

Minutes of the Centerville **City Council** meeting held Tuesday, August 15, 2023, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Gina Hirst
William Ince
George McEwan
Robyn Mecham
Spencer Summerhays

STAFF PRESENT

Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Bruce Cox, Parks and Recreation Director
Lt. Allen Ackerson, Centerville Police Department
Mike Carlson, Public Works Director
Dave Walker, Deputy Public Works Director
Nate Plaizier, Finance Director
Bryce King, Administrative Services Director
Whittney Black, Assistant Planner
Haley Turner, Community Services Manager
Cory Snyder, Community Development Director
Kevin Campbell, City Engineer

VISITORS

Bruce and Jill Madsen
Interested citizens

PRAYER OR THOUGHT Councilmember McEwan

PLEDGE OF ALLEGIANCE

OPEN SESSION

Allie Phelps, Centerville resident, said she saw a need for Centerville City to provide a way for residents to recycle glass, and suggested the City partner with Momentum Recycling. She said she collected glass from her neighbors and personally drove it to the Salt Lake Momentum Recycling location.

Councilmember Mecham explained that glass recycling bins through Momentum Recycling were an option for individual households in Centerville for a cost. She said the Council had looked into providing a community glass recycling drop off point and found it to be more expensive than the Council felt the City could afford. Councilmember Ince said he currently paid for a glass recycling bin that was collected by Momentum once a month, and invited his neighbors to help fill the bin.

PRESENTATION

Administrative Services Director Bryce King introduced Centerville resident and new Community Services Manager Haley Turner. Ms. Turner said she was excited to be working in Centerville.

**PUBLIC HEARING – FINAL SUBDIVISION PLAT – CENTERVILLE INDUSTRIAL FLEX
PUD – 50 SOUTH 1250 WEST**

Community Development Director Cory Snyder presented the proposed Final Subdivision Plat for the Centerville Industrial Flex PUD. The Planning Commission reviewed the application and recommended approval.

At 7:18 p.m., Councilmember Summerhays **moved** to open a public hearing. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0). Councilmember Ince **moved** to close the public hearing at 7:19 p.m. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

Councilmember Ince **moved** to approve the Final Subdivision Plat for Centerville Industrial Flex PUD located at 50 South 1250 West. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

**PUBLIC HEARING – SUBDIVISION PLAT AMENDMENT – WILLIAMSBURG ESTATES
PLAT A SUBDIVISION – 374 WEST WILLIAMS LANE & 352 WEST WILLIAMS LANE**

Assistant Planner Whitney Black said the applicants were requesting a plat amendment to realign the boundary between the properties at 374 West and 352 West Williams Lane by 3 feet to reflect how the properties were developed, rather than what was originally platted. Ms. Black said the request complied with current City ordinances with the exception of the front utility easements. She recommended conditions of approval require an increase in the front utility easement from 7 feet to 10 feet.

The applicant asked about the impact to the residents of the increased utility easement, asked if everyone in the neighborhood would be required to do the same, and asked if the applicants could be grandfathered in since they had lived there for 30 years. City Attorney Lisa Romney responded that the City required utility easements to be brought up to Code when triggered by a plat amendment application. The applicant said the requirement did not seem practical since other neighboring properties would still have a 7-foot easement. Mr. Snyder referenced applicable City Code, and said the City was constrained by ordinance to require the 10-foot easement.

At 7:28 p.m., Councilmember Hirst **moved** to open a public hearing. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0). Seeing no one come forward to comment, Councilmember Hirst **moved** to close the public hearing, and Councilmember Summerhays seconded the motion. The motion passed by unanimous vote (5-0).

Councilmember Hirst **moved** to approve the plat amendment of Lot 2 and Lot 3 of the Williamsburg Estates Subdivision Plat A, consisting of the following, and for the following reasons for action. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

- 1) Adjust the boundary between the two lots, approximately 3-feet, as depicted with the applicant submittal.
- 2) The existing front yard public utility easements on each lot shall be adjusted to 10-feet wide.
- 3) The City Engineer shall review the adjusted utility easements and deem them acceptable.

- 4) If deemed necessary by the City Attorney, a Title Report shall be secured and submitted with the Final Amended Plat to verify that all easements and interests are accounted for in order to ensure that the non-material injury standard has been met.
- 5) A final amended linen plat shall be prepared and submitted to the City Recorder and shall be reviewed and deemed acceptable by the City Engineer and City Attorney, prior to recording the amended plat.
- 6) The final linen plat shall be re-submitted to the City Recorder and subsequently recorded at the Davis County Recorder's Office to solidify this amended plat approval within one year of receiving the approval.

Reasons for action:

- a. The City Council finds that the desire of the two property owners to adjust the lot boundaries in a manner how the lots were actually developed establishes a "good cause" for considering the plat amendment.
- b. The City Council finds that with the conditions imposed, the non-materially injured expectation has likely been fulfilled.
- c. The City Council finds that the proposed amended parcels remain in compliance with the applicable R-L Zone Standards.

SUMMARY ACTION

1. Public Works Vehicle Repair, Cost Amendment – corrected amount of \$30,858.66 to Rush Truck Centers to perform a complete overhaul on the motor of truck 227
2. Bid Award, 400 West Culinary Waterline Replacement to Granite Peak Excavation in the amount of \$380,910.00
3. Bid Award, 400 West Culinary Waterline Replacement Parts and Materials to Ferguson Waterworks in the amount of \$96,152.05

Public Works Director Mike Carlson explained the need for the proposed amendment to the Public Works vehicle repair cost. Councilmember Summerhays **moved** to approve all three Summary Action items as listed. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the August 1, 2023 City Council Meeting and Closed Meeting, and August 8, 2023 Special City Council Meeting were reviewed. Councilmember McEwan **moved** to accept the minutes as recorded. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

APPOINTMENT

Mayor Wilkinson recommended appointment of Jacob Santini to the Trails Committee. Councilmember McEwan **moved** to provide advice and consent to the Mayor for the appointment. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

FINANCIAL REPORT

A monthly financial report for July 2023 was included with the agenda for review. Finance Director Nate Plaizier said auditors would be at City Hall the week of September 18th for the FY 2023 audit.

1 **COUNCIL REPORT**
2

3 Councilmember Mecham updated the Council regarding UTOPIA and the Landmarks
4 Commission. Councilmember Ince answered questions from the Council regarding glass
5 recycling.
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7 **MAYOR REPORT**
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- 9 • Mayor Wilkinson reported on recent community events, and reported that Danny Inkley
10 had been selected to fill the position of CenterPoint Legacy Theatre Executive Director.
11 • The Mayor and Lt. Ackerson reported on the recent Police Night Out Against Crime.
12 • Mayor Wilkinson provided an update on the Utah League of Cities and Towns (ULCT).
13 • Centerville was scheduled to participate in a day of service on September 9, 2023.
14 Councilmember Hirst spoke of service options available.
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16 **CITY MANAGER REPORT**
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- 18 • Public Works Director Mike Carlson updated the Council on the Church Well project.
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20 **ADJOURNMENT / CLOSED MEETING**
21

22 At 7:59 p.m., Councilmember McEwan made a **motion** to adjourn the meeting and move
23 to a closed session in Council Chambers for the purpose of discussing acquisition, exchange, or
24 lease of real property, with no intent to return to open meeting. Councilmember Summerhays
25 seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed session
26 were: Councilmembers Hirst, Ince, McEwan, Mecham, and Summerhays; City Attorney Lisa
27 Romney; City Recorder Jennifer Robison.
28

29
30 *Jennifer Robison*
31 _____
32 Jennifer Robison, City Recorder

 9-5-2023

Date Approved

