

1 Minutes of the Centerville **City Council** meeting held Tuesday, February 16, 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
7
8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

Steve Thacker, City Manager
Blaine Lutz, Finance Director/Assistant City Manager
Lisa Romney, City Attorney
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer
Katie Rust, Recording Secretary

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21 **VISITORS**

Jeff Bassett, South Davis Metro Fire Chief
Interested citizens (see attached sign-in sheet)

22
23
24 **PLEDGE OF ALLEGIANCE** Nick Rapp, BSA Troop 1338

25
26 **PRAYER OR THOUGHT** Councilwoman Fillmore

27
28 **OPEN SESSION**

29
30 Dale McIntyre – Mr. McIntyre said he recently observed a City public notice stand at the
31 200 South Church Well without a public notice attached. He asked if a public notice should
32 have been attached, and asked if the public notice method could be improved.

33
34 Lee Skabelund – Mr. Skabelund said he has spoken with families living near the County-
35 owned property on 100 South and advised them to hold off until more information is available.
36 He stated that more than 30 families are in favor of leaving the property in its current condition.
37 Mr. Skabelund said the neighborhood has expressed willingness to continue trimming and
38 cleaning the property.

39
40 **MINUTES REVIEW AND ACCEPTANCE**

41
42 The minutes of the February 2, 2016 work session and regular Council meeting were
43 reviewed. Mayor Cutler and Council members Fillmore and Ivie requested amendments to the
44 regular Council meeting minutes. Councilman Ince made a **motion** to accept the February 2,
45 2016 work session minutes and the regular meeting minutes as amended. Councilman
46 McEwan seconded the motion, which passed by unanimous vote (5-0).

47
48 **URBAN DEER CONTROL PLAN**

49
50 At their February 2 meeting, the Council agreed to amend the Urban Deer Control Plan
51 by adding a relocation option if the property owner is willing to pay half of the \$100 fee per deer
52 charged by the DWR. The option for citizens at large to contribute was also included. The
53 Council authorized the expenditure of up to \$5,000 for the City's portion of relocation costs.
54 Bruce Cox, Parks and Recreation Director, asked the Council to clarify whether donations from
55 citizens other than property owners requesting relocation would be used to pay the City's half of

1 the fee, or the property owner half. Councilwoman Mecham stated she feels that any donation
2 from citizens should apply toward the citizen portion. Councilman McEwan said he would be
3 comfortable allowing the Mayor to judge situations of financial need that extra donations could
4 subsidize. Mr. Cox pointed out that a subsidy of the City's portion could extend the lifespan of
5 the program, and a subsidy of the citizen portion could extend the length of time a trap could
6 remain in a successful location. Councilman McEwan agreed with the idea of allowing extra
7 donations to help offset fixed income situations, adding that he hopes the appeal option would
8 be the exception rather than the rule. Mr. Cox said he will present the plan to the DWR for
9 approval. Staff will then advertise the options in a utility bill insert and on the City website.

10
11 A majority of the Council indicated to Mr. Thacker they approve use of City funds to trap
12 on City property if staff determines it would be helpful. Councilwoman Fillmore expressed a
13 preference to not trap in City parks or other highly visible areas. Mayor Cutler expressed
14 willingness to consider appeals for use of at-large donations to help property owners. The
15 Council and staff discussed the possibility of accepting payments and donations online.

16
17 **INTERLOCAL AGREEMENT RELATED TO THE PROVISION OF FIRE SUPPRESSION**
18 **AND EMERGENCY MEDICAL SERVICES – RESOLUTION NO. 2016-06**
19

20 In late 2015 the prior Council approved a Resolution that included Centerville in the
21 South Davis Metro Fire Service Area (SDMFSA), which will assume the assets and operations
22 of the existing South Davis Metro Fire Agency as of July 1, 2016. Jeff Bassett, South Davis
23 Metro Fire Chief, explained the Interlocal Agreement approved by the SDMFSA Board on
24 February 8, and now being considered by the governing body of each member entity.
25 Centerville City currently owns the land on which Station 83 sits. However, in a 2005 lease
26 agreement between the City and the newly formed South Davis Metro Fire Agency, the City
27 agreed to transfer the ownership of that land to a special district replacing the Fire Agency if
28 such a district were created. The Interlocal Agreement includes this transfer.

29
30 Responding to a question from Councilwoman Fillmore, Chief Bassett explained that,
31 after extensive consideration, including a consultant study, the Board has found property
32 valuations to be the best method for determining operating assessments. Mr. Thacker stated he
33 is comfortable with the valuation approach. Councilman McEwan asked if Board voting shares
34 are proportionate to valuation, and Mr. Thacker responded that a weighted vote can be
35 requested, with votes based on assessed valuation. The Council and staff discussed exit
36 provisions with Chief Bassett. Councilman McEwan asked about future plans for the Centerville
37 Station. Chief Bassett said he is leaning toward tear-down and rebuild, but not all details have
38 been worked out. His said his preference would be to find a central property on which to build a
39 new station.

40
41 Councilman McEwan made a **motion** to approve Resolution No. 2016-06 approving an
42 agreement establishing the financing practices of the SDMFSA and the assessment formula
43 that will be used for Member assessments. Councilwoman Ivie seconded the motion, which
44 passed by unanimous vote (5-0). Mayor Cutler mentioned that an impact fee study for the
45 Service Area is planned.

46
47 **MUNICIPAL CODE AMENDMENTS – TITLE 10 – BUILDING REGULATIONS –**
48 **ORDINANCE NO. 2016-07**
49

50 Lisa Romney, City Attorney, explained proposed amendments to Title 10 regarding
51 building regulations. Council members McEwan and Ivie questioned the International Building
52 Code (IBC) editions referenced under Energy Conservation and Property Maintenance. Ms.
53 Romney explained that she deferred to the Building Official's recommendation, but will double

1 check. Councilwoman Ivie reported that a citizen expressed concern to her regarding the ability
2 of the International Building Code to regulate gardens on private property. Ms. Romney
3 responded she is not aware of such a provision, which would seem to be outside the scope of a
4 building code. Ms. Romney explained that the Centerville Building Appeals Board is required to
5 be made up of professionals. She explained that the Community Development Director was
6 removed from Section 10-4-050 because he/she does not have jurisdiction over the building
7 permit process. Responding to a question from Councilman Ince, staff confirmed that an
8 agreement must be signed by citizens wanting to add a secondary kitchen in their home, that
9 the space will not be rented as a separate unit. Referring to the Section regarding continuing
10 violations, Councilwoman Ivie stated she is uncomfortable with each continuing day being
11 regarded as a separate violation. Ms. Romney responded that the Code is used with discretion.

12
13 Councilwoman Fillmore made a **motion** to adopt Ordinance No. 2016-07 renumbering,
14 amending and recodifying Title 10A of the Centerville Municipal Code to Title 10 of the same
15 regarding Building Regulations, subject to City Attorney review of the IBC edition referenced
16 under Energy Conservation Code. Councilman Ince seconded the motion, which passed by
17 unanimous vote (5-0).

18
19 **CONTINUE DISCUSSION OF FINANCIAL TOPICS FROM FEBRUARY 2 WORK**
20 **SESSION**

21
22 Blaine Lutz, Finance Director, presented a financial report for the seven-month period
23 ending January 31, 2016, and answered questions from the Council. Council members Ivie and
24 McEwan expressed a preference for RAP Tax revenues going into a capital projects fund
25 separate from the General Fund.

26
27 The Council took a break from 8:48 p.m. to 9:02 p.m.

28
29 **PEDESTRIAN BRIDGE/PARRISH LANE FENCING**

30
31 City Manager Thacker and Kevin Campbell, City Engineer, presented bids for pedestrian
32 bridge/Parrish Lane fencing, and explained staff's recommendation – vinyl-coated one-inch
33 mesh chain link over the bridges, with wrought iron Majestic fence along the non-bridge
34 portions. Mr. Campbell said he believes both fences would have a lifespan of 20-25 years.
35 UDOT has scheduled to rebuild the interchange in 10-20 years. Mr. Thacker said the intention
36 is for the west portion to remain mostly intact. Councilman McEwan questioned the longevity of
37 the vinyl-coating. Mr. Campbell and Councilwoman Fillmore described an alternate paint-type
38 coating option. Mr. Campbell agreed to obtain warranty information. The Council and staff
39 discussed the fact that engineering fees listed cover the Parrish Lane Sidewalk Project as well
40 as the fencing.

41
42 Councilman McEwan stated his primary goal for the bridge is public safety, not
43 appearance. Councilwoman Fillmore said she feels the benefit to the City with the huge leap in
44 quality statement for the entrance to the community is worth the increased price for upgraded
45 fencing. Councilman McEwan said he would feel more comfortable if the bids included plain
46 chain link as well. Staff and the Mayor explained that, following direction from the previous
47 Council, regular chain link was not included in the bid. Councilwoman Fillmore pointed out that
48 the purpose of the RDA is to create improvements that speak to the quality of the City, and said
49 she feels upgraded fencing is a legitimate use of RDA funds. Mr. Lutz added that creation
50 documents for CDAs in the area included the goal to improve the overpass. The Council and
51 staff discussed established and potential RDA projects and obligations.

Councilwoman Ivie made a **motion**, subject to UDOT approval of fence specs, and adequate funding approved by the Redevelopment Agency Board, to:

- 1) Award Bid Schedule B from the 2/11/16 bid to Mountain States in the amount of \$61,902.56.
- 2) Award Bid Schedule A from the 12/10/15 bid to Custom Fence in the amount of \$102,643.50 plus \$15,200 for 4 ornamental pillars (\$3,800 each) from the 2/11/16 Bid Schedule B.
- 3) Authorize a 10% fencing project contingency.
- 4) After all costs are finalized, and after removing the \$18,000 Administrative Fee from the funds available, apply any funding surplus to reduce the contribution from the RDA.

Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

MAYOR'S REPORT

- Fire Agency financial statements were included in the staff report.
- As a Centerville representative on the UTOPIA Board, Councilman McEwan stated he feels the UTOPIA Board made an illegal vote on a Resolution to appoint a Director, based on the fact that attachments were not made available to the public. He said he voted against the Resolution. Mayor Cutler reported the UTOPIA Board has announced a genuine intention to end the relationship with Macquarie. Councilman McEwan responded that he feels the announcement was disingenuous, considering that a Senator from Layton is pushing SB 114, which would allow continued interlocal creation, extension of telecommunication services beyond the boundaries of a city, and a non-binding citizen vote subject to the whims of a city council. He agreed that the Board appears to have a desire to end the current contractual relationship with Macquarie. Mayor Cutler responded he thinks legislation that would allow citizens to vote on whether they want to move forward with a utility model would be good. He said he feels it could only improve Centerville's financial position if a city chose to test the utility model. Councilman McEwan emphasized that he feels any vote of the people should be binding.
- The Council reviewed 2015 fourth-quarter operational metrics.
- Mayor Cutler reported on the most recent "Lunch with the Mayor" event.
- The Mayor thanked Council members Ince and Fillmore for attending the Legislature evening at CenterPoint Theatre.

CITY COUNCIL LIAISON REPORT

Councilwoman Ivie reported that the Whitaker Museum Board is working on a list of projects eligible for grant funds. The Landmarks Commission will continue reviewing the commercial aspect of the Historic District at their next meeting.

CITY MANAGER'S REPORT

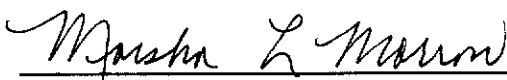
- Referring to the County-owned property on 100 South, Mr. Thacker said the County Public Works Director has indicated support for reducing the size of the sedimentation basin, but keeping it and placing an easement if this is important to the City. Sediment is removed from the property every ten years or so; at this point it has been nine years. Mr. Thacker gave a history of ownership of the property, and said that, in his opinion, considering the recent \$2.1 million debris basin project

further upstream - \$1.8 million of which came from the County - it would be unfair to expect the County to forego revenue that could be received from sale of the property. He also recommended against investing City dollars to preserve the property as open space. Councilman McEwan said he feels the valuation of the property is disproportionate to actual value if the Council is resolved to not change the zoning. He recommended the Council send a resolution to the County Commissioners stating there is no zoning change pending, and the valuation is inaccurate and the intention is to maintain open space. Mayor Cutler said it is his opinion that keeping the debris basin and stream channel open would be wise planning, but he does not see a reason for Centerville to prevent the County from subdividing a portion of the property, as long as the channel is left open. The Mayor said he likes the idea of sending a letter to the County stating the Council feels strongly that the stream channel should be preserved for flood control and public safety. Mr. Thacker said he believes the County is willing to continue maintaining the stream channel with a reduced basin size. Councilwoman Fillmore said she would like follow-up information on the impact of putting a few lots on the south side of the property. Councilwoman Ivie agreed with Councilman McEwan's concern regarding the property valuation. Councilwoman Mecham said she would love to see the property remain open space. Councilwoman Fillmore said she would like to see a plat of the property. Mr. Thacker estimated three or four lots could be placed on the 200 South frontage. Council members Fillmore, Ivie, and Mecham indicated they are in favor of a compromise with the County. Centerville citizen Lee Skabelund stated there is no property like this anywhere else in the City. He said he feels the Council should hold a public hearing for the families living near the subject property. The issue will be placed on a future agenda for further discussion.

- Mr. Thacker reported on a meeting with UDOT representatives regarding the possibility of a Parrish Lane Traffic Study.
- Prior to the recession, the cities and County shared the cost of Animal Control Services 50/50. During the recession the County took on more than 50% of the cost. The current proposal is for a 50/50 cost share arrangement for this year, but does not include long-term commitments. The City Managers have requested a long-term cost share agreement, as well as the opportunity to give input on the Animal Control budget every year.
- Mr. Thacker proposed a calendar for the 2016 goal-setting and budget processes. A majority of the Council expressed a desire for staff to compile detailed part-time and full-time employee pay and benefit information, as requested by Councilman McEwan.

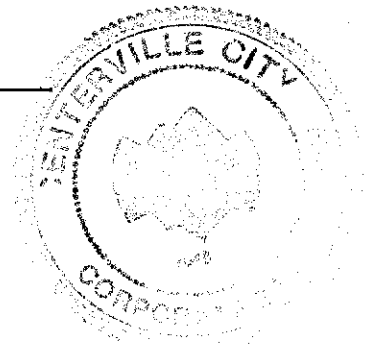
ADJOURNMENT

At 10:45 p.m. Councilman McEwan made a **motion** to adjourn and move to a meeting of the Redevelopment Agency of Centerville. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).


Marsha L. Morrow, City Recorder

3-1-2016
Date Approved


Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, February 16, 2016
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Rick Bingham
Bruce Cox

290 E Casa Loma Dr
364 W. 1375 N.

Dale McIntyre
Lee Skabelund

259 E. 200 S.

466 E 200 S

Jeff Bassett

66 W 850 S.

Larry Wright

1832 Cherry Ln

Wayne & Louise Angyle

605 E 100 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.