E.6. **Energy Sales and Use Tax** – This is a proposal to increase the Municipal Energy Sales and Use Tax rate from the present 5% to 6% as allowed in State law.

This would generate an estimated $140,000 additional revenue per year, which is needed to fund more street maintenance projects. The Public Works Director recently prepared a new 5-year street maintenance plan. It recommends that approximately $1.5 million be spent per year for street maintenance projects—more than double what has been spent per year over the past 10 years.

The enclosed staff report explains what has happened to the City's major sources of General Fund revenue in recent years: a substantial drop in sales tax due to the Great Recession; and a loss of purchasing power from both the Class C Road Fund revenues and property taxes. On the expenditure side, the cost of asphalt products has increased much more than the cost of other goods and services in general. In addition, the City began paying its annual UTOPIA debt obligation.

Taken together, these conditions make it impractical to substantially increase street maintenance funding without generating new revenue. The increase in the Energy Sales and Use Tax rate from 5% to 6% would increase the monthly bill for electric power and natural gas by 1%. All but one of the other cities in Davis County already levy the 6% rate.

E.7. **Financial Report** – Blaine Lutz has prepared the enclosed financial report for the eight-month period ending February 28, 2013.

E.8. **Mayor's Report** – The Mayor will report on several matters, including any pertinent issues from the Fire District and Recreation District.

E.9. **City Manager's Report** – I will report on a number of matters, including those identified on the agenda.

E.10. **Miscellaneous Business** – At this time there are no specific topics identified under this heading.

E.11. **Closed meeting, if necessary** – The agenda shows the possibility of a closed meeting if needed.

E.12. **Appointments to City boards, committees, etc.** – The Mayor may be ready to recommend one or more appointments.

Potential Agenda Items for April 2, 2013 City Council Meeting (subject to change):

- Financial Planning work session – March 26, 2013 (6-9 p.m.)
- Financial Planning work session (5:00 p.m. prior to regular City Council meeting)
- Award bid for Riviera Townhomes CDBG project
- Rezoning property and conceptual subdivision plan for Woods Park Subdivision located at approximately 2250 North 800 West **(Tabled from March 19 meeting)**
  - Approve Development Agreement between Alan Prince and Centerville City
  - Public hearing
- Staff report and discussion re paperless agenda
- Approve/accept Street Dedication and Easements for Parrish Creek Business Park – 1030 North 950 West (if ready)
- Accept easements for subdivision of island parcel
- Review Culinary Water Impact Fee Facilities Plan/Analysis

mlm

CENTERVILLE CITY COUNCIL AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS REGULAR PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, MARCH 19, 2013 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

A notebook containing supporting materials for the business agenda items is available for public inspection and review at City Hall and will be available for review at the meeting. Upon request, a citizen may obtain (without charge) the City Manager's memo summarizing the agenda business, **or may read this memo on the City's website: www.centervilleut.net.**

Tentative Time: - The times shown below are tentative and are subject to change during the meeting.

5:30 Goal Setting Work Session

7:00 **A. ROLL CALL**

B. PLEDGE OF ALLEGIANCE

C. PRAYER OR THOUGHT – Councilwoman Sherri Lyn Lindstrom

7:05 **D. OPEN SESSION (This item allows for the public to comment on any subject of municipal concern, including agenda items that are not scheduled for a public hearing. Citizens are encouraged to limit their comments to two (2) minutes per person. Citizens may request a time to speak during Open Session by calling the City Recorder's office at 295-3477, or may make such request at the beginning of Open Session.) Please state your name and city of residence.**

E. **BUSINESS**

7:10 1. **MINUTES REVIEW AND ACCEPTANCE** – March 5, 2013 joint work session; March 5, 2013 meeting

(OVER)

7:15 2. Summary Action Calendar
   a. Award bids for annual streets projects to:
      1) Staker & Parson Paving in the amount of $373,731 for reconstruction of Chase Lane – Main Street to Oakridge Drive and a portion of 400 East Street south of Pages Lane
      2) Morgan Pavement Maintenance in the amount of $80,722.32 for slurry seal
      3) TopJob, LLC in the amount of $99,600 for crack seal
   b. Approve Interlocal Cooperation Agreement with Davis County for the Davis County Clerk Auditor to provide electronic election equipment, supplies and training for the 2013 Centerville Municipal Elections – Approve Resolution No. 2013-10
   c. Appoint Randy Randall as the City Representative to the Parrish Creek Irrigation Co.

7:20 3. Public Hearing – Rezoning property from A-L (Agricultural-Low) to R-L (Residential-Low)/Planned Development and Conceptual Subdivision Plan for the Woods Park Subdivision, located at approximately 2250 North 800 West – **Tabled from March 5 meeting—to be tabled again to the April 2 meeting**

7:20 4. Review and approve final development plan for Lot 201 of the Centerville Corporate Park Subdivision, Amended, regarding proposed Dayton West/MTC office building and parking structure for compliance with design guidelines and Development Agreement.

7:30 RDA meeting

7:45 Reconvene to City Council meeting

7:45 5. Staff presentation re long-term projection of City revenues and expenses

8:15 6. Consider increasing energy sales and use tax
   a. Staff report
   b. Public comment
   c. Consider Ordinance No. 2013-04 increasing energy sales and use tax

8:30 7. Financial report for period ending February 28, 2013

8:40 8. Mayor's Report
   a. Fire District
   b. Recreation District

8:50 9. City Manager's Report
   a. Flooded basements
   b. Meeting with Stewart Elementary School Community Council
   c. Impact Fee notice for developers and builders
   d. Arrange time for City Council to see Whitaker Home
   e. Hiking book proposal

9:10 10. Miscellaneous Business

9:15 11. Closed meeting, if necessary, for reasons allowed by state law , including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to *Utah Code Ann.* § 78B-1-137, as amended.

9:15 12. Possible action following closed meeting, including appointments to boards and committees

F. ADJOURNMENT

Marsha L. Morrow, MMC
Centerville City Recorder

CENTERVILLE CITY COUNCIL

Staff Backup Report

Item No. Work Session

Date of City Council Meeting: March 19, 2013

Short Title: Goal Setting Work Session

Initiated By:

Scheduled Time: 5:30 (90 min.)

RECOMMENDATION

Using the enclosed list of suggested goals (showing the consolidated ratings for each) and other documents, discuss and agree upon those priorities or goals that should be added to the priorities and goals already programmed or in progress,

BACKGROUND

Earlier in this process, Council members each suggested a number of goals for the entire Council to consider. Council members then rated each suggested goal during the past week and submitted those ratings to the City Manager. Goals were rated A, B, C or D. If no rating was given, it was assumed to be a D. Points were assigned as follows for each rating assigned by each Council member:

- A = Very Important = 3 points
- B = Important = 2 points
- C = Somewhat important = 1 point
- D = no rating given = 0 points

The Mayor and all five Council members submitted ratings.

Total points are showing for each suggested goal, along with the letters given to each suggested goal. A maximum of 18 points is possible, if all six elected officials rated that same goal as an "A." Therefore, 18 is the maximum possible points and becomes the reference for judging the relative value assigned by the Council collectively to each suggested goal.

I have enclosed other documents that may be useful for the Council's work session discussion:

- Minutes of the Council's March 6, 2012 goal-setting work session, with added comments (in red) explaining the status of each goal from last year.

- Memo from Cory Snyder, expressing the Planning Commission's recommendations for priorities to be addressed by the Commission and Community Development Department during the next year.
- Summary of proposed goals from the Whitaker Museum Board
- Public Works Strategic Goals (from Randy Randall)
- Strategic Goals from the Police Department. Chief Worsley submitted two versions—depending on whether or not an additional Officer is funded.

Bruce Cox chose not to submit a statement of goals or priorities because he perceives these are embodied in the Parks Capital Improvement Plan recently reviewed by the City Council. Other City departments (Courts, Finance, Administration) and citizen committees (Landmarks Commission, Trails Committee and Parks & Recreation Committee) were invited but did not submit statements of goals or priorities.

Goals Suggested by Council Members – 2013

Suggested goals that are already in process (do **not** rate these, but you may want to talk about these in the goal-setting work session):

- Begin Community Park expansion improvements this year (this assignment has been given to Bruce & Jake, based on the Council's approval of the Park Impact Fee Facilities Plan)
- Continue updating west side plan (a carryover goal of CC & PC from 2012)
- Study possibility of creating a redevelopment area in existing business park west of I-15 and area immediately north (but not the Shoreline Commerce Park District further north)
- Add one historic property to the National Register of Historic Places (current CLG grant includes this activity)
- Create walking tour brochure/map of historic sites (current CLG grant includes this activity)
- Carry forward the 2012 goals that still need to be completed (review in work session)
- Complete City website upgrade (waiting on Infobytes, website host, to do final programming)
- Begin planning for 2015 Centennial Celebration—appoint main committee (Council has passed a resolution giving Mayor authority to appoint committees as needed for this purpose, and a book committee is functioning now)

Other suggested goals **(please rate these per the instructions in the email message):**

9 • Take next step toward pedestrian overpass/future UTA stop bridge—i.e. by paying for engineering and cost analysis to determine funding needed and City's cost-share; working with legislators re special funding; trying to get I-15 interchange replacement moved up on long-range UDOT plan AAADD (Sherri rated last phrase an "A")

6 • I-15 interchange landscaping ABCDD (Sherri said "B" to study concept)

9 • Increase number of UTOPIA subscribers through appropriate public education/marketing (by explaining financing options, cost savings, advertising wireless service in parks, etc); set a percentage goal? AABCD

8 • Provide wireless service city-wide for UTOPIA subscribers and via public hot spots ABCCCD

6 • Develop an exit strategy for UTOPIA ABCD

12 • Commission a feasibility study to explore Centerville managing the fiber network if UTOPIA fails AAABC

15 • Create a strategic plan for the redevelopment of the Pages Lane business district AAABBB

8 • Make other improvements at Community Park (i.e. other than expansion)—i.e. splash pad, improvements in playground area (drainage, sand, playground equipment) ABCCC

6 • Make improvements at Island View Park, with help from residents in that area BCCCC

9 • Create a redevelopment area for Shoreline Commerce Park District area west of I-15 (north of 1275 North) AABCD

8 • Create Historic District in old townsite area AACCD

7 • Establish Historic Conservation Zone for old townsite area ABCCD

6 • Create dog park at Community Park ABCDD

11 • Investigate options for improving safety of pedestrian crossings in heavy traffic areas AABCCC

7 • Continue simplifying the Municipal Code ABCC

3 • Begin transforming the City by using the Baldridge Quality Criteria ADDD

9 • Complete a Public Spaces Plan for South Main Street Corridor ABBCCD

10 • Make more City services accessible through website portals ABBBC

12 • Create a sustainable financing plan for street maintenance and upgrades AABBCC

10 • Conduct a comprehensive survey of residents to determine how well the City is meeting needs BBBBCC

Minutes of the Centerville City Council **work session** held Tuesday, March 6, 2012 at 5:55 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Ronald G. Russell
Council Members	Justin Y. Allen Ken Averett John T. Higginson Sherri Lyn Lindstrom Lawrence Wright
STAFF PRESENT	Steve Thacker, City Manager Blaine Lutz, Finance Director/Assistant City Manager Katie Rust, Recording Secretary

GOAL SETTING WORK SESSION

The Council and staff reviewed the list of goals suggested by Council members for 2012. A copy of the list, with scoring data, has been attached. The suggested goals were ranked by the Council members prior to the work session and given a number value by staff based on the rankings. Beginning the discussion with the highest ranked suggestions, the Council made the following decisions:

- All items on the list that relate to historic sites will be condensed to a more general goal to support the Historic Sites Committee work plan. The Landmarks Commission (formerly Historic Sites Committee) is still working on this work plan that focuses primarily on the Old Townsite area. This will be continued in 2013.
- The highest ranked suggestion, "Focus on west-side planning and development," will be a goal for 2012. This will be addressed in the joint CC/PC work session on March 5, and as a result, will likely continue as a priority in 2013. An update to the west-side plan was to be initiated in 2012, but did not occur. This will continue as a goal in 2013.
- Staff was directed to proceed with minor maintenance changes that would allow water to flow continuously through the Parrish Creek Parkway pond. Done
- The Parks Capital Improvement Plan will be reviewed and updated, including the expansion of Community Park in a phased manner and the possibility of landscaping the I-15 interchange. A parks impact fee analysis will also be completed. PCIP and impact fee done. The Parks and Rec Director and Parks Committee have been given directive to design expansion and initiate site improvements in 2013.
- The first two suggestions on the list will be combined as "continue to seek safe pedestrian access to the west side" and moved to the list of goals that are already in process. Continues as a goal, but only specific action is to stay in touch with legislators re potential funding.
- The Council will continue discussions and efforts to obtain a Frontrunner stop in Centerville. Will stay on the wish list, but no specific actions identified for 2013.
- An intensive study of hillside geological hazards will not occur in 2012. In staff's opinion, still no reason to do this in 2013, but this could be discussed, if desired, at March 5 joint CC/PC work session.

- "Review existing ordinances and repeal those that are out of date" will be continued and moved to the list of goals that are already in process. Continual updating of City Code is still on staff's list of things to do, but has stalled due to other priorities.
- The Planning Commission is directed to revise the General Plan to remove specific references to "light-rail," while continuing to support public transportation options within the city. Done
- "Update the City website" and "continue to support the Emergency Management program, including Citizen Corps," will be moved to the list of goals that are already in process. Already in progress. Website overhaul nearly ready for public release.
- Staff was directed to obtain an explanation from UDOT regarding the possibility of a northbound off-ramp at Lund Lane, or other options to mitigate congestion on Parrish Lane. Done in connection with Main & Parrish intersection project.

The work session was adjourned at 6:57 p.m. to begin the regular Council meeting. The Council returned to a discussion of goals at 9:26 p.m. after the Council meeting.

- The Parks and Recreation Committee will be asked to consider the possibility of adding a dog park within one of the City parks. If my memory is correct, Bruce said the Committee discussed this but did not see it as important enough to compete for limited park improvement funding, particularly with creation of County dog park in Farmington. The recently Parks Improvement Plan reviewed by the City Council as a foundation for the Park Impact Fee Analysis did not include a dog park.
- The Council will investigate the feasibility of acquiring the Carlson property—including the Bamberger depot site—at 180 W. Porter Lane. Appointment was made for Mayor and City Manager to meet with Carlson in December 2012, but Mayor was unable to keep that appointment. Still on Manager's list to reschedule. Council did discuss whether to consider trading foothills property for the Carlson property, but decided against pursuing that possibility. Appointment with Carlson will be for purpose of discussing whether he is interested in selling the property and under what terms.
- The Council approved the four priorities submitted by the Planning Commission:
    - General Plan Update – Moderate Income Housing & associated policy updates. Updated plan approved on 2/19/13 by City Council.
    - General Plan Update – West Side Neighborhood, revise due to the new Legacy Crossing project with introduction of residential uses & any associated policies. As mentioned above, not done in 2012, but anticipate this will be agreed upon as a priority in 2013 during March 5, 2013 joint CC/PC work session.
    - General Plan Update – Comprehensive City Trails and Pathways Element. As mentioned in Cory's advance materials for March 5 CC/PC work session, staff attended related training in 2012 but did not initiate this planning process. This will be discussed at March 5 work session.
    - Zoning Ordinance – Old Town Site & Historic Preservation & associated infill development needs. As mentioned above, Landmarks Commission continues to work on this—i.e. using the results of Reconnaissance Surveys to consider Historic District. Infill development needs likely to be discussed in March 5, 2013 joint CC/PC work session.

ADJOURNMENT

Councilman Wright made **motion** to adjourn at 9:44 p.m. Councilman Higginson seconded the motion, which passed by unanimous vote (5-0).

____________________________ ____________________
Marsha L. Morrow, City Recorder Date Approved

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Katie Rust, Recording Secretary

CITY COUNCIL TRANSMITTAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

DATE: MARCH 14, 2013

TO: STEVE THACKER, CITY MANAGER

FROM: CORY SNYDER, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PLANNING COMMISSION REVIEW OF WORK PROGRAM COMMISSION'S RECOMMENDED PRIORITIES

BACKGROUND

On March 13, 2013 as follow up to a previous work session with the City Council, the Planning Commission reviewed the work program and goals for the Planning Staff. Along with some general re-labeling of the listed priorities, the Commission chose to recommend what they thought were the four (4) top most projects that should be considered by the City Council.

Additionally the Commission revamped the "*Infill Development*" label and parsed it into the following individual items:

Infill Development:

a. Old Town Historic Area
b. Accessory Dwelling Units
c. Small Lot Floating Zone
d. Use of Group Dwellings
e. Use of Alternative Housing Types
f. Inclusionary Zoning Programs

PLANNING COMMISSION'S RECOMMENDED PRIORITIES

The Planning Commission recommends that the City Council consider the following as top priorities* for the 2013/14 work program:

1. *General Plan Update*: West Side Neighborhood, revise due to developing Legacy Crossing with regard to residential.
2. *Zoning Ordinance*: Old Town Site & Historic Preservation
3. *Infill Development*: Accessory Dwelling Units
4. *Misc. Project*: Redevelopment of Pages Lane Area

* *Note: The previous priority for City Trails & Pathways has been downgraded by the Planning Commission.*

The Planning Commission also recommends relabeling other priorities for the listed work program, as follows:

a. *General Plan Update*: Comprehensive City Trails & Pathways Element (Priority "B")
b. *Infill Development*: Use of Alternative Housing Types (Priority "B")

c. *General Plan Update*: Main Street - Public Space Strategic Plan (Priority "B/C")
d. *Zoning Ordinance*: Use of Electronic Signs (Priority "B/C")
e. *All Other Items*: Label as Priority "C"

Planning Commission Vote (6-0):

Commissioner	Yes	No	Not Present
Merrill (Chair)	X		
Holman	X		
Markham			X
Kjar	X		
Fillmore	X		
Holbrook	X		
Randall	X		

MEETINGS OF THE PLANNING COMMISSION

March 13, 2013 – PC reviewed and recommended "work program" priorities

March 13, 2013

The Whitaker Museum
2013-2014 Goals

As a Board, we will be directing the Whitaker Museum with the following governing goals (pending Council approval):

Complete the Physical Improvements
- Interior
- Exterior
- Landscaping
- Develop a 3, 5, and 10 year plan

Preserve Current Artifacts and Assets
- Digitize
- Preserve
- Improve Accessibility to City and Community

Become a Historical Hub Within the Community
- Develop an ad campaign to further improve the image of the Museum and Centerville City
- Create opportunities for positive public relations and alert the community to our events

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The Board has created a line-item list of projects that fit within each of these categories. The following is a general list to accomplish the above goals:

<u>Operations</u>
Educational Supplies
Programming Supplies
Security
Director Stipends
Special Projects
Utilities

<u>Maintenance</u>
Preventative
One-Time
Long-Term (3/5/10 years)

<u>Interior</u>
Preservation
Completion of Unfinished Projects
One-Time
Long-Term (3/5/10 years)

<u>Exterior</u>
Urgent Projects
Preventative Projects
Long-Term (3/5/10 years)

<u>Landscaping</u>
Complete Master Plan with Hardscape and Elevation Repairs
One-Time
Long-Term (3/5/10 years)

Centerville City Public Works
2013-14 Strategic Goals

The Public Works Department's overall goal for the upcoming year is to focus on our basic core duties which serve the whole community. This will allow our manpower and finances to be utilized in the best possible way and conserve our budgeted money.

WATER SYSTEM:

Provide the quality and the quantity of drinking water required for the City's projected build-out population.

Quality

- Adhere to current water master plan. Review current master plan and update as needed for the city's evolving infrastructure
- Analyze funding needs required to fulfill water master plan; increase funding as needed
- Develop ways to extend the life of our existing info-structure
- Train all water employees on how our water system functions.

Quantity

- Test pump well
- Build new pump houses and equip well
- Maintain and secure existing water rights for future
- Utilize the water source within creeks and streams

STREET SYSTEM:

Maintain a quality street system that adequately provides traffic flow for the City's projected build-out population.

Quality

- Maintain the integrity of current road system by adhering to current master street plan, which includes a road condition rating system that determines the maintenance schedule for all roadways
- Increase funding, which is required to fulfill street system master plan and as needed
- Oversee all asphalt cuts required for utility installation, repair, and improvement

Traffic Flow

- Create a master plan that provides sufficient traffic flow throughout the city at build-out. Include project designs, time frames, and funding needed to implement the plan
- Continue to provide quality snow removal to preserve traffic flow, while reducing overall costs of providing this service.

STORM DRAIN SYSTEM / WATER QUALITY:

Improve and maintain water quality that enters and exits the city's drainage system and to reduce flooding and minimize property damage.

Water Quality

- Reduce the amount of particulates that flow in our streams by increasing the frequency of street sweeping each year.

    Currently, street sweeping is done approximately five times a year. Our two year plan includes increasing street sweeping once each year for the next two years; in 2014 street sweeping will occur approximately seven times, which doesn't include additional street sweeping as needed.
- Inspection of all commercial and industrial lots to ensure they are implementing BMP
- Continue to follow a schedule to clean-out all existing storm drain lines

Storm Drains

- Continue to take necessary nonstructural and structural measures to prevent water from creating property damage
- Update impact fees for storm water
- Adhere to current storm drain master plan. Review current master plan and update as needed.
- Video storm drain system
- Update sub-drain master plan
- Update storm drain master plan
- Raise rates to cover updated plans

Strategic Goals for the Centerville Police Department
Fiscal Year 2013-2014

The strategic goal of the Centerville Police this coming year will be to improve upon the high level of quality service that the police department delivers to the citizens and visitors of Centerville.

Due to problems with our report management system through FATPOT and the lack of ability to pull accurate and meaningful statistical information, it is very hard to show justification for an additional police officer. Until we are satisfied that our statistical numbers justify the addition of an officer, our strategic goal will be as follows:

If an officer is not added I still intend to use one person 50% of the time working Problem Oriented Policing POP. This idea would put patrol short of its current staffing levels; however, I feel this is a much needed program. The POP unit will be tasked with proactive case work such as targeted traffic problems, localized drug activity, gang intelligence, and graffiti, while working known problem areas in the city.

With the theaters, apartments, and growth on the west side of the city the police department needs to pay special attention to this area as it grows and develops. The police department needs be able to spend considerable time as a deterrent in this area. Without a strong presence by the police, the likelihood of criminal and gang activity to will increase substantially. This is evident by the amount of graffiti already reported at the Larry H. Miller Theater Complex.

This will be the only strategic goal listed for the police department at this time.

Strategic Goals for the Centerville Police Department
Fiscal Year 2013-2014

The strategic goal of the Centerville Police this coming year will be to improve upon the high level of quality service that the police department delivers to the citizens and visitors of Centerville. To achieve this goal we need to hire an additional officer to work in the Patrol Division.

The addition of one officer allows for our Problem Oriented Policing (POP) unit to become functional. While the new officer will be assigned to the Patrol Division, one officer will be assigned to POP full time. The POP unit will be tasked with proactive case work such as targeted traffic problems, localized drug activity, gang intelligence, and graffiti, while working known problem areas in the city.

With the theaters, apartments, and growth on the west side of the city the police department needs to pay special attention to this area as it grows and develops. The POP unit would be able to spend a considerable amount of time as a deterrent in this area. Without a strong presence by the police, the likelihood of criminal and gang activity to expand and develop will increase substantially.

This will be the only strategic goal listed for the police department at this time.

Minutes of the joint Centerville City Council/Planning Commission **work session** held Tuesday, March 5, 2013 at 5:42 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Ronald G. Russell
Council Members	Ken Averett John T. Higginson Sherri Lyn Lindstrom Lawrence Wright (arrived at 5:44 p.m.)
MEMBER ABSENT	Justin Y. Allen
PLANNING COMMISSIONERS PRESENT	Tamilyn Fillmore Kent Holbrook Kevin Merrill, Chair
PLANNING COMMISIONERS ABSENT	Brian Holman Scott Kjar Steve Markham Debra Randall
STAFF PRESENT	Steve Thacker, City Manager Blaine Lutz, Finance Director/Assistant City Manager Cory Snyder, Community Development Director Katie Rust, Recording Secretary

2013/14 COMMUNITY DEVELOPMENT WORK PROGRAM AND GOALS

Cory Snyder, Community Development Director, reported on the status of the four priorities approved by the Council in 2012. He plans to complete work on the City Trails and Pathways element and the West Side Neighborhood Plan portions of the General Plan by early winter of 2013. The Council, Planning Commission, and staff reviewed the Community Development 2012 Work Program. Mr. Snyder suggested that the South Main Street Corridor Public Space Strategic Plan should be prepared, and the Geologic Hazards study and map should be completed to be in compliance with State law. Councilman Averett asked Mr. Snyder if he is comfortable with the Hillside Plan considering the possibility that someone could attempt to purchase enough hillside property for development. Mr. Snyder indicated he is comfortable with the Plan and feels the Geologic Hazards Study would make development even more difficult. Councilman Averett commented on the current trend of purchasing land for development and expressed a desire to stay ahead of the wave in addressing potential issues. Mr. Snyder mentioned the accessory dwelling issue, and Councilman Averett suggested it be given a priority rating of "A" or "B". The topic of "infill" has been undefined up to now and Commissioner Fillmore suggested it would be beneficial to break the infill issue down to make it easier to tackle. Councilman Wright feels the accessory dwelling issue is important and should be given weight. Mayor Russell feels the topic should be discussed, and commented that individual areas of the city may need to be looked at separately. Councilman Wright feels the public should be involved in the discussion.

Mr. Snyder commented that the Parrish Gateway Design Area pedestrian plan is unfinished and could be reviewed and completed. He also mentioned the issue of temporary use permits as they apply to shaved-ice trailers, etc. The Planning Commission has expressed concerns about the ordinance and would like it to be readdressed.

Councilman Wright asked about the multiple types of lighting in the 400 West/Parrish Lane area. Mr. Snyder explained the overlap in development that occurred and agreed it could be looked at. Mr. Thacker reported that a bank of lights on 400 West has been intentionally left unserviced at this time.

The following priority changes appeared to be supported:

- Change Public Space Strategic Plan (page 1) to an "A"
- Change Overhaul Natural Hazards Plan Element (page 1) and Create Geologic Hazards Map and Ordinance (page 4) to an "A"
- Add Accessory Dwellings as a separate infill category (page 4) with a priority rating of "A", and direct the Planning Commission to identify and prioritize individual infill issues to discuss.
- Change Parrish Gateway Design Area Street Lighting Standards (page 4) to an "A"
- Change Temporary Use Permits (page 4) to a "B"

Commissioner Fillmore brought up the topic of electronic signs and stated she feels an urgency to address the issue. She feels one sign can make a big difference in affecting the feel of the community. She strongly recommends placing a moratorium on electronic signs as soon as possible to allow research and to prevent unwanted damage. Councilman Averett likes the idea and mentioned he has been repulsed by the content of a billboard in West Bountiful. Councilman Wright would like to have an electronic sign for City Hall and asked if the Council has a legal right to control what is placed on signs. Lisa Romney, City Attorney, responded that the Council can regulate the location and size, but not the content of signs. Councilman Wright is concerned about the signs being a distraction to drivers. Electronic signs are prohibited on Main Street. Mr. Snyder commented that a moratorium would last for only six months, automatically giving the issue urgency.

Mayor Russell mentioned the possibility of redeveloping the business area on Pages Lane and suggested considering the economic feasibility and financial incentives available. Commissioner Fillmore asked the Council how they would feel about some of the eastern end of that area changing to residential. Mayor Russell and Mr. Snyder responded that mixed-use/residential would be allowed by the General Plan. Commissioner Holbrook referred to a recent freeway closure that pushed a large amount of traffic onto Centerville roads. He commented on the lack of police presence in the Parrish Lane/Main Street intersection and feels the situation would have gone more smoothly if an officer had been present to direct traffic. Mr. Thacker responded that the Police Chief does not feel it helps those situations to have a police officer directing traffic. Mr. Holbrook said that the intersection was dominated by one direction of traffic, preventing other directions from moving. Mr. Thacker agreed to mention the issue to the Police Chief.

Councilman Wright brought up the traffic problem on Main Street in front of Jennie P. Stewart Elementary when school is in session. He suggested that addressing pedestrian safety to the west of the school would reduce the number of parents who feel the need to drive their children to school. Steve Thacker and the Police Chief will be meeting with the Stewart Community Council to discuss pedestrian safety.

ADJOURNMENT

The work session was adjourned at 6:51 p.m.

______________________________ ______________________________
Marsha L. Morrow, City Recorder Date Approved

____
Katie Rust, Recording Secretary

Minutes of the Centerville **City Council** meeting held Tuesday, March 5, 2013 at 7:06 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Ronald G. Russell
Council Members	Ken S. Averett John T. Higginson Sherri Lyn Lindstrom Lawrence Wright
MEMBERS ABSENT	Justin Y. Allen
STAFF PRESENT	Steve Thacker, City Manager Blaine Lutz, Finance Director/Assistant City Manager Lisa Romney, City Attorney Randy Randall, Public Works Director Cory Snyder, Community Development Director Katie Rust, Recording Secretary
VISITORS	Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Councilman John Higginson

OPEN SESSION

No one wished to comment.

REPORT FROM MUSEUM BOARD RE REOPENING OF WHITAKER HOME MUSEUM

Spencer Packer, Chair of the Whitaker Museum Board, informed the Council of recent situations and events at the Whitaker Home Museum. The Museum Board has focused heavily on fundraising with an overwhelmingly positive response. Since August of 2012 nine Eagle Scout projects have occurred at the Museum, and five Eagle projects occurred before that time. Ten volunteers have been trained to act as guides at the Museum. Mr. Packer estimates that more than 4,000 volunteer hours have been donated within the last year to help the grand opening happen. He explained a missed opportunity for certain grant funds due to the Centerville Community Foundation having its 501(c)3 status suspended by the IRS. Mr. Packer feels a great deal has been accomplished with very little, and with the approach of a new budget year he mentioned the need to make improvements outside the building. He feels the Board has proven themselves and hopes the Council will feel the Museum is worthy of continued funding. The grand opening of the Museum will occur on Friday, March 8th. Councilman Wright asked about the possibility of the Museum having its own 501(c)3 for grant purposes. Councilman Wright congratulated the Board on what they have accomplished and expressed a hope that the Council will support improving the grounds. The Whitaker Home Museum will be open to the public on Tuesdays from 10:00 – 6:00, or by appointment. Mayor Russell expressed his appreciation and congratulations. Mr. Packer recognized Board Member Nancy Smith for her exceptional vision and drive in helping the Board to achieve its goals.

SUMMARY ACTION CALENDAR

a. Approve Agreement between Centerville City and Centerville Deuel Creek Irrigation Co. for construction of irrigation line within Chase Lane in connection with City street rebuild and culinary waterline project
b. Bid Awards for Chase Lane Culinary and Irrigation Waterlines Project
   1) Materials – from Ferguson in the amount of $56,557.34 plus tax for City culinary waterline and to Mountain States Supply in the amount of $36,775.82 plus tax for the Deuel Creek irrigation waterline
   2) Labor – AAA Excavation in the amount of $102,162.70 for City culinary waterline and $80,067.50 for Deuel Creek irrigation waterline (total bid $182,230.20)
c. Bid Awards for Waterline Construction for Chapel Ridge Cove Subdivision to Mountain States Supply in the amount of $23,319.52 plus tax for materials and to Kapp Construction in the amount of $26,538.70 for labor
d. Award bid to Young Automotive Fleet Sales in the amount of $35,499.70 for a Chevrolet 3500 truck with a service body, fully setup light bar, hitch, Rhino bed lining and trailer receptacle for the Water Department

Steve Thacker, City Manager, explained that item (b) on the Summary Action Calendar should include the condition mentioned in the staff report. Councilman Averett made a **motion** to approve Summary Action items (a) through (d) including the condition on item (b) that the City receives the required funds for the irrigation line portion of the project from Centerville Deuel Creek Irrigation Co. by close of business on March 8, 2013. Councilwoman Lindstrom seconded the motion, which passed by unanimous vote (4-0).

APPOINT CITY OFFICIAL TO REPRESENT CENTERVILLE CITY AT THE PARRISH CREEK IRRIGATION COMPANY SPECIAL SHAREHOLDERS MEETING

Mr. Thacker explained that the incorporation status of the Parrish Creek Irrigation Company expired last year. The Parrish Creek Irrigation Company owns water rights in Parrish Creek, with 68% of the shares held by Deuel Creek Irrigation and 19% of the shares held by Centerville City, the remaining shares held by individuals. The City needs to appoint a representative to attend an upcoming shareholder meeting. Robert Byrnes explained that directors will be elected and a decision made regarding whether or not to reincorporate the Parrish Creek Irrigation Company at the shareholders meeting on March 7th. Mayor Russell suggested appointing Randy Randall, Centerville Public Works Director, as the City's representative. Lisa Romney, City Attorney, explained that all elected directors must personally hold a share in the Company. With the hope that the representative would be elected to the board, it is possible for the City to enter into an option agreement with the representative, with the condition that the share be returned upon leaving the position. Ms. Romney pointed out the advantage that Mr. Randall could potentially serve as a representative for more than a four-year term (compared to an elected official).

Councilman Wright made a **motion** to appoint Randy Randall to represent the City's shares at the March 7 Special Shareholders Meeting of the Parrish Creek Irrigation Company, authorizing the Mayor to enter into an option agreement on behalf of the City transferring the necessary shares to allow Mr. Randall to serve on the Board, with the condition that the share(s) be returned to the City when he is no longer involved. Councilwoman Lindstrom seconded the motion, which passed by unanimous vote (4-0).

PUBLIC HEARING – REZONING PROPERTY FROM A-L (AGRICULTURAL-LOW) TO R-L (RESIDENTIAL-LOW)/PLANNED DEVELOPMENT AND CONCEPTUAL SUBDIVISION PLAN FOR THE WOODS PARK SUBDIVISION, LOCATED AT APPROXIMATELY 2250 NORTH 800 WEST (TABLED FROM FEBRUARY 19 MEETING – TO BE CONTINUED TO MARCH 19 MEETING)

Steve Thacker reported that more time is needed to draft a development agreement between the City and the developer, at least until the March 19 meeting and possibly a later meeting. Councilman Wright made a **motion** to table the public hearing to the Council meeting on March 19th. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

REVIEW AND APPROVE CONCEPTUAL DEVELOPMENT PLAN FOR LOT 201 OF THE CENTERVILLE CORPORATE PARK SUBDIVISION, AMENDED

David Broadbent, representing Dayton West, presented the site plan and conceptual development plan for Lot 201 of the Centerville Corporate Park Subdivision, which includes a new office building and a covered two-level parking structure. The plans exceed City landscaping requirements, and provide approximately four parking stalls per thousand square feet in the development. Scott Hendricksen and Clio Rayner of GSBS Architects explained the plans for the appearance of the new office building, which will have three stories with approximately 54,000 square feet. It has been designed to compliment, but not mirror, the existing office building. Mr. Hendricksen also explained the planned appearance of the parking structure. Councilman Averett suggested that a fascia would help prevent light pollution and protect vehicles during inclement weather as well as add to the structure aesthetically. Ms. Rayner explained that a fascia will be included. The parking structure roof will have sky lights to take advantage of natural lighting. Artificial lighting will only come on when insufficient natural light is available, keeping light pollution to a minimum. The concrete floor will have a textured finish, with an internal drain system on the upper level to prevent water from draining onto the lower level. Councilman Wright asked how the structure will handle Centerville's heavy winds. Mr. Hendricksen responded that the roof will be rated for 120 mile per hour winds. Councilwoman Lindstrom asked about pedestrian access through the development from 400 West to the Frontage Road. Mr. Broadbent pointed out multiple planned pedestrian routes.

Councilman Wright made a **motion** to approve the conceptual site plan and proposed development for the office building and parking structure for Lot 201 of the Centerville Corporate Park Subdivision, Amended, subject to issues outlined in the Staff Report dated March 5, 2013. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

REVIEW AND APPROVE CONCEPTUAL DEVELOPMENT PLAN FOR LOT 202 OF THE CENTERVILLE CORPORATE PARK SUBDIVISION, AMENDED

Ryan Robinson, representing Chick-Fil-A, explained the conceptual development plan for Lot 202 of the Centerville Corporate Park Subdivision. The plan is compliant with City ordinances regarding parking and setbacks, and complies with Parrish Gateway development requirements. He showed renderings of the proposed building and explained how traffic will flow on the property.

Councilwoman Lindstrom made a **motion** to approve the conceptual site plan and proposed development for the Chick-Fil-A restaurant for Lot 202 of the Centerville Corporate Park Subdivision, Amended, subject to issues outlined in the Staff Report dated March 5, 2013. Councilman Wright seconded the motion, which passed by unanimous vote (4-0).

RDA MEETING

At 8:24 p.m. Councilman Wright made a **motion** to move into a meeting of the Redevelopment Agency of Centerville. The motion was seconded by Councilman Higginson and passed by unanimous vote (4-0). In attendance were: Ronald G. Russell, Chair; John T. Higginson, Vice Chair; Directors Averett, Lindstrom, and Wright; Steve Thacker, Executive Director; Blaine Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 8:43 p.m.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the February 5, 2013 Council meeting were reviewed. The Council discussed how to phrase the condition placed on Centerville's participation in the UTOPIA OpEx assessment regarding the Baldridge method on page nine of the minutes, as well as Resolution No. 2013-06. Mr. Thacker expressed a concern that, from the point of view of the city managers in other UTOPIA cities, the exacting conditions the Council placed are offensive, considering Centerville is the most built-out city in UTOPIA and is only responsible for 3.5% of the debt. He encouraged the Council to not be too exacting. Councilman Wright expressed concern that others would be upset that Centerville is requiring sound business principles to be used. Mr. Thacker responded the offense is from the manner in which it has come down. Councilman Wright added the Council could have taken the approach suggested by Councilman Averett to not contribute any further funds. City Manager Thacker clarified that the idea itself is not offensive, but the manner of conditioning assessment participation upon compliance is. The other conditions included do not cause offense, just the Baldridge condition. He feels it would come across better if the condition were not attached to the assessment. Councilman Wright feels the assessment should be connected to the condition. The Council decided to use the phrase "or a similar program" on lines 25 and 38 of page nine of the minutes, and to conform the Resolution to the minutes. Councilwoman Lindstrom requested an amendment to page 2 of the minutes.

Councilman Wright made a **motion** that the minutes of the February 5, 2013 meeting be approved including the change that lines 25 and 38 of page nine state "initiate the Baldridge methods or a similar program" and that Resolution No. 2013-06 be corrected to conform with the minutes, and including Councilwoman Lindstrom's amendment to page two. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

The minutes of the February 19, 2013 Council meeting were reviewed. Councilman Wright made a **motion** to approve the minutes. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

MAYOR'S REPORT

Mayor Russell recommended that Paul Smith be reappointed to the Whitaker Museum Board. Councilwoman Lindstrom made a **motion** to reappoint Paul Smith to the Whitaker Museum Board. Councilman Wright seconded the motion, which passed by unanimous vote (4-0).

CITY MANAGER'S REPORT

- Council members will receive an ICMA 360° assessment to fill out for Steve Thacker's performance as City Manager. This process is a requirement to continue his status as an ICMA "Credentialed Manager."
- Staff provided the Council with General Plan decision making guidelines, prepared by the City Attorney.
- Mr. Thacker recommends the Council act on increasing the Energy Sales and Use Tax from 5% to the maximum limit of 6%. He indicated that all other cities in the County except one already assess the maximum limit. The increase would generate an estimated $140,000 per year that could be applied to streets maintenance, which would bring the budget close to the amount spent in previous years for streets maintenance (approximately $700,000). The increase can only be effective on the first day of any quarter, and the decision to increase must be submitted to the State Tax Commission at least 90 days prior to the start of the quarter. Mr. Thacker feels there is justification to seek and put an increase in place. He referred to the FY 2014 Budget Calendar and recommended the agenda for the March 19 Council meeting show the matter for consideration and public comment. The increase could be acted on at that point or postponed until the March 26 work session in order to have the increase effective July 1, 2013. The Council indicated approval for putting the item on the March 19 agenda.
- A few changes were made to the 2013 Goal-Setting Calendar.
- Mr. Thacker explained that liability issues and interference with general public use has become apparent in the scheduling of events on the Legacy Parkway Trail. A document addressing policies, procedures, and authority will be drafted by the city managers and presented to their Councils. Mayor Russell feels the County would be the most appropriate choice for managing the Trail events.
- The Bamberger Parkway Trail has been abused by dog owners who do not clean up after their pets. An appeal has been made directly to the homeowners' associations in the area, a request has been included in the recent utility bill, and an enforcement presence will be in the area to try and resolve the problem.
- Mr. Thacker informed the Council of personnel changes that have taken place in the Police Department.

ADJOURNMENT

At 9:27 p.m. Councilwoman Lindstrom made a **motion** to adjourn the meeting. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

____________________________ ____________________
Marsha L. Morrow, City Recorder Date Approved

____
Katie Rust, Recording Secretary

CENTERVILLE CITY COUNCIL

Staff Backup Report

Item No. No. 2a

Date of City Council Meeting: March 19, 2013

Short Title: Award Bids for Annual Streets Projects

Initiated By: ____________________

Scheduled Time: 7:15 (SAC)

RECOMMENDATION

Award bids for annual streets projects to:

1) Staker & Parson Paving in the amount of $373,731 for reconstruction of Chase Lane – Main Street to Oakridge Drive and a portion of 400 East Street south of Pages Lane
2) Morgan Pavement Maintenance in the amount of $80,722.32 for slurry seal
3) TopJob, LLC in the amount of $99,600 for crack seal

BACKGROUND

The current General Fund Budget includes $500,000 for these contracts. The three bid awards total $554,053.32. However, $40,000 of the Chase Lane rebuild will be paid by the Water Fund, to represent the cost of patching the water line project trenches if the street was not to be reconstructed at this time. In addition, approximately $18,000 of slurry seal contract is to seal roads built by the Legacy Crossing developer, and therefore, will be paid by that party. After taking these other sources of funding into consideration, the General Fund will be responsible for approximately $496,000 of the three contracts.

The scope of work for the Staker & Parson contract includes rebuilding just two street segments—Chase Lane from Main to Oakridge Drive, and a short section of 400 East from Pages Lane to the Bountiful City limit. The slurry seal contract includes 15 streets (approximately 3 miles total)—mostly residential—but also includes 400 West south of Porter Lane and roads in the vicinity of Legacy Crossing. Crack sealing work this year will occur primarily on streets south of Parrish Lane.

Steve Thacker

From:	matt robertson <matt.robertson@esieng.com>
Sent:	Thursday, March 14, 2013 12:20 PM
To:	Steve Thacker
Cc:	Marsha Morrow; kevin campbell
Subject:	Street Rebuilds 2013 - Bid Tab & NOA
Attachments:	Street Rebuilds 2013 #12-150 Bid Tabulation.pdf; Street Rebuilds NOA.pdf

Steve,

The following bids were received for the Street Rebuilds Project 2013 on 2-28-13:

1. **Staker & Parson: $373,731.00**
2. Kilgore Companies: $377,132.85
3. Morgan Asphalt: $397,117.00
4. Consolidated Paving: $403,112.89
5. ACME Construction: $428,984.35
6. Granite Construction: $431,493.00

Engineer's Estimate: $380,080.50

It is recommended that the contract be awarded to Staker & Parson Companies for $373,731.00. We have dealt with Staker & Parson over the years and they do quality work. The bid tabulation and the Notice of Award are attached. Let me know if there are any questions.

Thanks,

Matt Robertson, E.I.T.
ESI Engineering, Inc.
3500 South Main St.
Salt Lake City, UT 84115
801.263.1752 (office)
801.644.6680 (mobile)
www.esieng.com

Steve Thacker

From:	matt robertson <matt.robertson@esieng.com>
Sent:	Thursday, March 14, 2013 12:29 PM
To:	Steve Thacker
Cc:	Marsha Morrow; kevin campbell
Subject:	Slurry Seal 2013 - Bid Tab & NOA
Attachments:	Slurry Seal 2013 #12-151 Bid Tabulation.pdf; Slurry Seal 2013 - NOA.pdf

Steve,

The following bids were received for the Slurry Seal Project 2013 on 2-28-13:

1.	**Morgan Pavement Maintenance:**	**$80,722.32**
2.	Intermountain Slurry Seal:	$85,357.30
3.	Big Red Asphalt:	$116,782.62
	Engineer's Estimate:	$90,212.60

It is recommended that the contract be awarded to Morgan Pavement Maintenance for $80,722.32. We have worked with Morgan Pavement in the past and they are qualified to do the work. The bid tabulation and the Notice of Award are attached. Let me know if there are any questions.

Thanks,

Matt Robertson, E.I.T.
ESI Engineering, Inc.
3500 South Main St.
Salt Lake City, UT 84115
801.263.1752 (office)
801.644.6680 (mobile)
www.esieng.com

Steve Thacker

From:	matt robertson <matt.robertson@esieng.com>
Sent:	Thursday, March 14, 2013 12:35 PM
To:	Steve Thacker
Cc:	kevin campbell; Marsha Morrow
Subject:	Crack Seal 2013 - Bid Tab and NOA
Attachments:	Crack Seal 2013 #12-151 - Bid Tabulation.pdf; Crack Seal 2013 - NOA.pdf

Steve,

The following bids were received for the Crack Seal Project 2013 on 2-28-13:

1. **Top Job, LLC: $99,600.00**
2. Ridge Rock: $109.980.00
3. Morgan Pavement: $117,000.00
4. Bonneville Asphalt: $126,000.00
5. Preferred Paving: $126,300.00
6. Big Red Asphalt: $126,900.00
7. Kilgore Contracting: $128,418.00
8. Superior Asphalt: $137,880.00

Engineer's Estimate: $90,000.00

It is recommended that the contract be awarded to Top Job, LLC for $99,600.00. We have checked their references and they are qualified to perform the work. The bid tabulation and the Notice of Award are attached. Let me know if there are any questions.

Thanks,

Matt Robertson, E.I.T.
ESI Engineering, Inc.
3500 South Main St.
Salt Lake City, UT 84115
801.263.1752 (office)
801.644.6680 (mobile)
www.esieng.com

CENTERVILLE CITY COUNCIL

Staff Backup Report

Item No. 2b

Date of City Council Meeting: March 19, 2013

Short Title: Interlocal Agreement with Davis County Re Elections

Initiated By:

Scheduled Time: 7:15 (SAC)

RECOMMENDATION

Approve enclosed Resolution No. 2013-10 authorizing the execution of an Interlocal Agreement between Centerville City and Davis County to provide electronic voting machines, supplies and training for poll workers for the 2013 Municipal Elections.

BACKGROUND

The County will supply the electronic voting machines, supplies and provide training for poll workers for both the Centerville Primary (if needed) and General Election. The enclosed Interlocal Agreement between Davis County and Centerville City explains the mutual terms and conditions. The Agreement is similar to the 2011 Agreement. In 2011, the City held only a General Election, and paid the County $9,000 for their service. Therefore, if both a Primary and General Election are needed, staff assume the County's charges will be approximately $18,000. This expense will be included in the FY 2014 Budget.

RESOLUTION NO. 2013-10

A RESOLUTION OF THE CENTERVILLE CITY COUNCIL APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN CENTERVILLE CITY AND DAVIS COUNTY TO PROVIDE ELECTRONIC VOTING MACHINES, SUPPLIES AND TRAINING FOR POLL WORKERS FOR THE 2013 MUNICIPAL ELECTIONS

WHEREAS, the Interlocal Cooperation Act, set forth at *Utah Code Ann.* § 11-13-101, *et seq.*, as amended, authorizes public agencies and political subdivisions of the State of Utah to enter into mutually advantageous agreements for cooperative projects and services; and

WHEREAS, Centerville City and Davis County desire to enter into an agreement pursuant to the Interlocal Cooperation Act to provide electronic voting machines, supplies and training to Centerville City poll workers for the upcoming 2013 municipal elections (primary, if needed, and general) as more particularly provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Agreement Approved**. The City Council of Centerville City hereby accepts and approves the attached Interlocal Cooperation Agreement between Centerville City and Davis County to provide electronic voting machines, supplies and training for Centerville City poll workers for the upcoming 2013 municipal elections (primary, if needed, and general).

Section 2. **Mayor Authorized to Execute**. The City Council of Centerville City hereby authorizes the Mayor to sign the attached Interlocal Cooperation Agreement for and on behalf of Centerville City.

Section 3. **Severability Clause**. If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 4. **Effective Date**. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 19TH DAY OF MARCH, 2013.

CENTERVILLE CITY

By: ______________________________
Mayor Ronald G. Russell

ATTEST:

____
Marsha L. Morrow, City Recorder

EXHIBIT "A"

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN CENTERVILLE CITY AND DAVIS COUNTY
TO PROVIDE ELECTRONIC VOTING MACHINES, SUPPLIES
AND TRAINING FOR POLL WORKERS FOR
2013 MUNICIPAL ELECTIONS**

AGREEMENT

This Agreement is made and entered into this ____ day of ___________, 2013 by and between DAVIS COUNTY, a body politic of the State of Utah, hereinafter referred to as "County," and CENTERVILLE CITY, a municipal corporation of the State of Utah, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, pursuant to Section 20A-1-201.5 and 20A-1-202, *Utah Code Ann.* (1953) as amended, City is authorized and required to hold municipal elections in each odd-numbered year; and

WHEREAS, County has equipment and resources needed to carry out an election and is willing to make available the resources and equipment to assist City in holding its municipal primary and general elections in 2013 upon the following terms and conditions; and

WHEREAS, the parties are authorized by the *Utah Interlocal Cooperation Act* as set forth in Chapter 13, Title 11, and Section 20A-5-400.1 of the *Utah Code Ann.* (1953) as amended, to enter into this Agreement:

NOW THEREFORE, in consideration of the mutual terms and conditions set forth hereafter, the parties hereto agree as follows:

1. County agrees to provide to City if needed for the primary election in August 2013, and if needed for the general election in November 2013 the following:

    a. Test, program, assemble and make available to City voting machines and poll supplies.

    b. Provide for delivery and retrieval of voting equipment.

c. Polling location management, which includes, but is not necessarily limited to making arrangements for use, ADA compliance survey and contact information.

d. Absentee ballot processing, which includes mailing, receiving, signature verification and tabulation.

e. Provide electronic ballot files for Optical Scan Ballots printing.

f. Provide Information System assistance which includes, but is not necessarily limited to election programming, tabulation, programmers and technicians.

g. Canvass reports.

h. Electronic tabulation results transmitted to the Office of the Lieutenant Governor.

i. Provide personnel and technical assistance throughout the election process and equipment and/or supplies required specifically for electronic voting.

j. Recruit poll workers; provide training, scheduling, supplies and compensation.

k. Provide preparation and personnel for the public demonstration of the tabulation equipment.

l. If required, in cooperation with the City, conduct an election audit.

m. Store all election returns for the required twenty-two (22) months.

2. City agrees to do the following:

a. Provide and act as the chief election officer and assume all duties and responsibilities as outlined by law.

b. Identify polling locations and assign voting precinct.

c. Enter into a polling location Hold Harmless Agreement, if needed.

d. Provide projected voter turnout.

e. Declaration of Candidacy filing.

f. Provide County with ballot information which includes, but is not necessarily limited to races, candidates and ballot issues.

g. Approve the election plan, which includes, but is not necessarily limited to accuracy of polling location and precinct assignments, voter turnout percentages, paper ballot quantities, voting machine quantities and poll worker assignments.

h. City's legislative body poll worker approval.

i. Proof and approve the accuracy of the printed and audio of ballot formats.

j. Publish all legal notices which include, but are not necessarily limited to election notice, polling locations, ballots and public demonstration.

k. Early voting administration.

l. Provisional ballot verification.

m. Arrange and conduct election canvass.

n. Prepare candidate certificates.

o. Perform all other election related duties and responsibilities not outlined in this agreement.

p. City agrees to pay County repair or replacement costs for damaged voting equipment, which occurs at the polling locations beyond the normal wear and tear.

3. Both parties agree to conduct the election according to the statutes, rules, Executive Orders, and Policies of the Lieutenant Governor as the Chief Elections Officer of the state.

4. City agrees to pay County the costs for providing the election equipment, services and supplies in accordance with the election costs schedule, attached hereto, incorporated herein, and made a part hereof as Exhibit "A". The payment shall be made within thirty (30) days of receiving the invoice prepared by the County.

5. This Agreement shall be effective as of the date of execution by all parties.

6. This Agreement shall continue in effect until December 31, 2013.

7. The individuals executing this Agreement on behalf of the parties confirm that they are duly authorized representatives of the parties and are lawfully enabled to execute this Agreement on behalf of the parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate, each of which shall be deemed an original.

DAVIS COUNTY

By____________________________
John P. Petroff, Chair
Davis County Commission

ATTEST:

____
Steve S. Rawlings
Davis County Clerk/Auditor

Attorney Approval

The undersigned, the authorized attorney of Davis County, approves the foregoing Agreement as to form and compatibility with State law:

____
William K. McGuire
Deputy Davis County Attorney

CENTERVILLE CITY

By____________________________

ATTEST:

____
Centerville City Recorder

Attorney Approval

The undersigned, the authorized attorney of _____________ City, approves the foregoing Agreement as to form and compatibility with State law:

____
Centerville City Attorney

Exhibit "A" (page 1of 2)
DAVIS COUNTY MUNICIPAL ELECTION EXPENSES

2013 Poll Workers Compensation Rates		
20A-5-602(4)(b) Municipalities may not compensate higher than the county.	**COST**	
Poll Manager (PM)	$160.00	Poll Workers who are trained for early voting and work on election day only attend early vote training. They do not attend or receive compensation for regular training. Poll workers who are trainers and work the position they trained do not attend or receive compensation for training. Poll workers who are trainers and do not work the position they train will attend and receive compensation for additional training.
Training Course(s)	$50.00	
Touch Screen Technician (TST)	$160.00	
Training Course(s)	$35.00	
Receiving Clerk	$135.00	
Training Course(s)	$35.00	
Poll Book Clerk	$125.00	
Training Course(s)	$25.00	
Provisional Clerk	$125.00	
Training Course(s)	$30.00	
Host	$125.00	
Training Course(s)	$25.00	
Mileage	$0.25	
Early Voting Poll Worker Pay (per hour)	$10.00	(optional -- city staff may be used)
Training Course(s)	$50.00	
Alternate Poll Workers	$382.50	Shared with all cities
Poll Worker Recruitment and Training		
Poll Worker Recruitment and Administration	$8.00	Per Poll Worker
Training Creation and Preparation (Includes equipment and preparation)	$500.00	Shared with all cities
Poll Worker Handbook and Supplies	$1.00	
Poll Worker Training (per person)	$20.00	
Equipment		
Touch Screen (TSX) Includes:	$75.00	(150 voters per machine, minimum of 3 machines per location)
Testing Pre and Post election		
Security Seals		
Canister, Label, and (1) Roll of Paper		(1 per machine)
Printer Housing		(1 per machine)
VIBS--Visually Impaired Ballot Station (Keypad & Headphones)		(1 per polling location)
Voter Access Cards		(4 per machine)
Vote Here Signs (4 per location)	$5.00	
WIFI Connection	$40.00	
Laptop Computers, Programming, Pre/Post Test	$75.00	(If using electronic voter check in, 1 laptop per 500 voters)
Consumable Supplies		
Paper Roll (for each additional)	$1.00	(No charge for unused and returned paper rolls)
Canister Label	$1.00	
Canisters	$10.00	
Polling Location Supplies	$35.00	(Forms, instructions, signs, stickers, pens, pencils, name tags, etc.
Regular Green Poll Books (per check in station)		Included with Laptop
Provisional Orange Poll Books		Included with Laptop
Paper Ballot Yellow Poll Books		Included with Polling Location Supplies
Ballot Layout and Programming		
Gems Programming/ Ballot Logic and Accuracy Testing - TSX & Optical Scan	$800.00	Shared with all cities by precinct proportion
City/District set-up (cities/districts with new recorders/clerks)	$75.00	
Memory Card Programming (per card)	$15.00	
Audio Programming	$50.00	

Exhibit "A" (page 2of 2)
DAVIS COUNTY MUNICIPAL ELECTION EXPENSES

Election Services		
Public L&A Demonstration (testing, programming & demonstration)	$300.00	Shared with all cities
Independent Rovers (training & election day - per person)	$500.00	Shared with all cities
Election Night Clerk Staff Support	$1,400.00	Shared with all cities
Election Night Security	$150.00	Shared with all cities
Election Night Ballot / Supply Return Teams	$210.00	Shared with all cities by polling location proportion
Rover Kits (each)	$25.00	Shared with all cities
Rovers Training	$400.00	Shared with all cities
Help Desk Set-Up	$75.00	Shared with all cities
Help Desk Staff	$450.00	Shared with all cities
Pre-Canvass Ballot Issues Audit, if needed	$300.00	Shared with all cities
Canvass Preparation	$150.00	Shared with all cities

Delivery and Pickup (machines & supplies at polls)		
Delivery (per location)	$34.50	Actual cost per contract with moving company
Pickup (per location)	$34.50	Actual cost per contract with moving company

Election Night Counting - IT Services		
TSX Counters	$750.00	Shared with all cities

Early Voting		
Fees and services not listed below apply to early vote sites same as an election day polling locat		
Administration Support	$30.00	if needed
Poll Delivery and Setup for Electronic Check-in	$50.00	
Early Vote On-call Technical Support (per hour + mileage)	$50.00	
Early Vote TSX	$75.00	
Memory Card Programming (per card)	$15.00	
Early Vote Laptop Computers, Programming, Pre/Post Test	$75.00	
Early Voting Polling Location Supplies	$35.00	(Forms, instructions, signs, stickers, pens, pencils, name tags, etc.

By-Mail and Paper Ballots		
Materials		
By-Mail Outer Envelopes	$0.13	
By-Mail Inner Return Envelopes	$0.24	
By-Mail Ballots	$0.32	
Paper Ballots - Election Day, Early Vote, Extra for Remakes, Late Absentee	$0.32	
Test Deck Paper Ballots	$0.50	
Administration		
Ballot set-up (per style)	$25.00	By K&H
Ballot Preparation Assembly into Envelopes (each sent out)	$0.32	By K&H
Signature Verification and Tabulation Prep. (each returned)	$0.82	
Tabulation (each returned)	$0.32	
Postage		
Freight to Salt Lake City for Non-Profit Rate Out-Bound (each)	$1,300.00	Total freight / total Ballots=freight cost per ballot city pays per ballc
Postage Out-Bound	$0.09	Actual Postage
Postage In-Bound (only if all by-mail option)	$0.46	Actual Postage

Post Election		
Provisional Verification (per hour)	$25.00	

General Administration		
Election Administration Support	$45.00	
Clerk Staff (per-hour for any additional services)	$25.00	

Complete Paper Voting System		
Printed Official Registers (1-3 precincts)	$30.00	
Printed Official Registers (4 or more precincts)	$60.00	
Addendums (per location)	$5.00	Only applies if Vista Local is not used for early voting
Posting List (each)	$7.00	Optional
Update Voter Histories Manually (Hours)	$25.00	

Additional Special Services as needed

CENTERVILLE CITY COUNCIL

Staff Backup Report

Item No. 2c

Date of City Council Meeting: March 19, 2013

Short Title: Appoint City Representative to Parrish Creek Irrigation Company

Initiated By: City Manager

Scheduled Time: SAC

RECOMMENDATION

Appoint Randy Randall to act as Centerville City's representative and to vote the City's shares in the Parrish Creek Irrigation Company of Centerville.

BACKGROUND

On March 5, 2013, the City Council appointed Randy Randall to represent Centerville City at the March 7, 2013 Special Shareholders Meeting of the Parrish Creek Irrigation Company of Centerville. Randy Randall attended that meeting and was voted by the shareholders to the Board of Directors of the Irrigation Company. Since the City Council only appointed Randy Randall to act as the City's representative for the March 7, 2013 meeting, Staff advises the City Council officially appoint Randy Randall to act as the City's representative to the Parrish Creek Irrigation Company for an undetermined term with full authority to vote the City's shares at shareholder meetings of the Irrigation Company. Such appointment may be made by motion.

> ***Recommended Action Item No. 2c:*** *The City Council hereby appoints Randy Randall to act as the City's representative to the Parrish Creek Irrigation Company of Centerville for an undetermined term with full authority to vote the City's shares at shareholder meetings of the Irrigation Company.*

CENTERVILLE CITY COUNCIL

Staff Backup Report

Item No. 4

Date of City Council Meeting: March 19, 2013

Short Title: Dayton West/MTC Final Development Plan Approval

Initiated By: Staff

Scheduled Time: 7:20 p.m. (10 min.)

RECOMMENDATION

Review and approve final development plan for Lot 201 of the Centerville Corporate Park Subdivision, Amended, regarding proposed Dayton West/MTC office building and parking structure for compliance with Governing Documents.

BACKGROUND

On March 5, 2013, the City Council reviewed and approved conceptual development plan for Lot 201 of the Centerville Corporate Park Subdivision, Amended, regarding the proposed Dayton West/MTC office building and parking structure. Such review and approval was provided to determine compliance of the proposed development plan with the requirements and restrictions of the Governing Documents for the Centerville Corporate Park Subdivision, including: the Parrish Lane Gateway Neighborhood Development Plan, as amended; the Conditional Use Permit for Planned Center, as amended; the Development Agreement between Centerville City and Dayton West, LLC; and the Grant of Easements and Restrictions, as amended ("Governing Documents").

Similar to conceptual development plan review, the City Council and the RDA are required to review the final development plan for the office building and parking structure on Lot 201 for compliance with the Governing Documents. As with conceptual development plan review, the City Council and RDA's review should focus on architectural features, design elements, landscaping, pedestrian and vehicular circulation systems, parking, screening, and other architectural and design issues related to the project as addressed in the Governing Documents. Review and approval of the actual final site plan is anticipated to be addressed by the Planning Commission on March 27, 2013.

As a condition of conceptual development plan approval, the following issues and/or provisions of the Governing Documents were recommended for review by the City

Council and RDA to be addressed by Dayton West/MTC with final plans:

(1) Provide or address landscaped bermed buffer along Marketplace Drive and provide more internal parking lot landscaping

- Section 6.C of Neighborhood Plan: "*A landscaped, bermed buffer strip fronting the street should be required.*"

- Conditional Use Permit: "*Overall landscaping for Lots 1-2 shall meet applicable City Ordinances, including the Parrish Lane Gateway Design Standards, as more particularly set forth in Chapter 12-63 of the Centerville City Zoning Ordinance.*"

(2) Provide or address more integrated pedestrian pathways and circulation

- Section 6.C of Neighborhood Plan: "*Provide improved pedestrian and vehicular circulation systems.*"

- Section 6.K of Neighborhood Plan: "*Provide open space and pedestrian walkways which are oriented to the directions of maximum use and designed to derive benefit from topographical conditions and views.*"

- Section 6.L of the Neighborhood Plan: "*All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.*"

- Section 6.L of Neighborhood Plan: "*Landscaped, paved, and comfortable graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings on the same site.*"

(3) Address additional architectural design elements for office building and parking structure

- Section 6.K of Neighborhood Plan: "*All new buildings shall be of design and materials which will be in harmony with adjoining areas and other new development and shall be subject to design review and approval by the Agency.*"

(4) Address vehicular circulation issues and coordination with drive thru for Chick-Fil-A development on Lot 202

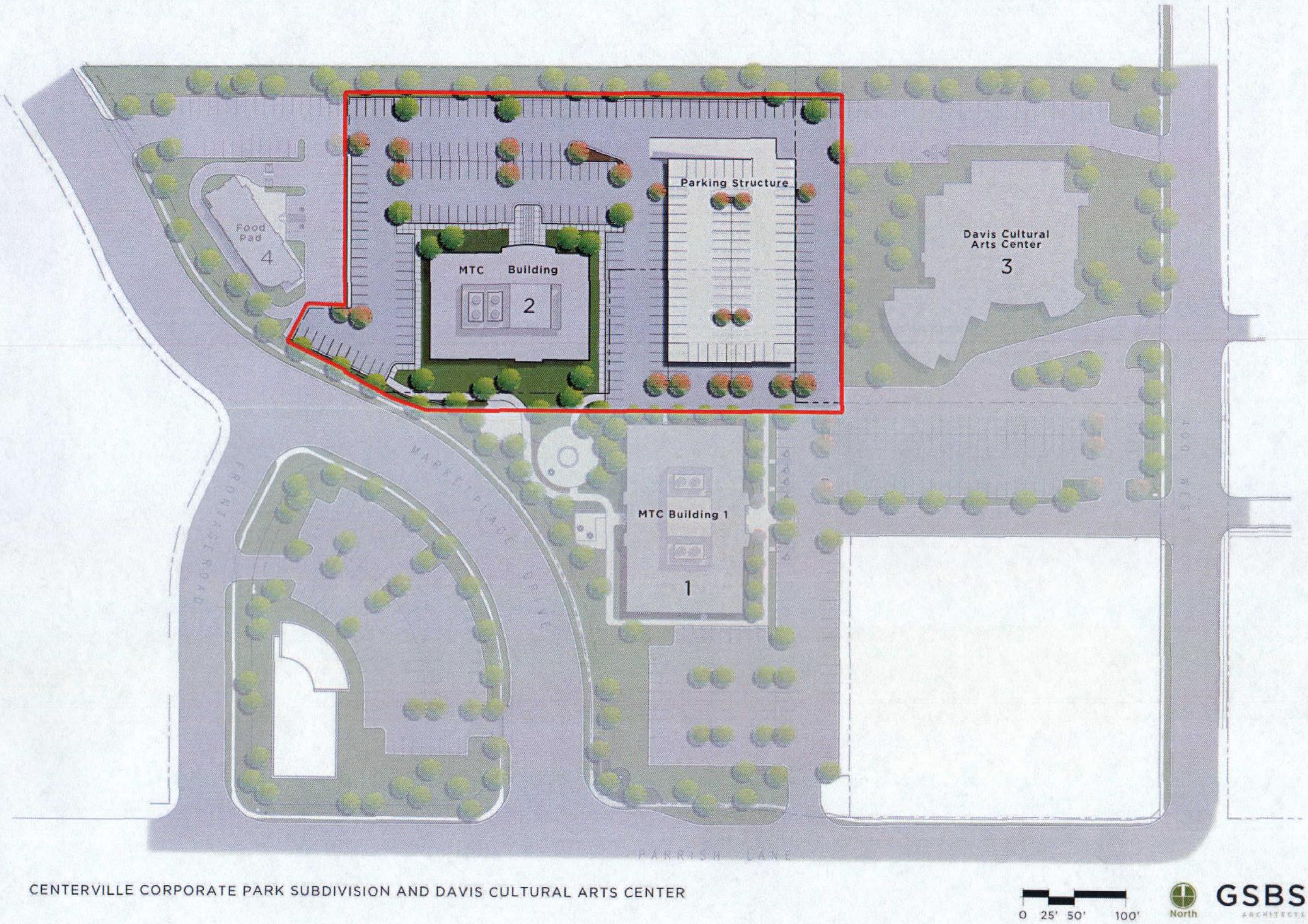
- Section 4.1 of Grant of Easements: "*Parking lot driving areas shall be reasonably established by the owners in such a manner that the purposes of the vehicular access, ingress and egress easements granted herein are not frustrated.*"

In addition to such conditions set forth in the March 5, 2013 Staff Report for conceptual review, the City Council and RDA raised issues regarding the architectural features of the parking structure, the wind and snow loads for the roof on the parking structure, and pedestrian pathway circulation to get from the Performing Arts Center to Frontage Road.

The City Council and RDA should provide Dayton West/MTC with the opportunity to present their proposed final development plan and architectural renderings and to address the conditions of conceptual plan approval. Copies of Dayton West/MTC's most recent renderings and site plan drawings are attached. Staff can thereafter provide a response and discuss any remaining issues. Staff recommends the City Council and the RDA review and approve the final development plan and architectural design for the proposed development of an office building and parking structure on Lot 201 of the Centerville Corporate Park Subdivision, Amended.

> ***Recommended Action Item No. 4:*** *The City Council hereby approves final development plan and proposed development for the office building and parking structure for Lot 201 of the Centerville Corporate Park Subdivision, Amended.*

Attachments Dayton West/MTC architectural renderings and final plans



CENTERVILLE CORPORATE PARK SUBDIVISION AND DAVIS CULTURAL ARTS CENTER

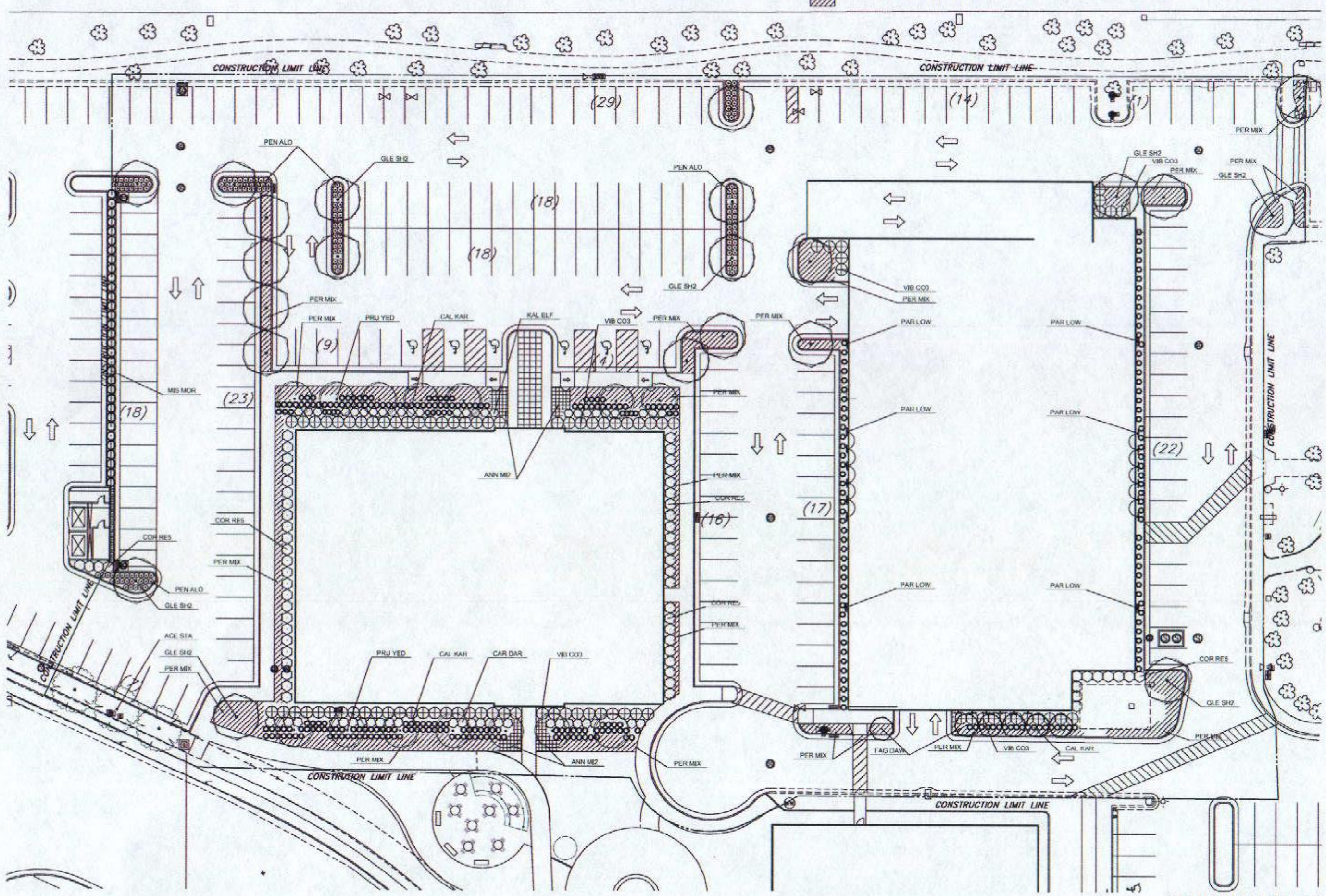
GSBS ARCHITECTS

GSBS ARCHITECTS

ASCENT CONSTRUCTION

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	ACE STA	ACER MIYABEI 'STATE STREET' / MIYABEI MAPLE	B&B	2"CAL	3
	FAG DAW	FAGUS SYLVATICA 'DAWYCK PURPLE' / EUROPEAN BEECH	B&B	2"CAL	6
	GLE SH2	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B&B	2"CAL	22
	PRU YED	PRUNUS X YEDOENSIS / YOSHINO CHERRY	B&B	2"CAL	14
SHRUBS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**		**QTY**
	CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		300
	CAR DAR	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	5 GAL		27
	COR RES	CORNUS SERICEA / RED TWIG DOGWOOD	5 GAL		61
	KAL ELF	KALMIA LATIFOLIA 'ELF' / DWARF MOUNTAIN LAUREL	5 GAL		26
	MIS MOR	MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	1 GAL		37
	PAR LOW	PARTHENOCISSUS TRICUSPIDATA 'LOWII' / SMALL LEAF BOSTON IVY	5 GAL		22
	PEN ALO	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	1 GAL		162
	VIB CO3	VIBURNUM OPULUS 'COMPACTUM' / COMPACT EUROPEAN CRANBERRYBUSH	5 GAL		83
GROUND COVERS	**CODE**	**BOTANICAL NAME / COMMON NAME**	**CONT**		**QTY**
	ANN MI2	ANNUALS MIX	FLAT @ 8" OC		824
	PER MIX	PERENNIAL/BULB MIX 33/33/33 + BULBS / RUDBECKIA, DAYLILY, SALVIA, DAFFODIL (12"OC)	1 GAL@ 18" OC		1,966



PLANTING PLAN 1:20 (1 / L2.0)

SITE PLAN APPROVAL

MARKETPLACE BUSINESS PARK: BUILDING #2 AND PARKING STRUCTURE

550 NORTH MARKETPLACE DRIVE
CENTERVILLE, UT 84014

DAYTON WEST

500 NORTH
MARKETPLACE DRIVE
CENTERVILLE, UT
84014

OWNER PROJECT NO.:
GSBS PROJECT NO.: 2012.076.00
ISSUED DATE: 03/06/13

PLANTING PLAN

L2.00

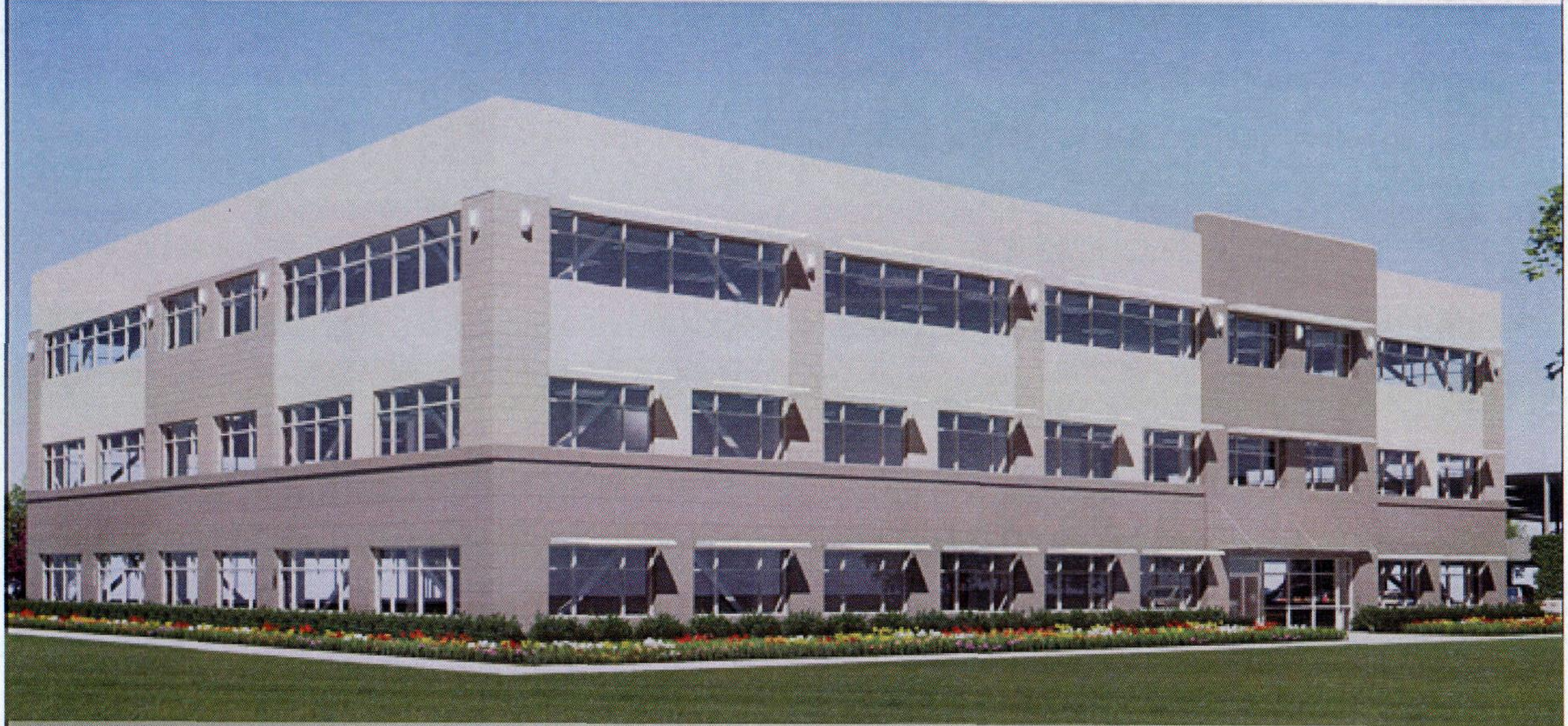
Marketplace Business Park – Building II

Centerville, Utah

MTC

GSBS ARCHITECTS

ASCENT CONSTRUCTION



Marketplace Business Park - Building 11

Centerville, Utah

MTC GSBS ARCHITECTS ASCENT CONSTRUCTION

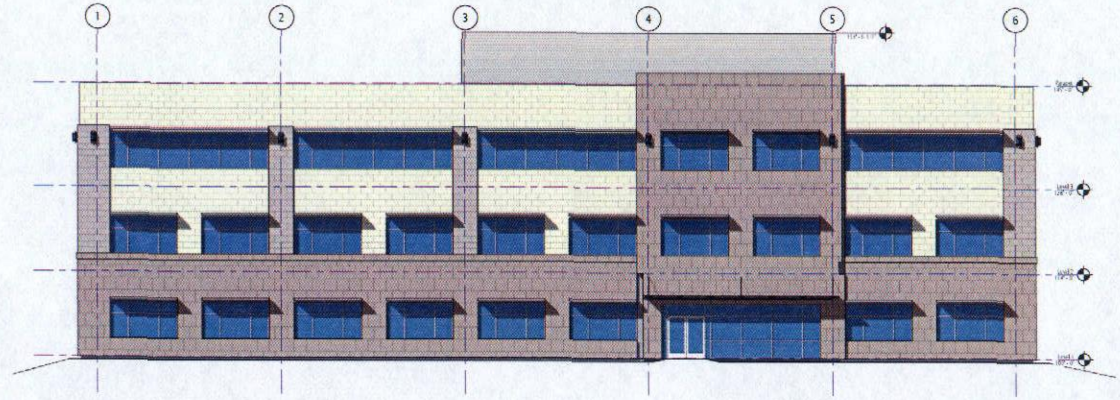
Marketplace Business Park - Covered Parking

Centerville, Utah

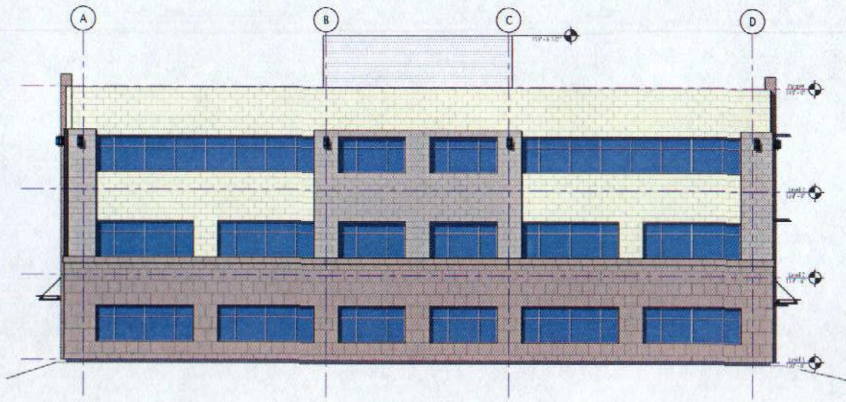
MTC GSBS ASCENT

GSBS ARCHITECTS

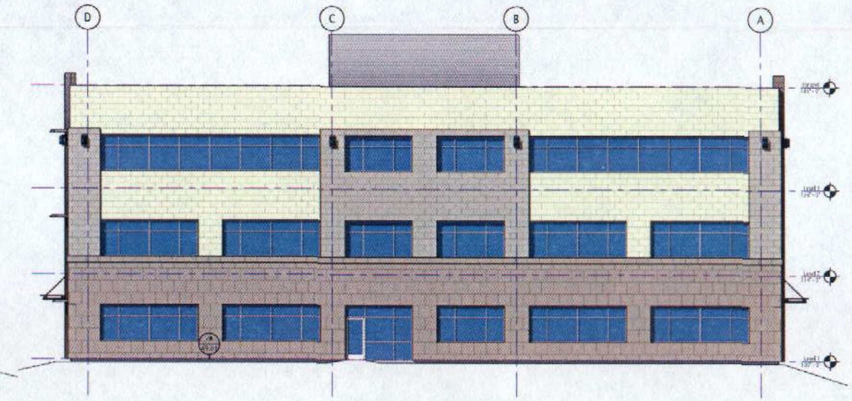
ASCENT CONSTRUCTION



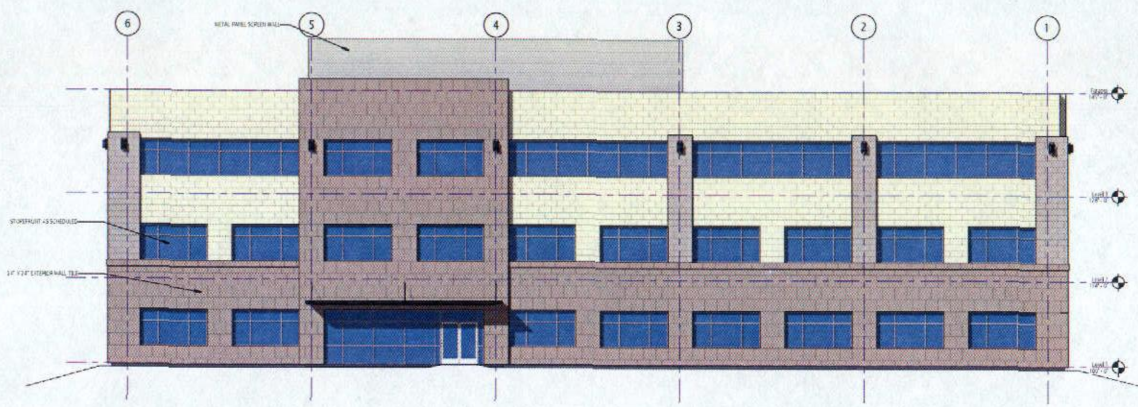
4 A3.01 SOUTH ELEVATION
1/8" = 1'-0"



3 A3.01 WEST ELEVATION
1/8" = 1'-0"



2 A3.01 EAST ELEVATION
1/8" = 1'-0"



1 A3.01 NORTH ELEVATION
1/8" = 1'-0"

STATE OF UTAH
D. SCOTT HENRIKSEN
NO. 133457
LICENSED ARCHITECT

03/06/13

SITE PLAN APPROVAL

MARKETPLACE BUSINESS PARK: BUILDING #2 AND PARKING STRUCTURE

500 NORTH MARKETPLACE DRIVE
CENTERVILLE, UT 84014

DAYTON WEST

500 NORTH
MARKETPLACE DRIVE
CENTERVILLE, UT
84014

OWNER PROJECT NO.:	
GSBS PROJECT NO.:	2012.077.00
ISSUED DATE:	03/06/13

EXTERIOR ELEVATIONS

A3.01

REDEVELOPMENT AGENCY OF CENTERVILLE CITY AGENDA

NOTICE IS HEREBY GIVEN THAT THE REDEVELOPMENT AGENCY OF CENTERVILLE CITY WILL HOLD A PUBLIC MEETING AT 7:30 P.M. ON TUESDAY, MARCH 19, 2013 AT THE CENTERVILLE CITY COMMUNITY CENTER AND CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the Centerville Redevelopment Agency Board may be conducted via electronic means pursuant to Utah Code Ann. § 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Blaine Lutz, Centerville Finance Director, at 295-3477, giving at least 24 hours notice prior to the meeting.

Tentative
Time:

7:30 **A. ROLL CALL**

B. MINUTES REVIEW AND ACCEPTANCE – March 5, 2013 meeting

C. NEW BUSINESS

1. Review and approve final development plan for Lot 201 of the Centerville Corporate Park Subdivision, Amended, regarding proposed Dayton West/MTC office building and parking structure for architectural review and compliance with Governing Documents

2. Approve the Third Amendment to the ADL Agreement between the RDA and Mackey Investments Centerville, LC, regarding division and development of the Island Parcel located at the corner of Parrish Lane and Marketplace Drive

D. ADJOURNMENT

Steve H. Thacker
Executive Director

CENTERVILLE CITY COUNCIL

Staff Backup Report

Item No. 6

Date of City Council Meeting: March 19, 2013

Short Title: Consider Increasing Energy Sales and Use Tax

Initiated By: City Manager

Scheduled Time: 8:15 (15 min.)

RECOMMENDATION

Allow the City Manager to make a presentation regarding: the loss of purchasing power from the City's main sources of revenue in the General Fund; the need for more funding for street maintenance work; and the proposed sources for that additional funding. Then allow public comment and consider Ordinance No. 2013-04 increasing the Energy Sales and Use Tax from the current 5 percent to 6 percent as allowed under State law.

BACKGROUND

The City Manager recommends the City Council take action to increase revenue to fund more street maintenance work. The latest version of the multi-year street maintenance plan—to be presented by the Public Works Director to the City Council in a work session on March 26—recommends funding of approximately $1.5 million per year for street maintenance projects. This compares with a budget of approximately $700,000 per year prior to FY 2011, and $500,000 per year for FY 2011 through 2013. The City Manager does not believe it is realistic to increase street maintenance funding to $1.5 million per year, but is hopeful the City Council will fund approximately $1 million per year. One of the potential sources for that increased funding is to increase the Energy Sales and Use Tax from the current 5 percent to 6 percent, as allowed under State law. Currently, all but one of the other cities in Davis County levies the maximum 6 percent rate for Energy Sales and Use Tax.

Item No. 5 on the agenda is intended to be a foundation for the Council to discuss the subject of raising the Energy Sales and Use Tax. The Finance Director's presentation in Item No. 5 will project City revenues and expenses for the next five years. The Finance Director's conclusion is that the anticipated increases from current revenue sources over that five-year period will likely fund the incremental cost increases expected for City services. Those revenues will not, however, fund a significant increase in service level or new programs—in particular, the recommended increase in spending for street maintenance projects.

What has happened to major General Fund revenue sources since 2003?

The four largest sources of revenue for the General Fund are sales tax, Class C Road Fund, property tax and the Energy Sales and Use Tax. As represented by the enclosed graph, the City's sales tax revenues decreased dramatically beginning in 2008 due to the recession. The graph shows sales taxes actually received from FY 2003 through FY 2012. The graph also shows the projection made in 2008 of what staff expected the City would receive in sales tax revenues based on the assumption of a conservative 3 percent increase per year from 2008 to 2012. The graph depicts the disparity between the projection and actual revenues during that period of time. In FY 2012, actual sales tax revenues for that year were $543,519 less than the projection made in 2008.

The Class C Road Fund revenue is that portion of the gasoline tax collected by the State that is distributed among Utah cities to help pay for street maintenance. The enclosed graph shows that the amount of Class C revenue received by Centerville City has not increased since FY 2003. In that year the City received $476,340, compared with $464,392 in FY 2012. During that nine-year period, the cost of asphalt products has increased greater than the general rate of inflation. As indicated in notes on the graph, the $464,392 received in FY 2012 would purchase less than half the tons of installed asphalt as could have been purchased by the $476,340 received in FY 2003.

Property tax revenue has also not kept up with inflation. Centerville City has not raised its property tax rate through a Truth-in-Taxation process for more than 20 years. This means that in FY 2012 the City collected the same total amount of property tax dollars as it collected from the taxable property that existed 20 years ago. The only increase in property taxes the City received over that period is attributable to new development. In other words, the purchasing power of the property tax revenue received by the City declines year-by-year. For example, staff analyzed the 9-year period from FY 2003 to FY 2012. During that time, the Western States CPI Index reveals that the cost of goods and services has increased by 28 percent. If property taxes had been keeping up with inflation during those nine years, the City would have collected an additional $215,000 in FY 2012 from the tax base that existed in FY 2003.

Of the four major revenue sources in the General Fund, the only one that has kept up with inflation, generally speaking, is the Energy Sales and Use Tax. This tax is applied to the monthly bills for electric power and natural gas. The rate has been 5 percent for many years. State law, however, allows cities to charge up to 6 percent. Raising the Energy Sales and Use Tax from 5 percent to 6 percent would generate an estimated additional amount of $140,000 per year.

What has happened on the expenditure side since 2003?

While the purchasing power of the primary General Fund revenue sources has gone down since 2003, there have been at the same time some unusual increases on the expenditure side. As noted above, the unit costs of asphalt paving has doubled. In addition, the City has begun paying its UTOPIA obligation that currently exceeds

$400,000 per year. The impact of these factors on the expenditure side—combined with the decreased revenues and/or purchasing power of the City's revenue sources—has affected the funding of City services and programs, particularly in the past three years. To balance the budget, equipment replacement has been scaled back and the amount of money spent on street maintenance projects has decreased. In his May 2012 Budget Message, the City Manager noted this and recommended the City Council increase the Energy Sales and Use Tax and property tax rates to address this funding need. An enclosure compares Centerville City's property tax rate with all other cities in Davis County.

The City Manager's Recommendation

The City Manager recommends the City Council act now to increase the Energy Sales and Use Tax from 5 percent to 6 percent. If the Council takes that action in March, it will become effective July 1, and therefore, the FY 2014 Budget would benefit from a full year of increased funding from this source. The City Manager also recommends that as a part of the process for adopting the FY 2014 Budget, the City Council consider an increase in the property tax rate. The amount of that increase can be discussed by the City Council in May and June. If a property tax increase is proposed, it would be subject to a public hearing before the Council could adopt the FY 2014 Budget. No public hearing, however, is required to increase the Energy Sales and Use Tax as allowed by State law. Despite this, the City Manager recommends the Council allow public comment on this proposal; hence the reason public comment is shown on the March 19 agenda for Item No. 6.

ORDINANCE NO. 2013-04

AN ORDINANCE AMENDING SECTION 5-08-030 OF THE CENTERVILLE CITY MUNICIPAL CODE REGARDING THE RATE OF THE MUNICIPAL ENERGY SALES AND USE TAX

WHEREAS, the Municipal Energy Sales and Use Tax Act, as set forth in *Utah Code Ann.* §§ 10-1-301, *et seq.*, authorizes municipalities to levy a municipal energy sales and use tax on the sales or use of taxable energy in the municipality up to six percent (6%) of the delivered value of the taxable energy; and

WHEREAS, the City has previously adopted and currently imposes a municipal energy sales and use tax in the amount of five percent (5%) of the delivered value of the taxable energy in the City as set forth in Section 5-08-030 of the Centerville Municipal Code; and

WHEREAS, the City desires to amendment the provisions of Section 5-08-030 of the Centerville Municipal Code to increase the City's municipal energy sales and use tax to six percent (6%) as provided and authorized by the Municipal Energy Sales and Use Tax Act; and

WHEREAS, the City Council has held a public hearing on this matter and has determined that the proposed increase in the municipal energy sales and use tax rate imposed by the City will be in the best interest of its citizens and will provide necessary revenues for the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. **Amendment.** Section 5-08-030 of the Centerville Municipal Code is hereby amended to read in its entirety as follows:

5-08-030. Energy Sales and Use Tax.

There is hereby levied, subject to the provisions of this Chapter, a municipal energy sales and use tax on the sale or use of taxable energy within Centerville City at the rate of six percent (6%) ~~five percent (5%)~~ of the delivered value of the taxable energy to the consumer. This tax shall be known as the Energy Sales and Use Tax.

(a) The tax shall be calculated on the delivered value of the taxable energy to the consumer.

(b) The tax shall be in addition to any sales or use tax on taxable energy imposed by Centerville City or by the State of Utah.

Section 2. **Severability**. If any section, part or provision of this Ordinance is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 4. **Effective Date.** This Ordinance shall become effective upon publication or posting, or thirty (30) days after passage, whichever occurs first. The increase in municipal energy sales and use tax adopted herein shall not take effect until the first day of a calendar quarter and after a 90-day period beginning on the date the Utah State Tax Commission receives notice of the change in the rate of the tax in accordance with applicable provisions of *Utah Code Ann.* § 10-1-304.

PASSED AND ADOPTED BY THE CITY COUNCIL OF CENTERVILLE CITY, STATE OF UTAH, THIS 19th DAY OF MARCH, 2013.

CENTERVILLE CITY

By: ______________________________
Mayor Ronald G. Russell

ATTEST:

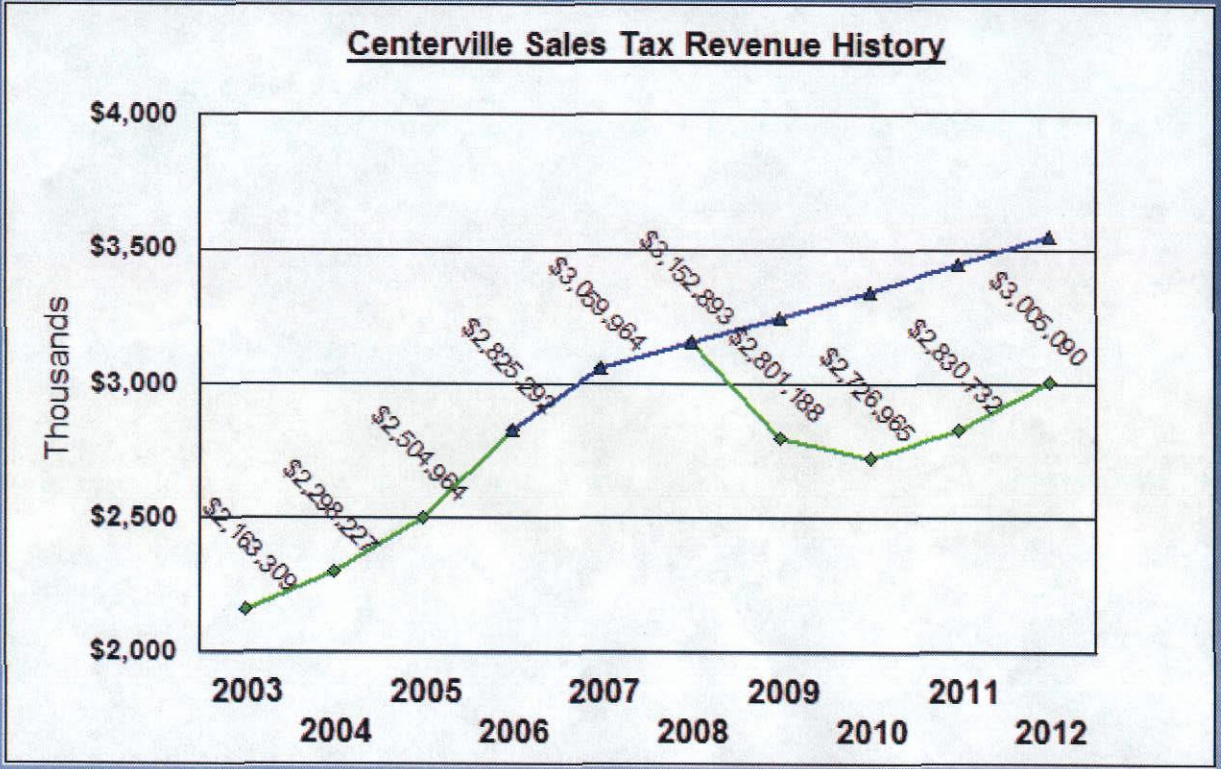
____
Marsha L. Morrow, City Recorder

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Allen	______	______
Councilmember Averett	______	______
Councilmember Higginson	______	______
Councilmember Lindstrom	______	______
Councilmember Wright	______	______

What's Happened? Recession Sales Taxes – Projected v. Actual

- Cumulative, $2,222,269.
- FY 2012, 543,519.

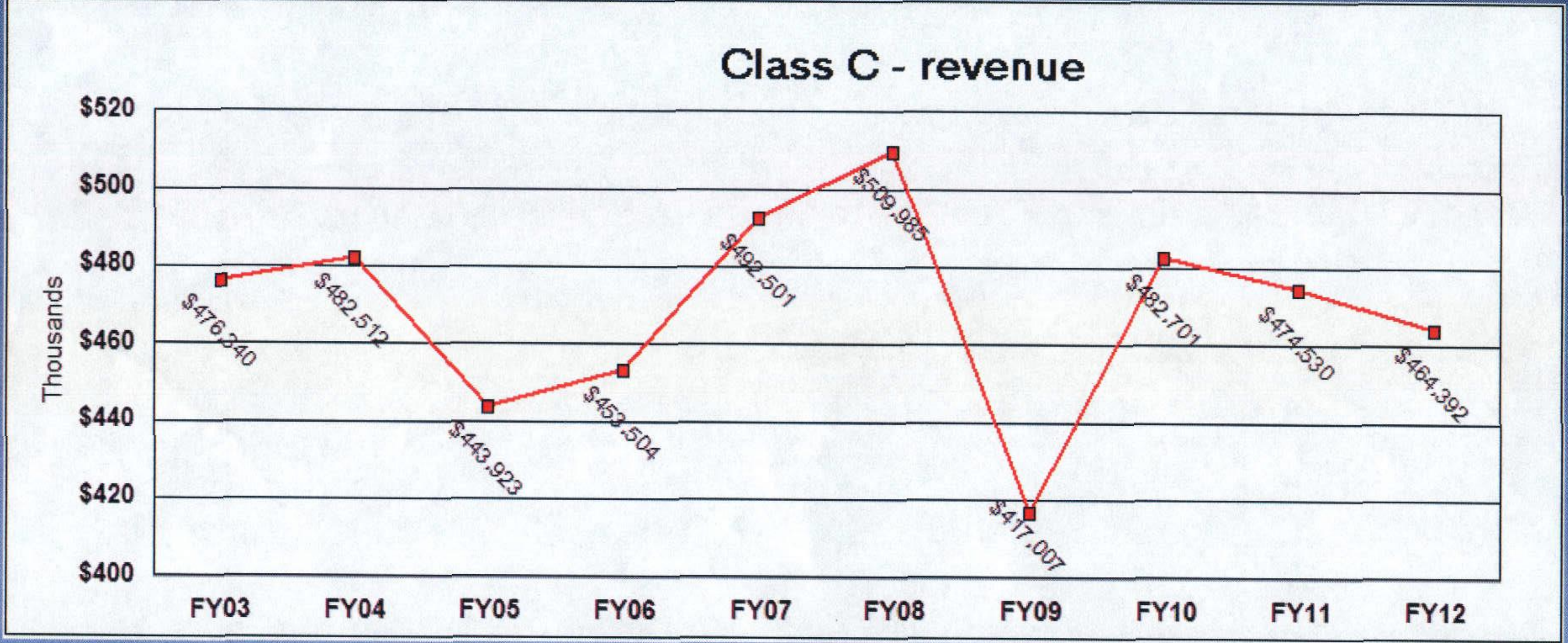


3% annual increase

Prior 5 year average increase was 8.15%

Class C Roads

- FY 2012 - $464,392 : Purchased 7,740 tons of installed asphalt.
- FY 2003 - $476,340: Purchased 16,425 tons of installed asphalt.



Davis County 2012 Tax Rates

	Certified Rate		Certified Rate
Bountiful	0.001094	North Salt Lake	0.001637
Centerville	0.001165	South Weber	0.000998
Clearfield	0.001800	Sunset	0.002492
Clinton	0.001871	Syracuse	0.001832
Farmington	0.002269	West Bountiful	0.001951
Fruit Heights	0.002054	West Point	0.001110
Kaysville	0.001028	Woods Cross	0.001058
Layton	0.002084		

Rank - High to Low

Sunset	0.002492	1
Farmington	0.002269	2
Layton	0.002084	3
Fruit Heights	0.002054	4
West Bountiful	0.001951	5
Clinton	0.001871	6
Syracuse	0.001832	7
Clearfield	0.001800	8
North Salt Lake	0.001637	9
Centerville	0.001165	10
West Point	0.001110	11
Bountiful	0.001094	12
Woods Cross	0.001058	13
Kaysville	0.001028	14
South Weber	0.000998	15

Other Rates

Davis County	0.002391
Davis School	0.008941
Weber Basin	0.000215
Mosquito	0.000105

#1

General Fund
Unaudited Summary
February , 2013 (67% of year)

	This Month	Year to Date	FY 13 Budget	% Budget
Revenues				
Property Tax	$11,060	$903,955	$986,081	91.67%
Fee in Lieu	$6,394	$57,023	$95,000	60.02%
Sales & UseTax	$330,782	$2,139,953	$3,259,500	65.65%
Franchise Taxes	$114,864	$763,724	$1,118,000	68.31%
Licenses & Permits	$16,263	$227,868	$337,250	67.57%
Intergovernmental	$0	$376,871	$504,540	74.70%
Charges for Serv.	$78,451	$597,236	$823,325	72.54%
Fines	$31,953	$311,006	$475,000	65.47%
Miscellaneous	$685	$18,649	$56,250	33.15%
Transfers/Contributions	$0	$50,350	$182,500	27.59%
Total	$590,452	$5,446,635	$7,837,446	69.50%
Expenditures				
City Council	$9,958	$42,965	$101,508	42.33%
Judicial	$16,100	$129,489	$221,060	58.58%
Executive	$29,866	$240,806	$383,648	62.77%
Attorney	$10,343	$62,525	$107,766	58.02%
Finance	$32,138	$372,299	$484,830	76.79%
Attorney Services	$2,012	$40,837	$55,000	74.25%
Emergency Management	$0	$8,257	$8,400	98.30%
Fire	$0	$592,955	$794,172	74.66%
Elections	$0	$0	$0	0.00%
Youth Council	$0	$1,836	$7,000	26.23%
Police	$156,259	$1,372,414	$2,148,316	63.88%
Liquor Law	$6,149	$6,300	$20,000	31.50%
School Xing	$5,191	$31,632	$52,099	60.72%
DARE	$6,958	$58,602	$99,648	58.81%
K-9	$202	$1,353	$2,250	60.13%
Animal Control	$0	$11,648	$23,300	49.99%
PW Admin	$20,591	$176,742	$273,713	64.57%
Streets	$98,970	$453,594	$668,858	67.82%
Street Projects	$7,464	$214,313	$724,000	29.60%
GIS	$5,884	$48,380	$88,192	54.86%
Engineering	$8,644	$60,107	$86,500	69.49%
Parks	$32,302	$362,508	$742,842	48.80%
Community Events	$0	$1,402	$23,650	5.93%
Parks & Rec Facility	$1,432	$5,295	$10,910	48.53%
Maint Facility	$5,532	$27,519	$32,790	83.92%
Maint Facility Storage	$991	$3,439	$6,210	55.38%
City Hall	$11,572	$84,850	$119,151	71.21%
Community Dev.	$21,888	$173,172	$285,376	60.68%
Building Inspection	$2,916	$42,177	$121,550	34.70%
Transfers - Non Dep.	$0	$241,143	$314,223	76.74%
Total	$493,362	$4,868,559	$8,006,962	60.80%
Use/Contribtion to Fund balance (Revenues Over/Under Expenditures)		$578,076	$ (169,516)	

Fund Balance at Beginning of Year (est.)	$1,156,052
Fund Balance estimate 2/28/2013	$1,734,128
Projected Fund Balance %	**23.93%**

Source: Current Centerville City financial statements. May be subject to change

Special Revenue Funds
(Unaudited)
February 28, 2013

	This Month	Year to Date	FY 13 Budget	% Budget
Component Units				
RDA				
Revenues	$202,481	$307,294	$1,555,990	19.75%
Expenditures	$1,367	$124,238	$1,361,490	9.13%
Fund Balance at Beginning of Year (est.)		$244,971		
Fund Balance estimate 2/28/2013		$428,027		
MBA				
Revenues	$0	$1,143	$1,300	87.92%
Expenditures	$0	$1,143	$1,300	87.92%
Fund Balance at Beginning of Year		$0		
Fund Balance estimate 2/28/2013		$0		

	This Month	Year to Date	FY 13 Budget	% Budget
Special Revenue Funds				
Recreation				
Revenues				
Recreation	$2,068	$24,966	$84,000	29.72%
Youth Baseball/Softball	$5,350	$7,990	$28,000	28.54%
Concession Sales	$0	$209	$30,000	0.70%
Other	$0	$30,000	$30,000	100.00%
Total Revenues	$7,418	$63,165	$172,000	36.72%
Expenditures				
Recreation	$18,673	$64,588	$124,770	51.77%
Concessions	$0	$298	$22,135	1.35%
Youth Baseball/Softball	$0	$0	$31,925	0.00%
Total Expenditures	$18,673	$64,886	$178,830	36.28%
Revenue Over/Under Expend	$ (11,255)	$ (1,721)	$ (6,830)	
Balance at Beginning of Year (est.)		$26,598		
Fund Balance estimate 2/28/2013		$24,877		

Source: Current Centerville City financial statements. May be subject to change

Debt Service Funds
February 28, 2013 (Unaudited)

Debt Service	This Month	Year to Date	FY 13 Budget	% Budget
City Hall				
Revenues	$0	$76,875	$76,875	100.00%
Expenditures	$0	$76,226	$76,875	99.16%
Reserved Fund Balance		$60,596		
Fund Balance estimate 2/28/2013		$649		

Sales Tax (DCAC)	This Month	Year to Date	FY 12 Budget	% Budget
Revenues	$0	$212,618	$1,517,488	14.01%
Expenditures	$0	$152,693	$1,517,488	10.06%
Reserved Fund Balance		$28,896		
Fund Balance estimate 2/28/2013		$88,821		

Source: Current Centerville City financial statements. May be subject to change

Capital Project Funds
(Unaudited)
February 28, 2013

	This Month	Year to Date	FY 13 Budget	% Budget
Capital Improvement				
Storm Drain				
Revenues:				
Fund Balance			$27,794	
Impact Fees	$0	$8,320	$10,000	83.20%
Grants	$0	$0	$0	0.00%
Other	$0	$455	$75	606.67%
Total Revenues	$0	$8,775	$37,869	23.17%
Expenditures	$0	$0	$37,869	0.00%
Fund Balance at Beginning of Year (est.)		$36,011		
Fund Balance estimate 2/28/2013		$44,786		
Park				
Revenues:				
Fund Balance			$160,962	
Impact Fees	$4,800	$99,600	$42,000	237.14%
Transfer	$0	$0	$0	0.00%
Grants	$0	$0	$0	0.00%
Other	$0	$0	$0	0.00%
Total Revenues	$4,800	$99,600	$202,962	237.14%
Expenditures	$3,675	$54,197	$202,962	26.70%
Fund Balance at Beginning of Year (est.)		$297,073		
Fund Balance estimate 2/28/2013		$342,476		
Capital Projects Fund				
Revenues:				
Fund Balance			$47,120	
Transfers	$22,778	$308,909	$379,977	81.30%
Other	$0	$0	$500	0.00%
Total Revenues	$22,778	$308,909	$427,597	100.00%
Expenditures	$35,641	$308,909	$427,597	72.24%
Balance at Beginning of Year		$47,120		
Fund Balance estimate 2/28/2013		$47,120		

Source: Current Centerville City financial statements. May be subject to change

Enterprise Funds
(Unaudited)
February 28, 2013

	This Month	Year to Date	FY 13 Budget	% Budget
Water				
Revenues:				
Impact/construction Fees	$144,400	$204,562	$230,000	88.94%
Water Sales	$140,434	$1,200,873	$1,712,800	70.11%
Bond Revenue	$0	*$235,538*	*$1,810,000*	*13.01%* *
Other	$1,455	$17,221	$41,500	41.50%
Total Revenues	$286,289	$1,658,194	$3,794,300	43.70%
Expenditures				
Operating/Dep/Debt	$331,561	$1,253,515	$1,825,684	68.66%
Capital Improvement	$15,047	$157,056	$2,158,900	7.27%
Total Expenditures	$346,608	$1,410,571	$3,984,584	35.40%
Unresrestricted Cash Beginning of Year (est.)		$349,955		
Fund Balance estimate 2/28/2013		$3,466,859		
Sanitation				
Revenues:				
Collection Fees	$53,920	$426,997	$626,645	68.14%
Recycling fees	$13,155	$103,558	$148,400	69.78%
Green Waste fees	$6,165	$49,166	$65,600	74.95%
Other	$420	$4,980	$4,700	105.96%
Total Revenues	$73,660	$584,701	$845,345	69.17%
Expenditures:				
Disposal	$27,722	$166,262	$280,000	59.38%
Collection	$22,824	$163,397	$252,350	64.75%
Recycling	$13,515	$94,065	$143,800	65.41%
Green Waste	$2,854	$19,885	$24,000	82.85%
Other	$7,293	$72,989	$180,050	40.54%
Total Expenditures	$74,208	$516,598	$880,200	58.69%
Unresrestricted Cash Beginning of Year		$18,680		
Fund Balance estimate 1/30/2013		$86,783		
Drainage				
Revenues	$47,075	$377,316	$559,500	67.44%
Operating Expenditures	$41,111	$314,781	$502,490	62.64%
Capital Expenditures	$0		$52,140	0.00%
Total Expenditures	$41,111	$314,781	$554,630	56.76%
Unresrestricted Cash Beginning of Year		$91,168		
Fund Balance estimate 2/28/2013		$153,703		
Telecommunications				
Revenues	$23,700	$158,041	$330,000	47.89%
Contractual obligations	$16,239	$147,478	$330,000	44.69%
Total Expenditures	$16,239	$147,478	$330,000	
Unresrestricted Cash Beginning of Year		$2,452		
Fund Balance estimate 2/28/2013		$13,015		
Whitaker Trust				
Beginning fund balance				
Revenues	$2,160	$20,787	$37,365	55.63%
Expenditures	$2,282	$15,664	$37,365	41.92%
Fund Balance at Beginning of Year		$5,571		
Fund Balance estimate 2/28/2013		$10,694		

Source: Current Centerville City financial statements. May be subject to change

#9

Centerville City Fee Schedule

Various fees assessed by Centerville City include; but not limited to, the following:

FIRE/EMS IMPACT FEE	**AMOUNT**	**WHEN DUE**
Single-Family Dwelling	471.00 (per dwelling unit)	Collected on building permit
Multi-Family Dwelling	471.00 (per dwelling unit)	Collected on building permit
Commercial	240.00 (per 1,000 sq. ft.)	Collected on building permit
Office	114.00 (per 1,000 sq. ft.)	Collected on building permit
Industrial	25.00 (per 1,000 sq. ft.)	Collected on building permit
STORM DRAINAGE IMPACT FEE	**AMOUNT**	**WHEN DUE**
Residential Property - undeveloped land	2,000 per gross acre	Prior to Final Plat Approval
Residential Property - existing lot not previously assessed	2,000 per gross acre (prorated)	Collected on building permit
Commercial & Industrial Property - undeveloped land	4,000 per gross acre	Prior to Final Plat Approval
Commercial & Industrial Property - existing lot not previously assessed	4,000 per gross acre (prorated)	Collected on building permit
PARK IMPACT FEE	**AMOUNT**	**WHEN DUE**
Per Dwelling Unit	2,057.00 (Effective 4-16-2013)	Collected on building permit
CONSTRUCTION BOND FOR PERMIT	**AMOUNT**	**WHEN DUE**
Per Dwelling Unit *(Refundable Upon Final Approval)*	1,000.00	Collected on building permit
WATER DEVELOPMENT IMPACT FEE	**AMOUNT**	**WHEN DUE**
¾" Line Size – inside new subdivision	600.00	Prior to Final Plat Approval
¾" Line Size – inside new subdivision	600.00	Collected on building permit
¾" Line Size – *outside new subdivision*	1,200.00	Collected on building permit
1" Line Size – inside new subdivision	1,500.00	Prior to Final Plat Approval
1" Line Size – inside new subdivision	1,500.00	Collected on building permit
1" Line Size – *outside new subdivision*	3,000.00	Collected on building permit
Larger sizes refer to Centerville Fee Schedule Summary		
WATER METER	**AMOUNT**	**WHEN DUE**
¾" Meter	195.00	Collected on building permit
1" Meter	258.00	Collected on building permit
1 ½"	536.00	Collected on building permit
Larger sizes refer to Centerville Fee Schedule Summary		

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BUILDING & PLAN CHECK	AMOUNT	WHEN DUE
Single-Family Dwellings, Private Garages, Carports, Sheds and Agricultural Buildings	Based on Current Valuation Data; Plan Check is 25% of Building Fee	Collected on building permit
Commercial Building Plan Check Except Single-Family Dwellings, Private Garages, Carports, Sheds and Agricultural Buildings	Based on current Valuation Data; Plan Check is 65% of Building Fee	Collected on building permit
Utah State Surcharge Fee	1% of building fee	Collected on building permit

UTILITY SERVICES THAT CONNECTION/IMPACT FEES MAY APPLY, BUT ARE NOT COLLECTED BY CENTERVILLE CITY

- CENTURYLINK (QWEST)
  250 Bell Plaza
  Salt Lake City, UT
  800-475-7526
- COMCAST COMMUNICATIONS
  752 N Marshall Way
  Layton, UT 84041
  801-444-4824
- DEUEL CREEK IRRIGATION CO
  15 East Center
  Centerville, UT 84014
  801-298-3675
- QUESTAR GAS COMPANY
  1140 West 200 South
  Salt Lake City, UT 84145
  801-324-5111
- ROCKY MOUNTAIN POWER (RMP)
  1569 West North Temple
  Salt Lake City, UT 84116
  888-221-7070
- SOUTH DAVIS SEWER DISTRICT
  1800 West 1200 North
  West Bountiful, UT 84087
  801-295-3469
- UTOPIA
  Broad Dog Technology
  802 East Bamberger Ave Ste A
  American Fork, UT 84003
  801-613-3880
  www.utopianet.org
- WEBER BASIN WATER CONSERVANCY DIST
  2837 E Hwy 193
  Layton, UT 84040
  801-771-1677

Impact Fee Adjustments, Credits, Exemptions and Challenges

In accordance with applicable provisions of the Impact Fees Act and City Ordinances, the City may adjust, provide a credit, or waive impact fees under certain qualifying situations. Such circumstances may include adjustments to respond to unusual circumstances in specific cases or to ensure that impact fees are imposed fairly; credits for dedication of land or installation of system improvements; and exemptions for affordable housing projects or other public purposes. Various procedures exist for challenging impact fees, including, but not limited to, administrative appeal, advisory opinion, mediation, district court appeal, declaratory judgment action, or other procedures provided by law or City Ordinances. For further information regarding adjustments, credits, exemptions and/or challenges to impact fees imposed by the City, please contact the City Manager at 801-295-3477.