

Minutes of the Centerville **City Council** meeting held Tuesday, April 6, 2021, at 7:00 p.m. with participants present electronically via Zoom and streamed on YouTube due to infectious disease COVID-19.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Hansen, Deputy Recorder
Jacob Smith, Administrative Services Director
Kevin Campbell, City Engineer
Bruce Cox, Parks and Recreation Director
Cory Snyder, Community Development Director
Mike Carlson, Deputy Public Works Director
Cameron Woodbury, Public Works Department

VISITORS

Jeff Allen, CW Land
Steve Kehl, Larkin Mortuaries and Rocky Mountain Vault
Lane Larkin, Larkin Mortuaries and Rocky Mountain Vault
Dave Powers, South Davis Metro Fire Deputy Chief

DETERMINATION

Mayor Wilkinson read aloud a determination regarding electronic meetings without an anchor location due to COVID-19

PRAYER OR THOUGHT

Councilmember Fillmore

PLEDGE OF ALLEGIANCE

OPEN SESSION

Jake Willis, Centerville resident – Mr. Willis said he wanted to raise awareness of the number of mature trees recently lost to development in Centerville. He said there was value in preserving mature trees, and shared a short presentation regarding mature trees. Mr. Willis said he lived in a neighborhood at the north end of the City that would be impacted by construction of the West Davis Corridor. He pointed out mature trees in the way of the West Davis Corridor project, and asked the Council to try to influence UDOT to preserve as many trees as possible.

FINAL SUBDIVISION PLAT – THE HIVE PUD

Cory Snyder, Community Development Director, said the Planning Commission reviewed the Final Site Plan and Final Subdivision Plat for The Hive PUD project, approved the Final Site Plan, and recommended Council approval of the Final Subdivision Plat. The Final Planned Unit Development (PUD) Subdivision Plat would separate the commercial lot from the residential units (68 total units proposed), and jointly allow the residential units to be platted and

1 offered for individual purchase. Responding to a question from Councilmember Ince, Jeff Allen
2 with CW Land said the private vehicles still on the property would be removed after the required
3 notice period.
4

5 Councilmember Ince **moved** to approve Final Subdivision Plat for The Hive
6 Development, subject to the following conditions and reasons for action. Councilmember
7 McEwan seconded the motion, which passed by unanimous vote (5-0).
8

9 Conditions:

- 10
- 11 1. The Applicant shall prepare the Articles of Incorporation and the related covenants,
12 conditions, and restrictions (CC&Rs). Such documents shall be submitted and
13 reviewed by the City Attorney for compliance with state statute, as part of the City
14 Council's review and approval.
 - 15 2. The expected cross access and shared parking shall be noted on the Final PUD Plat
16 and if deemed applicable, in the related CC&Rs.
 - 17 3. The related CC&Rs shall address the applicable PDO and Ordinance restrictions and
18 limitations regarding common open space, allowable uses, recreational vehicle
19 parking.
 - 20 4. Subdivision development shall be subject to the terms and conditions of providing
21 adequate utilities to the project, in accordance with applicable law from all related
22 utility providers.
 - 23 5. The incomplete eastern lot boundary separating the Lot 201 (commercial lot) from
24 the residential portion of the PUD development shall be corrected and deemed
25 acceptable by the City Attorney and Engineer, as part of the City Council's review
26 and approval.
 - 27 6. The Subdivision Construction Plans and Plat shall be subject to City Engineer review
28 verifying that it fully complies with the applicable improvement standards, that the
29 survey description is correct, and that all easements are correctly described and
30 located.
31

32 Reasons for Action:

- 33
- 34 a. The City Council finds that proposed Final Site Plans for both the C-H/PD and R-
35 H/PD are consistent or conditioned to be consistent with Ordinance No. 2020-12 for
36 The Hive Development PDO Approval, as outlined in the related Staff Report.
 - 37 b. The City Council finds that the Final Site Plans conform or are conditioned to
38 conform with the Conceptual Site Plan of the PDO Approval, as per CZC
39 12.21.110(f), as outlined in the related Staff Report.
 - 40 c. The City Council finds that the associated PUD Subdivision Plat conforms or is
41 conditioned to conform with CMC 15.06.010 for Planned Unit Developments, or other
42 applicable subdivision ordinance requirements, as listed in the related Staff Report.
43

44 **INFRASTRUCTURE IMPROVEMENT AGREEMENT (PRIOR TO RECORDING FINAL**
45 **PLAT) – THE HIVE PUD**
46

47 Lisa Romney, City Attorney, explained that State law allowed developers to start
48 constructing infrastructure on their own property prior to recording a plat. Ms. Romney explained
49 the unwinding bond required by Centerville, and presented an Infrastructure Improvement
50 Agreement between the City and the applicant for The Hive PUD.

1 Councilmember Ince **moved** to approve the Infrastructure Improvement Agreement
2 (prior to recording Final Subdivision Plat) between the City and CW The Hive, LLC for The Hive
3 PUD. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).
4

5 **NICHE WALL CONSTRUCTION MATERIAL**
6

7 Rocky Mountain Monument and Vault was awarded the bid to construct a niche wall at
8 the Centerville City Cemetery. The bid award amount included the use of concrete for the
9 construction of a niche wall. Lane Larkin and Steve Kehl with Larkin Mortuaries and Rocky
10 Mountain Monument and Vault said they recommended a combination of precast concrete with
11 a concrete waffle cone mold, encased in granite for the most durable and visually pleasing
12 solution considering the weather in Centerville.
13

14 Councilmember McEwan said he was comfortable with the precast concrete encased in
15 granite. Councilmember Fillmore said she would want to see and approve the full design of the
16 area around the niche wall. City Manager Brant Hanson said final plans would be presented to
17 the Council.
18

19 Councilmember Fillmore **moved** to approve use of concrete with a granite surface layer
20 for the niche wall at the Centerville Cemetery. Councilmember McEwan seconded the motion.
21 Councilmember Ivie said she was not convinced using a combination of concrete and granite
22 would be better than granite throughout. Mr. Cox said the outside appearance of the two options
23 was identical. He referred to problems Brigham City had experienced with a solid granite niche
24 wall at the Brigham City Cemetery. Councilmember Fillmore expressed confidence in Mr. Cox's
25 research and recommendation. Mr. Kehl described the structure of both options, and
26 emphasized that the solid concrete encased in granite provided greater strength and stability.
27 Mr. Hanson explained the niche wall would be paid for from the General Fund, with proceeds
28 from niche wall sales repaying the General Fund. Councilmember Fillmore added the goal was
29 for the niche wall to be a self-sustaining project. The motion passed by unanimous vote (5-0).
30

31 **BOND REDUCTION – END OF WARRANTY – SOUTH DAVIS METRO FIRE**
32 **DISTRICT – 311 SOUTH MAIN STREET**
33

34 City Engineer Kevin Campbell recommended bond reduction in the amount of \$2,950
35 and end of warranty period for the South Davis Metro Fire Station. He reported all public
36 improvement and bonded items for the project were completed. Councilmember McEwan
37 **moved** to approve bond reduction in the amount of \$2,950 and end of warranty for South Davis
38 Metro Fire Station located at approximately 311 S Main Street. Councilmember Ivie seconded
39 the motion, which passed by unanimous vote (5-0). Deputy Fire Chief Dave Powers reported
40 Fire District personnel were pleased with the Centerville Station.
41

42 **BID AWARD – CULINARY WATERLINE AND STORM DRAIN REPLACEMENT**
43 **PROJECT – 400 EAST FROM PARRISH LANE TO CHASE LANE**
44

45 Mr. Campbell presented bids received by Centerville City for the Culinary Water Line
46 and Storm Drain Replacement Project on 400 East from Parrish Lane to Chase Lane, and
47 recommended the project be awarded to Great Basin Development and Construction.
48 Councilmember McEwan **moved** to award the project to Great Basin Development and
49 Construction in the amount of \$435,259.00. Councilmember Fillmore seconded the motion,
50 which passed by unanimous vote (5-0).

**GREEN STEEL WATER TANK REPLACEMENT PROJECT – COMMUNITY PROJECT
FUNDING – RESOLUTION OF SUPPORT**

Staff were working with The Ferguson Group to submit an application for one of several possible Community Project Funding Programs to fund or partially fund replacement of the green steel water tank on the hillside. The green steel water reservoir was constructed in 1971 and refurbished/recoated in the late 1990s due to significant rust and deterioration. The reservoir tank had met its expected life and continued to have pinhole leaks due to rust. Mr. Campbell said Staff recommended the reservoir tank be replaced with a new reinforced concrete reservoir that would be buried underground in the hillside approximately half a mile due north. He stated proposed Resolution No. 2021-15 was prepared to demonstrate community support, both financially and politically, for the replacement project and grant application. Staff talked about benefits of working with The Ferguson Group. Mr. Campbell explained factors and calculations used to determine the proposed location and size of a new water tank, which was anticipated to serve estimated needs well past 2050.

Councilmember McEwan **moved** to approve Resolution No. 2021-15 supporting and authorizing the City to apply for a grant or other financial assistance under one of several possible Community Project Funding Programs to fund or partially fund the Green Steel Water Tank Replacement Project. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

STORMWATER MANAGEMENT PLAN

On August 4, 2020, the City Council adopted an updated Stormwater Management Plan for Centerville City to comply with recent State and Federal requirements for the Phase II permitting process for local stormwater management. As part of that approval, the City Council requested Staff do a more comprehensive review of the document and make grammatical and formatting corrections and updates. Mr. Campbell said Staff had reviewed and updated the Stormwater Management Plan as directed.

Councilmember McEwan referred to the fact that Centerville had ceased its spring curbside green waste pick-up service in neighborhoods in an effort to prevent contamination of the stormwater system, and said he had recently observed piles of green waste in gutters throughout Farmington awaiting curbside pick-up. He said he observed far less green waste collected at the Community Park drop-off site in Centerville than he would have expected, and commented that the drop-off site approach was perhaps not achieving the desired effect in terms of providing a service to the City. City Manager Brant Hanson said Staff's goal was to find a way to provide curbside pick-up the correct way next year. Councilmember Mechem said she had been impressed driving through Farmington with how orderly the piles of curbside green waste were.

Councilmember McEwan **moved** to approve Resolution No. 2021-08 adopting the updated and corrected Stormwater Management Plan for Centerville City. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

**PERSONNEL POLICIES AMENDMENTS – SECTION 7.050 – PREGNANCY
TEMPORARY TRANSITIONAL DUTY**

City Attorney Lisa Romney said the Utah Risk Management Agency recommended as part of the City's annual risk assessment that the City amend its policy to provide for temporary transitional duty for pregnant employees if they were unable to perform a physical component of

1 their job due to pregnancy. She said Resolution No. 2021-14 was prepared with the
2 recommended changes.

3
4 Councilmember Ince **moved** to approve Resolution No. 2021-14 amending Section
5 7.050 of the Centerville Personnel Policies regarding Pregnancy Temporary Transitional Duty.
6 Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).
7

8 **MINUTES REVIEW AND ACCEPTANCE**

9
10 Minutes of the March 16, 2021 Work Session and City Council Meeting, and March 24,
11 2021 Special Council Meeting and Closed Meeting were reviewed. Councilmember Ince **moved**
12 to approve all four sets of minutes. Councilmember Ivie seconded the motion, which passed by
13 unanimous vote (5-0).
14

15 **CITY COUNCIL REPORT**

16
17 Councilmember Fillmore provided an update on the South Davis Recreation District and
18 Recreation Center. Parks and Recreation Director Bruce Cox reported the Parks and
19 Recreation Committee were preparing for movies in the park in the summer. Councilmember
20 Fillmore commented the Parks Committee could take a look at the Parks Capitol Improvement
21 list and identify some of the smaller projects that could perhaps be completed considering the
22 projected increase in revenues. Councilmember Ince said he agreed citizens liked to see
23 projects completed, and suggested reallocation of RAP Tax revenues to designate 5% for small
24 parks projects.
25

26 **MAYOR'S REPORT**

- 27
- 28 • Mayor Wilkinson commented that Davis County was currently at a moderate COVID-
29 19 transmission level. Acknowledging it was unknown if transmission rates would
30 return to high, he asked for Council input regarding 4th of July celebrations in 2021.
31 Councilmember McEwan suggested Community Park would provide sufficient space
32 for social distancing for fireworks. Councilmember Mecham said she believed Smith
33 Park was a better option for fireworks with so many separate areas for parking and
34 observing. She said she did not like the idea of changing the long-standing tradition.
35 Councilmember Fillmore commented the tradition was to pack Smith Park and the
36 surrounding areas with as many blankets and people as possible to watch the
37 fireworks. Councilmember Fillmore said she would want the fireworks to return to
38 Smith Park after the pandemic, but suggested the Council should be open to the idea
39 that Community Park may have more lawn for spreading out blankets and social
40 distancing. Councilmember McEwan suggested Mr. Hanson ask the County Health
41 Department for feedback. Mayor Wilkinson emphasized he believed the community
42 needed a celebration to occur, following County Health guidelines. Mr. Hanson said
43 he would be happy to reach out to the County Health Department. Councilmember
44 Ivie commented that an impromptu neighborhood parade occurred in her
45 neighborhood in 2020.
 - 46 • Mr. Hanson said his hope was for the first Council meeting in May to be a hybrid,
47 with both in-person at City Hall and remote attendance possible.
48

49 **CITY MANAGER'S REPORT**

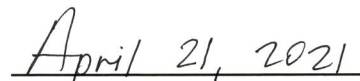
- 50
- 51 • Mr. Hanson reported Staff wanted to begin allowing park pavilion reservations. A
52 majority of the Council appeared to agree.

- The City Manager reported Centerville was awarded a \$1.7 Million grant to fund the 400 East Project from Pages Lane to Porter Lane. He recognized Kevin Campbell and Jacob Smith for their efforts to secure the grant. The City's contribution would be \$120,000.
- Mr. Hanson updated the Council on the recruitment process for the Finance Director and Public Works Director positions. He reported the City Recorder position would be posted and open for three weeks.
- Brant Hanson said Staff were waiting for further guidance and explanation regarding the American Rescue Plan and how funds could be used.

ADJOURNMENT

At 9:00 p.m., Councilmember McEwan **moved** to adjourn the meeting. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).


Jennifer Hansen, Deputy Recorder


Date Approved


Katie Rust, Recording Secretary

