

1 Minutes of the Centerville City Council meeting held Tuesday, January 16, 2018 at 7:00 p.m. at
2 Centerville City Hall, 250 North Main Street, Centerville, Utah.

3
4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson

7
8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan

12
13 **MEMBER ABSENT** Robyn Mecham

14
15 **STAFF PRESENT** Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Services Director
18 Cassie Younger, Assistant Planner
19 Marcus Arbuckle, Keddington & Christensen
20 Katie Rust, Recording Secretary

21
22 **VISITORS** Spencer Packer, Whitaker Museum Chair
23 Interested Citizens (see attached sign-in sheet)

24
25 **PRAYER OR THOUGHT** Mayor Wilkinson

26
27 **PLEDGE OF ALLEGIANCE**

28
29 **SWEARING-IN OF NEW CITY RECORDER**

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31 Mayor Wilkinson conducted the swearing-in of new City Recorder Mackenzie Wood.

32
33 **OPEN SESSION**

34
35 No one wished to comment.

36
37 **MINUTES REVIEW AND ACCEPTANCE**

38
39 The minutes of the January 2, 2018 Swearing-In Ceremony and regular Council meeting
40 were reviewed. Councilman McEwan made a motion to accept both sets of minutes.
41 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

42
43 **ZONING CODE AMENDMENTS – LOT WIDTH STANDARDS IN HILLSIDE OVERLAY**
44 **ZONE**

45
46 On January 2, 2018, the Council held a public hearing on the proposed Centerville
47 Zoning Code amendments. After discussion of the matter, the Council tabled action on this item
48 and requested additional information from staff regarding remaining agricultural land in the
49 Hillside Overlay. Cassie Younger, Assistant Planner, presented a color-coded map showing
50 slope of agricultural land in the Hillside Overlay. Fred Hale, applicant, thanked staff for their
51 time and help with this matter. Councilwoman Fillmore asked Lisa Romney, City Attorney, if it
52 would legally be possible to exempt future annexations from this amendment. Ms. Romney
53 responded that in her opinion it would not be advisable to include a clause exempting future
54 annexations. Ms. Romney pointed out with the map that agricultural properties higher on the hill
55 have a greater slope, requiring a wider frontage.
56

1 Councilwoman Fillmore made a **motion** to approve Ordinance No. 2018-02 amending
2 Section 12.42.040 of the Centerville Zoning Code regarding lot width standards for agricultural
3 lots within the Hillside Overlay Zone. Councilman McEwan seconded the motion, which passed
4 by unanimous vote (4-0).

5
6 **MUNICIPAL CODE AND ZONING CODE AMENDMENTS – DEFERRAL**
7 **AGREEMENTS**
8

9 On January 2, 2018, the Council held a public hearing on the proposed Municipal Code
10 and Zoning Code amendments. After discussion of the matter, the Council tabled action on this
11 item and requested staff to provide additional language to provide an expedited process for
12 deferral agreement requests from disabled service members and/or first responders. Ms.
13 Romney presented a new provision that would allow the City Manager to grant a deferral for
14 disabled service members or first responders without involving the City Council. Councilman
15 McEwan expressed concern that the amendment still contains trigger language that may
16 prevent an automatic deferral. Ms. Romney said she believes the drafted language clearly
17 states the desired intent. Councilman McEwan said he would like additional language granting
18 an expedited process for appeal to the City Council if the City Manager denies a deferral.

19
20 Councilman McEwan made a **motion** to approve Ordinance No. 2018-01 amending
21 various sections of CMC 10.04 and CZC 12.55 regarding Deferral Agreements, with additional
22 language granting an expedited process for appeal to the City Council as discussed.
23 Councilman Ince seconded the motion, which passed by unanimous vote (4-0).

24
25 **WHITAKER MUSEUM POLICIES**
26

27 The Whitaker Museum Board and Museum Director have prepared Whitaker Museum
28 Policies for the purpose of providing policies and procedures for the operation and maintenance
29 of the Whitaker Museum. Ms. Romney presented the proposed policies. Spencer Packer,
30 Whitaker Museum Chair, expressed excitement for the continuity the drafted policies will
31 provide. Mr. Packer recognized Board member Nancy Smith for her significant contribution.
32 Councilwoman Ivie made a **motion** to approve Resolution No. 2018-04 enacting and adopting
33 the Whitaker Museum Policies for the operation of the Whitaker Museum. Councilman Ince
34 seconded the motion, which passed by unanimous vote (4-0).

35
36 **WHITAKER MUSEUM PROJECT REPORT**
37

38 Chair Packer reported on the progress of Whitaker Museum projects. Councilman
39 McEwan asked Chair Packer how long the current projects would take to complete if needed
40 funding were available now. Chair Packer responded that current projects could probably be
41 completed in autumn of 2018. Councilman McEwan expressed a desire to fund completion of
42 the current projects sooner rather than later for safety reasons. City Manager Thacker
43 commented that several groups are hoping to benefit from the RAP Tax 5 percent contingency
44 revenues. Council Members McEwan, Ince, and Ivie expressed support for giving funding
45 priority to completion of current Whitaker Museum projects, since the projects are already in
46 progress and ready to complete. Chair Packer thanked the Council for their consideration and
47 support. Mr. Thacker will be meeting with museum reps the following week to provide an update
48 of funding still available for museum projects.

49
50 **FEE SCHEDULE AMENDMENTS – PARK IMPACT FEES**
51

52 On January 2, 2018, the City Council adopted Ordinance No. 2018-03, adopting and
53 amending the Park Impact Fee Facilities Plan and the Written Park Impact Fee Analysis,
54 enacting a new Park Impact Fee in the amount of \$2,869, and authorizing the City to implement

1 and establish such Park Impact Fee by resolution amending the Centerville Fee Schedule.
2 Resolution No. 2018-07 is intended to implement the newly adopted Park Impact Fee in the
3 amount of \$2,869 by amending Section 12.010 of the Centerville Fee Schedule regarding the
4 same. Councilwoman Ivie made a motion to adopt Resolution No. 2018-07 approving
5 amendments to the Centerville Fee Schedule regarding updated Park Impact Fees.
6 Councilman McEwan seconded the motion, which passed by unanimous vote (4-0).
7

8 REVIEW OF FUNDING FOR PARKS IMPROVEMENTS

9

10 Mr. Thacker presented a Cash Flow Analysis for Park Improvements Funding (attached),
11 showing a projected funding deficit of \$372,948 for Community Park Expansion Phase 3 in
12 2018, and a projected funding deficit of \$214,200 for Island View Park Renovation Phase 1 in
13 2019. The Council discussed potential sources of funding, including a loan from South Davis
14 Recreation District. It was suggested the agreement with South Davis Recreation District
15 involve the maximum borrowed amount possible. Councilwoman Ivie expressed reluctance for
16 borrowing the maximum amount from the Recreation District all at once, and expressed concern
17 over the phasing of the Island View Park Renovation. Councilman Ince responded that he is not
18 completely familiar with the Island View Park phasing, but he feels it would be unwise to not
19 draw on the entire amount available from the Recreation District. Councilman McEwan agreed
20 with Councilman Ince, stating he would prefer to treat the two matters separately and move
21 forward with the entire loan from the Recreation District.
22

23 MAYOR'S REPORT

24

25 The Mayor reported that the South Davis Metro Fire Board approved purchase of a new
26 ladder truck at their last meeting. Mayor Wilkinson updated the Council on plans for the new
27 Centerville Fire Station.
28

29 CITY COUNCIL LIAISON REPORT

30

31 Councilman McEwan updated the Council on the Mosquito Abatement District. He
32 complimented the Mosquito Abatement District Board for their efficiency and commitment.
33 Regarding UTOPIA, Councilman McEwan expressed the same concern he has expressed in
34 the past – Centerville's financial situation with regards to UTOPIA will not change or improve
35 with all decisions made by the same three cities. He and Councilman Ince speculated on ways
36 to possibly change the City's situation with UTOPIA.
37

38 CITY MANAGER'S REPORT

39

- 40 • Wasatch Choice Vision Workshop for South Davis County will be held this year at
41 Centerville City Hall. Mr. Thacker recommended Councilmembers attend if they are
42 available.
- 43 • The Council suggested rescheduling a work session with the Planning Commission
44 regarding the South Main Street Corridor on either Tuesday, February 13, or
45 Wednesday, February 21.
46

47 APPOINTMENTS

48

49 The Council and staff discussed noticing requirements for appointing someone other
50 than an elected official as representative to the Wasatch Integrated Waste Management District
51 Board. John Higginson can continue as Centerville's representative until the notice and
52 appointment process is completed. It was determined that Mayor Wilkinson will be listed as
53 UTOPIA Board alternate, and Councilman McEwan will be listed as UIA Board alternate.

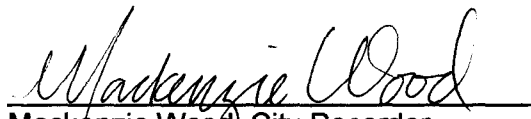
1 Councilman McEwan made a **motion** to approve Resolution No. 2018-08 appointing City
2 Councilmembers and other qualified persons to various districts, boards, and committees of the
3 City and outside agencies, with term expirations as stated and subject to changes discussed.
4 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

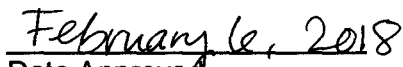
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6 **FINANCIAL REPORT**

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8 Marcus Arbuckle, contract CPA advisor with Keddington & Christensen, presented a six-
9 month financial report for the period ending December 31, 2017.

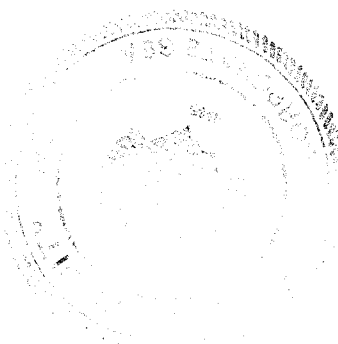
10
11 **ADJOURNMENT**

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13 At 9:52 p.m., Councilwoman Ivie made a **motion** to adjourn the regular Council meeting
14 and move to a meeting of the Redevelopment Agency of Centerville. Councilman Ince
15 seconded the motion, which passed by unanimous vote (4-0).
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21 Mackenzie Wood, City Recorder
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26 Date Approved
27

24
25 
26
27 Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, January 16, 2018
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Cynthia Wood

Lyle Davis

Marie Davis

Diane Chambers

Lisa Sommer

Paul Hale

STEVE ALLEN

SPENCER TACKER

Laura Joney

Lee Skabelund

** 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.