

1 Minutes of the Centerville City Council meeting held Tuesday, April 2, 2019 at Centerville City
2 Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Clark Wilkinson

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8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan (via phone)
12 Robyn Mecham

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14 **STAFF PRESENT**

15 Brant Hanson, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Services Director
18 Mackenzie Wood, City Recorder
19 Cassie Younger, Assistant Planner
20 Bruce Cox, Parks and Recreation Director
21 Katie Rust, Recording Secretary

22 **VISITORS**

23 Jason Burningham, Lewis Young Robertson Burningham
24 Aaron Wade, Gilmore & Bell
25 Lynn Keddington, Parks and Recreation Committee Chair
26 Interested Citizens

27 **PRAYER OR THOUGHT** Councilmember Ince

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29 **PLEDGE OF ALLEGIANCE**

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31 **OPEN SESSION**

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33 No one wished to comment.

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35 **MINUTES REVIEW AND ACCEPTANCE**

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37 The minutes of the March 13, 2019 Joint City Council/Planning Commission Meeting; the
38 March 13, 2019 Special City Council Meeting; the March 19, 2019 City Council meeting; and the
39 March 19, 2019 Budget Training Work Session were reviewed. Councilmember Ince made a
40 **motion** to approve all four sets of minutes. Councilmember Mecham seconded the motion,
41 which passed by unanimous vote (5-0).

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43 **SUMMARY ACTION CALENDAR**

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45 a. Accept Public Right-of-Way and Access Easement from Centerville Deuel Creek
46 Irrigation Company for Extension of 100 South
47 b. Approve Infrastructure Improvement Agreement with Sheffield Downs Centerville,
48 LLC to allow construction of utilities prior to recording final subdivision plat
49 c. Accept Waterline and Public Utility Easement for Sheffield Downs Subdivision to
50 secure easement rights for construction of waterlines and other utilities prior to
51 recording final subdivision plat

- d. Award bids for waterline construction for Sheffield Downs Subdivision
- e. Award bid for Crack and Slurry Seal Project 2019

Councilmember Fillmore made a **motion** to approve all five items on the Summary Action Calendar. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – FINAL SUBDIVISION PLAT – DEUEL CREEK PLACE SUBDIVISION

Cassie Younger, Assistant Planner, explained the request for Final Subdivision Plat for the Deuel Creek Place Subdivision located at approximately 641 East 200 South. Tony Thompson, Davis County Property Manager, expressed the County's desire for the subdivision to be a nice location with nice residential homes. Councilmember Mecham thanked the County for not expanding the subdivision to more than three residential lots.

Mayor Wilkinson opened a public hearing at 7:11 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember Fillmore made a **motion** to approve the Final Subdivision Plat for the Deuel Creek Place Subdivision located at approximately 641 East 200 South, based on the following conditions and findings. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

Conditions:

1. The Final Recordable Subdivision shall reflect the lot layout and engineering dated March 2019, as submitted Feb 29, 2019
2. An updated current Title Report shall be submitted with the submission of mylar
 - a. Legal description of property to be confirmed with updated Title Report
3. The subdivision plat and construction plans shall be deemed acceptable to the City Engineer prior to recordation of the subdivision plat with Davis County
4. The applicant shall remove contours and existing features on the plat
5. Width of 200 South and sidewalks to the end of the property shall be shown on the Plat
6. The required improvement bond and associated fees shall be prepared, reviewed, and paid prior to the recordation of the subdivision plat with Davis County
7. The Final Plat shall be recorded at the County no later than six months after final approval from the City Council
8. Any remaining "utility provider" sheets shall be submitted

Findings:

- a) The City Council finds that Final Subdivision Plans are substantially consistent with the previous Conceptual and Preliminary Plat Acceptance.
- b) The City Council finds that the Final Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the Subdivision Ordinance.
- c) The City Council finds that the Final Subdivision Submittal, with the conditions imposed, complies with the applicable regulations of the City's Zoning Ordinance, regarding lot development within the R-L Zone.

CONSIDER RESOLUTION AUTHORIZING ISSUANCE OF BONDS FOR PARK IMPROVEMENTS

In a recent Council meeting a majority of the City Council appeared willing to borrow an estimated \$500,000 to fund the shortfall for Phase 1 of the Island View Park Renovation Project, as well as borrow additional funding for Phase 2. The intent is to repay this debt over a 7-year period using a portion of RAP Tax revenue, which was approved by the voters to be used primarily for park improvements. In that meeting the Council directed the financial adviser to bring back an analysis showing what sum could be borrowed based on very conservative assumptions about the RAP Tax revenue that would be available for debt service.

Bruce Cox, Parks and Recreation Director, reported the GBrown Design team has indicated it will be more efficient for them to finish the Phase 2 design work while working on Phase 1. It would be possible to postpone select elements of the original Phase 2 conceptual design and complete those elements when more funds are available. The GBrown Design team suggested the bid document could be written in such a way that the contractor knows at the beginning that more will be added to the project at the prices agreed to in the document. Councilmember Mecham asked if the city would miss out on potential grant opportunities by borrowing funds for both phases at this time. Mr. Cox responded that the city is eligible to apply for another Land and Water Conservation Fund grant next spring, with funds available (if awarded) for the 2021 construction season. He said the intention is to apply for a Land and Water Conservation Fund grant next spring for improvements at Community Park.

Jason Burningham, Financial Advisor with Lewis Young Robertson Burningham, explained that a parameters resolution is not a binding document. A parameters resolution sets the stage for the process to unfold by setting a date for a public hearing and setting a maximum amount that can be issued. He suggested the Council not enter into financing without a clear idea of the cost of both phases. Mr. Burningham introduced Aaron Wade, Bond Counsel with Gilmore & Bell, who further explained protections provided by a parameters resolution.

Responding to a question from Councilmember Fillmore, Mr. Burningham stated it is standard for a parameters resolution to only specify a maximum amount instead of a minimum and a maximum. Councilmember Fillmore made a **motion** to approve a parameters resolution with a maximum aggregate principal amount of \$1,600,000, and set a public hearing on May 7, 2019. Councilmember McEwan seconded the motion. Mr. Burningham and Mr. Wade confirmed that the Council would not be bound to issuing the maximum amount. The motion passed by majority vote (4-1), with Councilmember Ivie dissenting.

CDBG PROJECT REGARDING ADA RAMPS

Davis County has awarded Centerville a \$40,000 Community Development Block Grant (CDBG) for ADA ramps. The City received a bid from ACME to complete the project for \$43,900, with the difference of \$3,900 to be covered by transportation funding. Councilmember Ince made a **motion** to approve the CDBG Agreement with Davis County for installation of ADA ramps. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0). Councilmember Fillmore made a **motion** to waive the normal bidding requirements of the City's Procurement Policy for project over \$25,000, and award bid for construction of ADA ramps to ACME in the amount of \$43,900. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

MAYOR'S REPORT

- Mayor Wilkinson announced the passing of Centerville citizen George Haddad on March 17, 2019.
- The Mayor will be interviewing citizens for appointment to boards and committees.

CITY MANAGER'S REPORT

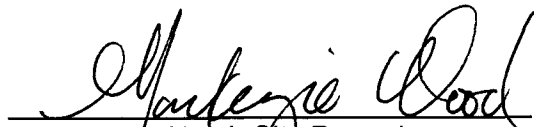
- Ms. Romney updated the Council on the most recent Planning Commission meeting.
- New City Manager Brant Hanson expressed excitement to be working in the community.
- Jacob Smith, Management Services Director, reported that grant funds were approved for Parrish Lane/Market Place Drive intersection improvements.
- The County Commissioners will be granting funds for new highway construction. Councilmember Ince suggested the extension of 1250 West to Farmington as a possible project for the funding.

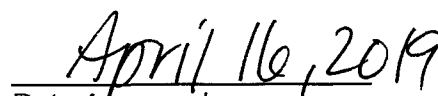
COUNCIL LIAISON UPDATES

- Councilmember Ince announced that The Great Utah ShakeOut earthquake drill will take place on Thursday, April 18th. Centerville will also hold a drill on Saturday, April 20th. It is requested that every homeowner register to participate.
- Councilmember Fillmore reported that the South Davis Recreation District finance staff recommends an increase in the interest rate if principal payments on the loan to Centerville are delayed. She said the Recreation District Board indicated they would consider exchanging a year of delayed payment for extended "preferred" status for the playing fields.
- Councilmember Ivie informed the Council that the Whitaker Museum still does not have a reliable telephone. The Museum also does not have reliable Wi-Fi service, and security cameras have not been installed. Mr. Hanson agreed to look into the matter.

ADJOURNMENT

At 8:20 p.m., Councilmember Ince made a **motion** to adjourn the meeting. Councilmember Mechem seconded the motion, which passed by unanimous vote (5-0).


Mackenzie Wood, City Recorder


Date Approved


Katie Rust, Recording Secretary

