

Minutes of the Centerville **City Council** meeting held Tuesday, January 21, 2025, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Robyn Mecham
Brian Plummer
Gina Hirst (left at 8:14 pm)
Spencer Summerhays

MEMBERS ABSENT Cheylynn Hayman

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Haley Turner, Community Services Manager
Bryce King, Administrative Services Director
Mike Eggett, Community Development Director
Sydney DeWees, Planner
Mike Carlson, Public Works Director
Nate Plaizier, Finance Director
Will Barnes, Centerville Police Department
Bruce Cox, Parks and Recreation Director
Kevin Campbell, City Engineer

VISITORS Mike Petrogeorge
Interested citizens

PRAYER OR THOUGHT Mayor Clark Wilkinson

PLEDGE OF ALLEGIANCE

OPEN SESSION

Rick Bangerter, Centerville resident, supported a proposal for an open house on storm drain fees but recommended combining it with a council meeting and holding a public hearing to allow for actionable outcomes. Mr. Bangerter also suggested notifying all affected businesses about the meeting and proposed changes to the resolution on drainage fees to emphasize public input.

Robert Burns, President of the Deuel Creek Irrigation Company, explained that the proposed subdivision amendment for Centerville Corporate Park would require the property owner to reroute irrigation lines, disconnect the north landscaped area from 520 North, and connect it to 500 North, incurring costs and requiring compliance with metering rules and inspection before spring.

SUBDIVISION FINAL PLAT – CENTERVILLE CORPORATE PARK SECOND AMENDED – 500 NORTH MARKETPLACE DRIVE – COMMERCIAL SUBDIVISION

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1 Community Development Director Mike Eggett presented the subdivision final plat for
2 Centerville Corporate Park Second Amended. He explained the changes to Lot 201 and Lot 1,
3 noting the intent to properly situate the parking garage within one lot. He mentioned that RDA
4 consent would also be required.

5
6 City Attorney Lisa Romney clarified that no public hearing was required for this plat
7 amendment and recommended approving the resolution subject to non-substantive amendments.
8

9 Council members discussed the irrigation concerns raised by Robert Burns in the open
10 session. It was determined that while important, these issues were not the city's direct
11 responsibility to enforce or condition in the plat approval process.
12

13 Councilmember Hirst **moved** to approve the Centerville Corporate Park second amended
14 subdivision plat with the following conditions and findings. Councilmember Summerhays
15 seconded the motion which passed by a unanimous vote (4-0).
16

17 Conditions:
18

- 19 1. Adjust the boundary between the two lots, as depicted in the application submittal and on
20 the amended subdivision plat.
- 21 2. Adjust and incorporate the 35,467 SQ FT acquired property from 02-236-0201 (Lot 201)
22 to 02-184-0004 (Lot 1) as depicted on the amended subdivision plat.
- 23 3. The existing public utility easements shall be protected and adhered to as established in
24 the amended subdivision plat.
- 25 4. The City Engineer shall review the adjusted/relocated utility easements and deem them
26 acceptable.
- 27 5. If deemed necessary by the City Attorney, a Title Report shall be secured and submitted
28 with the Final Amended Plat to verify that all easements and property interests of record
29 are accounted for.
- 30 6. A final amended linen plat shall be prepared and submitted to the City Recorder and shall
31 be reviewed and deemed acceptable by the City Engineer and City Attorney, prior to
32 recording the amended plat.
- 33 7. The final linen plat shall be re-submitted to the City Recorder and subsequently recorded
34 at the Davis County Recorder's Office to solidify this amended plat approval within one-
35 year of receiving the approval.
- 36 8. The applicant shall obtain RDA consent for the proposed subdivision changes in
37 accordance with applicable provisions of the Parrish Lane Gateway Neighborhood Project
38 Plan.
- 39 9. The property owner shall enter into an Assignment and Assumption Agreement agreeing
40 to be bound by all governing documents associated with the subject property. The
41 Assignment and Assumption Agreement shall be recorded with the Davis County
42 Recorder's Office prior to recording the amended plat or any amendments to the governing
43 documents.
- 44 10. The applicant shall submit and obtain approval of amendments to the Grant of Easements
45 and Restrictions for the Centerville Corporate Park Subdivision regarding ownership and
46 maintenance obligations for the parking structure and any other necessary amendments.
47 The amendments to the Grant of Easements and Restrictions shall be recorded with the
48 Davis County Recorder's Office prior to or concurrent with the recording of the amended
49 plat.
- 50 11. Applicant to remove the Planning Commission approval box on the amended plat
51 and correct typographical error in Plat Note #7.
52

53 Findings:

- a. The City Council finds that there is good cause for the plat amendment between Lot 201 and Lot 1 of the Centerville Cooperate Park in accordance with applicable ordinance requirements;
- b. The amendment of the plat will not injure the intended use of the property, the residents of Centerville, the neighboring properties, or the public infrastructure serving the area;
- c. The amendment will allow for the continuation of use and not prohibit the property development as permitted in the City Code and;
- d. The RDA will review the agreements to verify accordance with the updated plan

FEE SCHEDULE AMENDMENTS – DRAINAGE UTILITY FEES – DELAYED EFFECTIVE DATE

City Attorney Lisa Romney presented Resolution 2025-01 to delay the effective date of drainage utility fee increases. This was the second delay in implementation, responding to council direction from the previous meeting to allow additional time for property owners and businesses to prepare.

Discussion ensued about the need for public input, the financial impact of the delay, and the process for educating the community about the fee increases. Council members expressed a desire to be transparent and listen to concerns while acknowledging the necessity of the fee increase for maintaining the drainage system.

Councilmember Hirst **moved** to approve Resolution No. 2025-01 delaying the effective date of Drainage Utility Fees as adopted in Resolution No. 2024-22. Councilmember Summerhays seconded the motion which passed by a unanimous vote (4-0).

INTERLOCAL COOPERATION AGREEMENT – TRANSFER OF OWNERSHIP FOR CULINARY WATERLINE – WEST BOUNTIFUL

Public Works Director Mike Carlson presented the interlocal cooperation agreement for the transfer of ownership of a culinary waterline located within Porter Lane and 640 West to West Bountiful. He noted that the agreement had been finalized with some additions regarding capping. Ms. Romney recommended approving the resolution subject to non-substantive amendments, as West Bountiful had requested a few acceptable changes.

Councilmember Summerhays **moved** to approve Resolution No. 2025-02 regarding an Interlocal Cooperation Agreement with West Bountiful for the transfer of ownership of culinary waterline and authorize the Mayor to execute the same on behalf of the City subject to non-substantive changes. Councilmember Mecham seconded the motion which passed by a unanimous vote (3-0).

CONFLICT OF INTEREST TRAINING

City Recorder Jennifer Robison updated the council on new conflict of interest disclosure requirements for elected officials, explaining that the city would use the state's expanded template form this year to ensure compliance. The form, due by January 31st, includes more detailed disclosures than before, and completed forms will be posted on the city website, with council members encouraged to disclose any potential conflicts, even if not explicitly listed.

SUMMARY ACTION CALENDAR

1. Bid Award – Oakridge Drive Tank

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Councilmember Summerhays **moved** to approve the bid award for the Oakridge Drive Tank project to Patriot Construction in the amount of \$2,184,795.51. Councilmember Plummer seconded the motion which passed by a unanimous vote (3-0).

2. Vehicle Purchase – 305 Mini Excavator

Councilmember Summerhays **moved** to approve the purchase of a mini excavator for the Parks Department in the amount of \$85,723.00. Councilmember Meham seconded the motion which passed by a unanimous vote (3-0).

MINUTES REVIEW AND APPROVAL

Minutes of the January 7, 2025 work session and regular session were reviewed. Councilmember Plummer **moved** to approve both sets of minutes. Councilmember Meham seconded the motion, which passed by unanimous vote (3-0).

FINANCIAL REPORT

Finance Director Nate Plaizier presented a quarterly financial report for the period ending December 2024 and answered questions from the council.

COUNCIL LIAISON REPORT

Council member Hayman was excused and did not provide a report.

MAYOR REPORT

- Mayor Wilkinson shared Wasatch Integrated Waste Management executive director Nathan Rich is retiring in June
- Mayor Wilkinson discussed fire hydrant maintenance responsibilities with staff
- Mayor Wilkinson provided an update on 4th of July event dates including fireworks and parade plans

CITY MANAGER REPORT

- City Manager Brant Hanson reported on a meeting with Weber Basin regarding water issues and potential legislation
- City Manager Brant Hanson reported on discussions regarding water usage in relation to multi-family housing
- City Manager Brant Hanson shared tentative dates for the budget retreat, proposing March 26 and 28, 2025.

ADJOURNMENT

At 9:16 pm, Councilmember Summerhays **moved** to adjourn the meeting. Councilmember Plummer seconded the motion which passed by a unanimous vote (3-0).

Jennifer Robison
Jennifer Robison, City Recorder

2/5/2025 | 11:49 AM MST

Date Approved

