

1 Minutes of the Centerville **City Council** meeting held Tuesday, March 19, 2013 at 7:06 p.m. in
2 the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Ronald G. Russell

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8 Council Members Justin Y. Allen
9 Ken S. Averett
10 Sherri Lyn Lindstrom
11 Lawrence Wright

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13 **MEMBERS ABSENT** John T. Higginson

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15 **STAFF PRESENT** Steve Thacker, City Manager
16 Blaine Lutz, Finance Director/Assistant City Manager
17 Lisa Romney, City Attorney
18 Katie Rust, Recording Secretary

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20 **VISITORS** Interested citizens (see attached sign-in sheet)

21
22 **PLEDGE OF ALLEGIANCE**

23
24 **PRAYER OR THOUGHT** Councilwoman Sherri Lyn Lindstrom

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26 **OPEN SESSION**

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28 No one wished to comment.

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30 **MINUTES REVIEW AND APPROVAL**

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32 The minutes of the March 5, 2013 joint work session and the March 5, 2013 Council
33 meeting were reviewed. Councilwoman Lindstrom made a **motion** to approve both sets of
34 minutes. Councilman Averett seconded the motion, which passed by unanimous vote (4-0).

35
36 **SUMMARY ACTION CALENDAR**

- 37
38 a. Award bids for annual streets projects to:
39 1) Staker & Parson Paving in the amount of \$373,731 for reconstruction of Chase
40 Lane – Main Street to Oakridge Drive and a portion of 400 East Street south of
41 Pages Lane
42 2) Morgan Pavement Maintenance in the amount of \$80,722.32 for slurry seal
43 3) TopJob, LLC in the amount of \$99,600 for crack seal
44 b. Approve Interlocal Cooperation Agreement with Davis County for the Davis County
45 Clerk Auditor to provide electronic election equipment, supplies and training for the
46 2013 Centerville Municipal Elections – Approve Resolution No. 2013-10
47 c. Appoint Randy Randall as the City Representative to the Parrish Creek Irrigation Co.

48
49 Councilwoman Lindstrom made a **motion** to approve all items on the Summary Action
50 Calendar as shown. Councilman Wright seconded the motion, which passed by unanimous
51 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 MARCH 5 MEETING – TO BE TABLED AGAIN TO THE APRIL 2 MEETING)

Steve Thacker explained that more time is needed to draft and review the Development Agreement. Councilman Wright made a **motion** to table the public hearing regarding rezoning property from A-L to R-L/Planned Development and conceptual subdivision plan for the Woods Park Subdivision until the Council meeting on April 2nd. Councilwoman Lindstrom seconded the motion, which passed by unanimous vote (4-0).

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

Scott Henriksen, representing the developer, presented the final development plan for Lot 201 of the Centerville Corporate Park Subdivision regarding the proposed office building and parking structure. Councilman Allen made a **motion** to approve the 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. Councilwoman Lindstrom seconded the motion, which passed by unanimous vote (4-0).

RDA MEETING

At 7:24 p.m. Councilwoman Lindstrom made a **motion** to move into a meeting of the Redevelopment Agency of Centerville. The motion was seconded by Councilman Allen and passed by unanimous vote (4-0). In attendance were: Ronald G. Russell, Chair; Directors Allen, 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 7:34 p.m.

WHITAKER HOME TOUR FOR CITY COUNCIL

The Council will begin its March 26 work session at the Whitaker Home Museum for a tour of the building. The Whitaker Board will present its FY 2013-14 Budget requests at that time.

STAFF PRESENTATION RE LONG-TERM PROJECTION OF CITY REVENUES AND EXPENSES

Blaine Lutz and Steve Thacker presented City revenue and expense history for the last ten years, showing the effects of the recession and the loss of purchasing power for the major revenue sources in the General Fund. Mr. Lutz then presented projections of City revenues and expenses for the next five years, calculated with and without an increase in the Energy Sales and Use Tax. His projections indicate the increase in current revenues will likely cover the normal incremental increases expected in the cost of services at their current service levels, but will not provide additional funding for more street maintenance unless there are reductions in other services.

CONSIDER INCREASING ENERGY SALES AND USE TAX – ORDINANCE NO. 2013-

04

Mr. Thacker strongly recommended the Council increase the Energy Sales and Use Tax from the current 5% to the maximum of 6% allowed by State law for the purpose of increasing the funds available for streets maintenance. With no members of the public in attendance, Mayor Russell did not open the meeting to public comment. Staff provided the Council with a redlined copy of Ordinance No. 2013-04. The Mayor acknowledged the need and justification for the increase. Councilman Wright feels there is enough justification to discuss raising property taxes based on the information provided by staff and suggested the Council consider a property tax increase along with the Energy Sales and Use Tax increase. Mayor Russell recommended the Council move forward with the Energy Sales and Use Tax increase. He advised the Council would want to be able to report to the public the cost saving measures they were and were not able to implement as part of the budget process as explanation for a proposed property tax increase.

Councilwoman Lindstrom made a **motion** to adopt Ordinance No. 2013-04, amending Section 5-08-030 of the Centerville City Municipal Code, increasing the Energy Sales and Use Tax from the current 5 percent to 6 percent as allowed under State law, including the revisions proposed by the City Attorney. The motion was seconded by Councilman Allen and passed by unanimous vote (4-0). Councilman Allen stated he feels better about an increase in consumption-based taxes and fees than an increase in property tax, which he views as a more difficult decision.

FINANCIAL REPORT

Mr. Lutz presented a financial report for the period ending February 28, 2013.

MAYOR'S REPORT

The South Davis Metro Fire Agency is projecting that sufficient impact fees will be collected to make the bond payment due in October. Mayor Russell reported that legislation that would allow the conversion of the Fire Agency into a taxing entity passed during the Legislative Session. With that option available, the Agency has commissioned a financing feasibility study to see if enough revenue would be generated to be beneficial.

CITY MANAGER'S REPORT

- Mr. Thacker updated the Council on the status of three basements that flooded recently as a result of a clogged storm drain. Repair costs will be paid by the Drainage Utility Fund. Staff will be adding this location to the special watch list for storm drains.
- As a result of a meeting with the Stewart Elementary School Community Council, the City has agreed to put crosshatch marks for three crosswalks on 400 West in addition to the striping and signage already in place. The Police Chief will be analyzing the west exit from the school property at 225 West, and police officers will meet with parents and students to teach correct crossing techniques. The City will also conduct a pedestrian count and study at crossing areas throughout the city as a basis for determining priorities for use of limited funding for pedestrian safety.
- A notice has been added to a new handout in the Community Development Department to notify developers and builders that the City may adjust, provide a credit, or waive impact fees under certain qualifying situations.

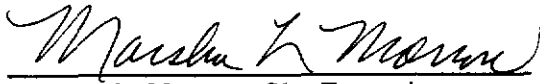
- Royce Allen has requested the City's support in selling a pocket version of his Centerville Trail Guide. The Council indicated approval for making the book available for purchase at City Hall and promoting its sale in City newsletters

MISCELLANEOUS

- Councilman Wright informed the Council that the Earthquake Lady will be at Centerville Elementary on Thursday, March 21, at 7:00 p.m.
- A monthly CERT meeting is held in the Public Works conference room.
- Councilman Wright expressed a desire to learn more about what Syracuse did to send voting ballots to the whole community to increase the voting rate. Staff will gather information and put the matter on a future agenda.
- Councilman Allen has noticed that mosquitoes have already become a problem in March. He suspects that Centerville residents would be willing to pay more for mosquito abatement.

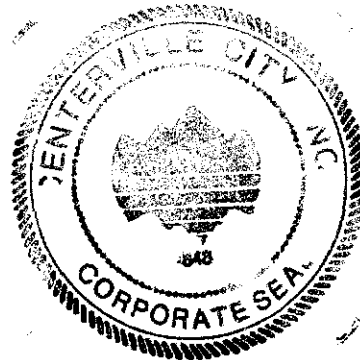
ADJOURNMENT

At 9:26 p.m. Councilwoman Lindstrom made a **motion** to adjourn the meeting. Councilman Allen seconded the motion, which passed by unanimous vote (4-0).


Marsha L. Morrow, City Recorder

4-2-2013
Date Approved


Katie Rust, Recording Secretary



CENTERVILLE CITY COUNCIL MEETING

Tuesday, October 19, 2013
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS**

SCOTT HENRIKSEN

375 W. 200 S. SLC, UT.

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.