

1 Minutes of the Centerville City Council **work session** held Tuesday, March 26, 2013 at 6:00
2 p.m. in the Centerville City 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 Averett
10 John T. Higginson
11 Sherri Lyn Lindstrom
12 Lawrence Wright

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Blaine Lutz, Finance Director/Assistant City Manager
(arrived at 8:00 p.m.)
17 Randy Randall, Public Works Director
18 Katie Rust, Recording Secretary

19
20 **VISITOR**

Gary Crane, Layton City Attorney (arrived at 8:00 p.m.)

21
22 **WHITAKER MUSEUM TOUR**

23
24 At 6:00 p.m. Mayor Russell, Council members Allen, Higginson, Lindstrom, and Wright,
25 and City Manager Steve Thacker met at the newly reopened Whitaker Museum for a tour and
26 message from the Whitaker Museum Board. The Museum is receiving positive recognition in
27 the historic preservation community. Chair Packer expressed that the Museum is a showplace
28 which contributes to making Centerville a better place. Council members were given a list of
29 Whitaker Museum 2013-14 Goals and budget request. Board members in attendance included
30 Chair Spence Packer, Paul Smith, Nancy Smith, and Bridget Lee, and various volunteers. The
31 Council returned to City Hall at 6:40 p.m. to continue the work session.

32
33 **PRESENTATION BY PUBLIC WORKS DIRECTOR**

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35 Randy Randall, Public Works Director, presented the Streets Maintenance Master Plan
36 2014-2018. He showed maps of streets maintenance that had been scheduled as part of the
37 2008-2012 Master Plan but was not accomplished due to insufficient budget. Mr. Randall
38 specified causes of street deterioration and explained that if roads are not repaired in a timely
39 manner, the costs for the repairs continue to rise substantially. Arterial streets need to be
40 maintained at a higher quality than the rest of the streets. A high percentage of Centerville
41 streets are currently in acceptable condition, but a large number of streets are approaching the
42 point they will require major work if not maintained. The new Streets Maintenance Master Plan
43 includes city parking lots and trail systems. Mr. Thacker commented that in the future the City
44 may be able to maintain parking lots at City parks with RAP tax funds, if approved by voters.
45 Mr. Randall showed maps of scheduled streets maintenance through 2018, if the maintenance
46 receives sufficient funding.

47
48 Staff has estimated the maintenance included in the 2014-2018 Streets Master Plan will
49 cost an average of \$1.6 million per year. The City will receive approximately \$460,000 for Class
50 C roads from the state, leaving approximately \$1.2 million of maintenance to fund. Cost for
51 materials has increased considerably, reducing the buying power of budgeted funds in recent
52 years. Councilman Higginson asked if it would be beneficial to combine with other cities to
53 purchase materials at a lower price. Mr. Randall responded the City would be better off
54 increasing its own volume to get a lower price. Councilman Averett suggested scheduling more

1 of one type of repair in a single year to maximize buying power. Staff agreed that a shift in the
2 schedule might be possible. Mr. Randall stated that Centerville bids the work early in the year,
3 which is the best way to maximize buying power.
4

5 Mayor Russell suggested continuing at the current funding level for another year or two
6 to see if new options arise, since the only alternative available at this time to increase street
7 maintenance funding is a property tax increase. Mr. Randall stated staff will act on whatever the
8 Council decides, but cautioned that postponed maintenance becomes more expensive to
9 accomplish over time. As streets become "dead" it is financially worthwhile to allow them to stay
10 that way for a few years before rebuilding, since a rebuild costs three times more than an
11 overlay. Mr. Randall mentioned the City is in the process of looking at other master plans, such
12 as the Storm Drain Master Plan. A lot of work needs to be done within the city, and it will be
13 valuable to coordinate the timing of street maintenance with utility work. Steve Thacker
14 expressed hope that with a careful year-by-year review of the streets, a sufficient amount of
15 maintenance might be accomplished for around \$1 million per year, rather than the ideal
16 amount of \$1.6 million. Mr. Thacker reported the Legislature discussed an option that would
17 provide more funding to the cities for street maintenance. It was not passed this year, but
18 seems to gain more support every year and may be passed in the future.
19

20 Mr. Randall showed snow plow maintenance costs for the past four years compared to
21 the trade-in values of the vehicles. The maintenance cost of some of the vehicles is
22 approaching or exceeding the trade-in value. He stated the Public Works Department would
23 like to add a ten-wheel truck with a side-wing plow to the City's fleet. The larger truck would
24 accomplish the work currently done by two snow plows on the larger arterial streets,
25 accomplishing the work more efficiently and cutting down on personnel time. The larger truck
26 could also be used to haul materials year-round.
27

28 The Council took a short break from 8:10 p.m. until 8:17 p.m.
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30 **PRESENTATION BY LAYTON CITY ATTORNEY**
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32 Mr. Thacker introduced Gary Crane, City Attorney for Layton, whom he invited to speak
33 to the Council regarding a possible option for the future of UTOPIA. Mr. Crane has experience
34 working with the Legislature as well as with UTOPIA and the cities involved. The Legislature
35 has said that UTOPIA cannot directly compete with commercial business and must remain
36 wholesale. With that restriction it will take a long time to pay off UTOPIA's debt obligations.
37

38 Mr. Crane stated that cities run utility systems well. He suggested each city could set up
39 an enterprise fund (i.e., "Centerville Fiber"), which would take in revenues, retire debt, and cover
40 operating expenses. Under this scenario, UTOPIA would become like a district that would serve
41 the individual entities. The cities would deploy fiber and connect a box to each property,
42 charging a fee from each household or business for the connection. With the infrastructure in
43 place, the commercial end (i.e., provision of telecom services) would be handled by other
44 providers. The cities could use the box at each home to read meters, for 911 service,
45 telecommunications, and wireless services in parks and other public areas. By removing itself
46 from the commercial end, UTOPIA would become a system not constrained by many of the
47 restrictions placed by the Legislature. UTOPIA would maintain franchise agreements with
48 providers to control quality, and individual homeowners would be able to choose how to utilize
49 the services available. The change would allow UTOPIA and the providers to focus on what
50 they do best. The fiber connection would be included in the city utility bill sent to every
51 household. An adjustment or credit would be made for citizens who have already paid the

1 connection fee for UTOPIA. The cities would operate the system the same as all other utilities
2 within the city.

3
4 All eleven UTOPIA cities would have to agree with the idea for it to be possible. State
5 law would not need to be changed, and a public vote would not be necessary. However, it will
6 be important to act quickly before State law is amended to make the change impossible. Mr.
7 Crane thinks the model could be put in place within the next year.

8
9 Councilman Averett asked why the service providers would want to use the UTOPIA
10 infrastructure. Mr. Crane responded that the UTOPIA infrastructure is superior to what the
11 providers can put in place. Since the end user will be paying for the fiber, he thinks the
12 providers will want to use it. Councilman Averett asked why UTOPIA would not be charging a
13 fee from the provider for use of the fiber. Mr. Crane responded that charging a provider fee
14 would make UTOPIA commercial. The goal would be to stay completely away from the retail
15 end so State restrictions no longer apply. He also feels a provider fee would discourage
16 providers from participating. Utility fees are paid for by the end user.

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18 Mayor Russell thanked Mr. Crane for his presentation and stated he thinks the idea is
19 worth exploring.

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21 **ADJOURNMENT**

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23 The work session was adjourned at 9:18 p.m. The Council will next meet on Tuesday,
24 April 2 at 5:30 p.m.

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30 Marsha L. Morrow, City Recorder

4-16-2013

Date Approved

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36 Katie Rust, Recording Secretary

