

Minutes of the Centerville City Council meeting held Tuesday, April 17, 2018 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Bruce Cox, Parks and Recreation Director
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT

Pastor Loren Pankratz, The Bridge Community

PLEDGE OF ALLEGIANCE

OPEN SESSION

Andrea Richman – Ms. Richman lives at 327 Windsor Lane in a Residential-Low (R-L) Zone. She explained that a property adjacent to the back of her property, zoned Agricultural-Low (A-L), has not had animals for over 40 years but now has several goats and a horse. Ms. Richman stated she and other members of her family are allergic to horses. The adjacent property is 2 acres. She said she asked the neighbors if they would keep the horse away from the vinyl fence along her property line, but the horse is being kept as close as possible to her property. Ms. Richman told the Council she would like approval to put a higher, stronger fence along the property line, since the vinyl fence is not strong enough to support a horse or tall enough to prevent the horse from putting his head in her backyard.

Lorene Kamalu – Ms. Kamalu introduced herself as a candidate for County Commissioner. She said she lives in Kaysville, expressed appreciation for Centerville as a neighboring community, and thanked the Council members for their service.

Responding to questions from the Council, Community Development Director Cory Snyder stated no buffer is required for animals when A-L and R-L properties are adjacent. Fence building materials usually come in six-foot increments, and many city zoning ordinances (including Centerville) set the maximum height at six feet. The International Building Code (IBC) allows for a fence height of up to seven feet. Above seven feet, specific design criteria must be met per the IBC. Mr. Snyder stated higher fences are allowed in Residential-Medium (R-M) Zones in Centerville (up to 10-feet) with Planning Commission review and approval. The

1 Council could consider a similar allowance in areas where A-L and R-L are adjacent, especially
2 when animals are involved. He suggested vegetation next to the fence could be another option.
3

4 Councilwoman Mecham said she would like to direct staff to study the possibility of
5 allowing a taller fence. Councilman McEwan commented that agricultural spaces are
6 diminishing, and he would like to see them preserved. He emphasized the importance of
7 peaceful coexistence. Councilwoman Fillmore made a **motion** to direct staff to start the
8 process to consider allowing taller fences in areas where A-L and R-L are adjacent.
9 Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).
10

11 **MINUTES REVIEW AND ACCEPTANCE**

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13 The minutes of the April 3, 2018 Council meeting and closed meeting were reviewed.
14 Councilwoman Fillmore requested an amendment to the Council meeting minutes. Councilman
15 Ince made a **motion** to accept the April 3, 2018 closed meeting minutes and Council meeting
16 minutes as amended. Councilwoman Mecham seconded the motion, which passed by
17 unanimous vote (5-0).
18

19 **SUMMARY ACTION CALENDAR**

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- 21 a. Award bids for materials for Miscellaneous Water Lateral Replacements Project
22 b. Terminate warranty for Legacy Trails Subdivision
23 c. Approve Assignment and Assumption Agreement for Centerville Corporate Park
24 Subdivision
25 d. Commence warranty period for Duncan Hills Amended Subdivision
26

27 Councilman Ince made a **motion** to approve all four items on the Summary Action
28 Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).
29

30 **BID AWARD FOR LABOR FOR MISCELLANEOUS WATER LATERAL** 31 **REPLACEMENTS PROJECT**

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33 Staff recommends the bid for labor for miscellaneous water lateral replacements be
34 awarded to Crescent Excavation. Councilwoman Fillmore made a **motion** to award the project
35 to Crescent Excavation in the amount of \$93,632.00. Councilman McEwan seconded the
36 motion, which passed by unanimous vote (5-0).
37

38 **AGREEMENT WITH ACE DISPOSAL, INC.**

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40 The City's current contract with ACE Disposal for solid waste, green waste, and
41 recycling collection is set to expire on June 30, 2018. The City recently issued a Request for
42 Proposals (RFP). Staff analyzed the bids and determined ACE Disposal to have the lowest
43 responsible bid. On March 21, 2018, the City Council awarded the contract to ACE Disposal,
44 subject to the approval of a contract for services. Lisa Romney, City Attorney, presented the
45 proposed Solid Waste, Green Waste, and Recycling Collection Agreement. Dawn Bagley,
46 representing ACE Disposal, answered questions from the Council. Councilwoman Fillmore
47 suggested more education in the community regarding recyclables would be appropriate. Ms.
48 Bagley responded that ACE has put together an informational letter she can send to City staff
49 for distribution. She added that ACE would be willing to attend a community event to share
50 information and answer questions.

1 Councilwoman Fillmore made a **motion** to approve a Solid Waste, Green Waste, and
2 Recycling Collection Agreement between Centerville City and ACE Disposal, Inc.
3 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).
4

5 **FINANCIAL REPORT**
6

7 Marcus Arbuckle, the City's contract CPA advisor, presented a financial report for the
8 nine-month period ending March 31, 2018, and answered questions from the Council.
9

10 **AUDIT SERVICES FOR FY 2018**
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12 Two years ago the City Council approved a five-year contract with Keddington &
13 Christensen for audit services. However, upon completion of the first year of that contract, the
14 Council contracted with this firm to provide accounting services, thereby disqualifying them from
15 continuing as the City's independent auditors. At that time – upon the recommendation of
16 Marcus Arbuckle of Keddington & Christensen – the City Council contracted with another CPA
17 firm, Hinton Burdick, to perform the FY 2017 audit. Mr. Arbuckle and the City Manager
18 recommend the Council continue using this firm for the FY 2018 audit. The proposed fee is
19 \$18,900, a slight increase over the FY 2017 audit fee of \$18,000.
20

21 Councilman McEwan made a **motion** to approve audit services from Hinton Burdick for
22 Fiscal Year 2018 in the amount of \$18,900. Councilwoman Ivie seconded the motion, which
23 passed by unanimous vote (5-0).
24

25 **PROPOSED PROCESS TO CREATE MANAGEMENT PLAN FOR THE CITY'S**
26 **FOOTHILL PROPERTY**
27

28 The City Council took a fieldtrip in March to see up close the 180 acres owned by the
29 City on the foothills. This fieldtrip was triggered by a proposal from the City's Trails Committee
30 to construct additional trails on that property, including mountain bike trails. In a subsequent
31 meeting, the City Council approved funding for aerial photography/topo mapping and a drainage
32 study of the 180 acres. Staff also recommended the creation of a use management plan to
33 guide the Council's future decisions about the uses of this land, including the additional trails
34 proposed by the Trails Committee, and the infrastructure that may be needed to sustain these
35 uses over the long term.
36

37 Mr. Snyder presented a proposed process for creating a use management plan. He
38 recommended the Council consider forming an ad hoc committee of 8-10 people to explore
39 ideas and different perspectives. Councilwoman Fillmore said the proposed process looks
40 good, but she would like to tighten the time frame and condense the ad hoc committee process
41 to one month rather than three. Mr. Snyder responded that staff resources will be limited,
42 considering the current schedule and goals. He suggested the Council could utilize part-time
43 help or an outside consultant to help facilitate a condensed time frame.
44

45 Councilwoman Ivie said she would be in favor of aggressively ticketing motor vehicle
46 users violating boundaries at the beginning of the process to set a precedent before summer
47 begins. Bruce Cox, Parks and Recreation Director, stated the Police Department has ordered
48 more signs that indicate "no motorized vehicles" to mark boundaries and deter violations, as
49 they do at the beginning of the season every year. He said staff has also discussed the
50 possibility of adding a gate at a particular location. Mr. Cox informed the Council that a Federal
51

1 grant is available for establishing fencing and parking lots for trails and ATV areas. Mayor
2 Wilkinson expressed concern with aggressive enforcement at the beginning of the process
3 without educating first. Councilwoman Ivie responded that boundary signs have been in place
4 for years. The Mayor suggested making a class available to the public, taught by the Police
5 Department. Mr. Cox suggested having someone at the motor-vehicle use area on high-use
6 days with a kiosk or table with education material.

7
8 Councilman McEwan agreed that enforcement is appropriate, and said he would like to
9 see the City do something significant on the hillside fairly quickly to accommodate several types
10 of uses. Councilman Ince asked if it would be possible to assign an intern to do some of the
11 legwork. Councilman McEwan said he would like the City to have a goal of moving dirt by next
12 spring, whether to create trails or mitigate drainage issues. Councilman Ince made a **motion** to
13 authorize up to \$3,000 from Council Contingency for staff to move the management plan
14 process forward. Councilman McEwan seconded the motion, which passed by unanimous vote
15 (5-0). Mr. Cox suggested including Police Chief Child in the discussions.

16 17 **CEMETERY ISSUES**

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19 Mr. Cox reported that by measuring between burial sites indicated on City records,
20 enough space has been found for approximately 30 more burial sites in the first five rows of
21 Section A of the cemetery. He said he anticipates room for around 200 additional burial spaces
22 will be found through the entire cemetery. Mr. Cox commented that upright monument
23 headstones make access and maintenance difficult. He recommended the City require flat
24 headstones for the new burial spaces. Mr. Cox stated the practice of purchasing headstones
25 and placing them in the cemetery before time of death results in the City bearing the cost of
26 storing and carefully maintaining around the headstones. He asked the Council to consider
27 establishing a policy that states a headstone cannot be placed until time of burial. Councilman
28 McEwan agreed with the suggested policy that a headstone can only be placed at time of burial,
29 but said he believes upright monument headstones should be an option. Mr. Cox suggested an
30 additional fee for placement of upright headstones.

31
32 Responding to a comment from Ms. Romney, Mr. Cox said an updated copy of the
33 cemetery map could be sent to the County Recorder's Office. Councilwoman Fillmore
34 suggested the next agenda announcing discussion of cemetery issues should clearly state a
35 policy change will be considered. A majority of the Council indicated support for not allowing
36 placement of a headstone until time of burial. Staff will prepare an amendment and notice a
37 public hearing.

38 39 **MAYOR'S REPORT**

- 40
41 • Mayor Wilkinson updated the Council on UIA/UTOPIA. The UIA Board has approved
42 issuance of a \$33 million bond.
43 • The South Davis Metro Fire Board has approved an architect and general contractor
44 for construction of the new Centerville Fire Station.

45 46 **COUNCIL LIAISON REPORT**

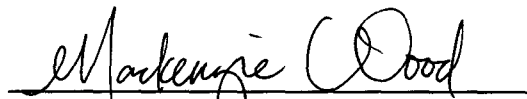
47
48 Councilman Ince informed the Council that Centerville will participate in The Great Utah
49 Shakeout drill on Thursday, April 19 and Saturday, April 21.

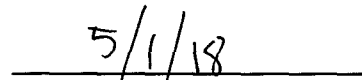
CITY MANAGER'S REPORT

- Mr. Thacker reported that Officer Mike Dingman has been promoted to the position of Sergeant.
- Mr. Thacker made the Council aware that Bangerter Farms are being considered for agricultural protection area status. Councilman McEwan commented that he feels it is important to maintain local sourcing of food. He said he feels the use of eminent domain for recreation purposes is a dangerous precedent.
- City Manager Thacker read aloud the list of the movies selected by the Parks Committee for the Movies in the Park this summer.
- The Council plans to meet in budget work sessions on May 8th and May 15th, and in a joint work session with the Planning Commission on May 22nd.

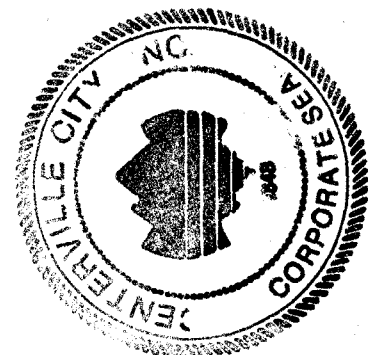
ADJOURNMENT

At 9:48 p.m., Councilman Ince made a **motion** to adjourn the regular meeting and move to a meeting of the Centerville Redevelopment Agency, with no intention to return to regular meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).


Mackenzie Wood, City Recorder


Date Approved


Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, April 17, 2018
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

Lorene Kamalu

Andrea Richman

Loran Pankratz

Bene

Jennie Decker

** 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.