Mayor Wilkinson commented on the importance of communicating information with residents.

MAYOR'S REPORT

- Mayor Wilkinson reported Centerville City would be receiving a Utah Healthy Community award.
- The Mayor reported the last trailer from the former trailer park sold recently, and expressed appreciation for all the hard work done by the community in relation to that project.
- Mayor Wilkinson reported the Youth City Council recently attended a training event.
- Mayor Wilkinson spoke of a 9/11 commemoration project.

CITY MANAGER'S REPORT

No report.

ADJOURN

At 9:49 p.m., Councilmember Summerhays **moved** to adjourn and move to a budget work session following a brief recess. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).


Jennifer Hansen, City Recorder

4-19-2022
Date Approved

