Minutes of the Centerville **City Council** meeting held Wednesday, November 6, 2013 at 7:03 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
MEMBER ABSENT	Justin Y. Allen
STAFF PRESENT	Steve Thacker, City Manager Blaine Lutz, Finance Director/Assistant City Manager Randy Randall, Public Works Director Lisa Romney, City Attorney Katie Rust, Recording Secretary
VISITORS	Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Blaine Lutz, Finance Director/Assistant City Manager

OPEN SESSION

No one wished to comment.

MINUTES REVIEW AND APPROVAL

The minutes of the Tuesday, October 15, 2013 Council meeting were reviewed. Councilwoman Lindstrom made a **motion** to approve the minutes. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

CHASE LANE PUMP STATION

Steve Thacker, City Manager, explained the differences between the budgeted and estimated costs of the Chase Lane Pump Station project. The total estimated cost of the project is more than the total budgeted cost. Randy Randall, Public Works Director, explained the reasons for increased cost of the pump building and generator. The well has turned out to produce more than expected, which will require a more expensive generator than originally planned. The Chase Lane pump station generator will be powered by natural gas, with the option to use propane if necessary. The station will be able to pump water both north and south in emergency situations. A seismic analysis was included in the building design process.

Councilman Averett asked how many bids were received for the project. Mr. Randall explained the bid process for the generator, the electrical work, and the building construction. Councilman Averett asked if staff goes back to suppliers to renegotiate when a project is over budget. Mr. Randall responded that the latest total cost estimate for the projects funded by the Water Revenue Bonds is still close to the total amount budgeted. Regarding the bid for pump

station construction, Mr. Randall said it would be possible to remove features or items from the bid to lower the cost, but he feels the current bid will provide the desired results. Councilman Averett expressed a desire to push back on vendors when projects are over budget. Mr. Randall explained that government entities have different restrictions and requirements with the bid process than private entities. Each of the Planning Commission's concerns regarding the building have been addressed, and Mr. Randall feels the pump station will be an attractive, lasting part of the community. Councilman Higginson asked if purchase of the generator could be postponed. Mr. Randall responded that the generator will need to be in place as the connections are placed and installed in the construction process. Mr. Thacker also explained that the pump station construction bid is within the latest Engineer's Estimate, even though the pump station project cost will exceed the budget for this specific project as established for the bond issue in 2012. In other words, the changes in design of the pump station – as explained by Mr. Randall – account for the higher cost. The well's capacity will be about 25% higher than originally anticipated, requiring larger pumps and generator.

Councilwoman Lindstrom made a **motion** to award the bid to Alder Electric in the amount of $64,810 for electrical work; award the bid to Burton Morgan Construction in the amount of $187,272 for construction of the facility; and award the bid to Precision Power in the amount of $92,840 for a backup generator. Councilman Higginson seconded the motion, which passed by unanimous vote (4-0).

STABILITY ANALYSIS FOR "V" ON MOUNTAIN

City Manager Thacker reported on the stability analysis recently conducted on the "V" and surrounding hillside. The report prepared by Hiram Alba, the Principal Engineer of GeoStrata who donated his professional services, states: "Based on our results we conclude that the V is stable under current loading and seismic conditions. We recommend that some stabilization be completed to repair the existing undermining and to prevent further erosion." This conclusion means the cost of repair/rehab should not be as high as anticipated earlier. Kevin Campbell, City Engineer, has agreed to volunteer his professional services to design the repairs to the V, and Randy Randall, Public Works Director, will evaluate what kind of work should be done in the vicinity of the V to redirect water away from the structure. Bryce Trump and his son, Ryan, will work with other parties, such as the Viewmont Alumni Association, to fund the repairs. Mr. Trump suggested it will be a good experience for students to be involved in the project next spring. Lisa Romney, City Attorney, pointed out that the license or lease agreement will most likely be with Davis School District rather than Viewmont High School. Councilman Wright suggested that maintenance become part of student tradition involving the V. Mr. Trump stated it is his intention to help the students put a maintenance plan in place. Councilwoman Lindstrom commended Bryce and Ryan Trump for their desire and willingness to continue pursuing the project despite difficulties that have arisen.

MAYOR'S REPORT

Mayor Russell expressed his thanks and commendation to all those who ran for public office. He appreciates the difficulties involved, and is grateful to live in a country where citizens can express different points of view. He is confident that everyone involved has the best interests of the citizens in mind.

CITY MANAGER'S REPORT

- A review of the street light situation in the City is a priority assigned to staff by the Council earlier in the year. As part of the Parrish Lane Gateway Guidelines,

developers have been required to install expensive pedestrian street lighting. Steve Thacker, City Manager, expressed staff's recommendation to abandon the intent to require the pedestrian lights along Parrish Lane and vicinity except in a few places to complete what has already been started: along Marketplace Drive; along the north side of Parrish Lane; and along parts of 400 West to complete the corridor to the Performing Arts Center. The lighting that has been required is expensive to install and replace. Councilman Averett commented that Parrish Lane looks nice, and the lights have added to the appearance. He asked what the proposed alternative is, the cost benefit of the change, and the difference in maintenance costs between the new proposed lighting option and the current requirement. Councilman Wright emphasized the need to be mindful of cost. Mr. Thacker will convey the concerns expressed to the Community Development Director for Planning Commission consideration.

- The City received nine or ten applications for the position of Whitaker Museum Director. The Museum Board will review the applications, conduct interviews, and recommend their choice for Museum Director. The City Manager will conduct a final interview with the applicant selected by the Board.
- Mr. Thacker presented a possible configuration of parking and wetland for the planned Community Park expansion. An open house regarding the park expansion will be held prior to the regular Council meeting on November 19th at 5:30 p.m.
- A Letter of Intent requesting a pedestrian walkway to the west side of the City as a potential project for the State Transportation Improvement Program has been sent.
- City Manager Thacker reported that most of the right-of-way for the Parrish Lane/Main Street project has been purchased. Staff has been moving the project forward based on direction from the City Council. Mr. Thacker stated he was recently contacted by an attorney for one of the property owners, who expressed the opinion that pursuing negotiations prior to the election gave the appearance that staff was rushing the purchase of land to prevent a different outcome after the election. Mr. Thacker chose to back-off until after the election occurred. However, he stated that UDOT is anxious to proceed and will be seeking direction to move forward with the project, with legal action if necessary. Mr. Thacker is hopeful that property owners will be willing to complete the negotiations and avoid court action.

The City Manager acknowledged that new Council members have been elected, and that the new Council may make a different decision regarding the project in January. He cautioned the newly elected officials, as well as those who will continue on the Council, that approximately $400,000 has been invested in the project for which Centerville would be responsible if the project were cancelled. Councilman Wright commented that scaling-back the project to a portion of the proposed work has been an option. Councilman Wright feels there may be a different sentiment with the new Council and suggested deferring further discussion until the new Council is in place. Mr. Thacker responded that reducing the scope of the project was an option given by UDOT a year ago, but UDOT may not still consider that option acceptable. Mr. Thacker expressed two concerns regarding the timing of the project: projects bid earlier in the season receive lower bids; the more the project is delayed, the later the construction will go into the summer, which could cause difficulties for the City's July festivities.

Councilman Wright stated he is in favor of scaling back the project, and he believes Councilman Averett and one newly elected Council member may concur with him. Councilman Higginson challenged that a Council is in place that already made a decision, and there is no need to incur additional cost to postpone until a new

Council is in place. Councilman Higginson stated he would only agree to postpone discussion if no added cost and no construction delay were involved. Mr. Thacker stated he is confident that a delay would add to the cost of the project. Councilman Wright stated he has not seen a lot of support for the project from the citizens. He believes it is the community's desire to not move forward with the project. He feels the new Council should be allowed to consider the issue. Councilman Higginson disagreed, stating that he has personally contacted well over a hundred citizens who are grateful that the project is taking place. Councilman Higginson stated he is aware of the impact it will have on the residents in the immediate area, but he feels there are many residents who are pleased the project will ease the dangerous nature of the intersection. The Mayor stated that the direction to staff at this point is to move forward with the project. Councilwoman Lindstrom stated she would like clarification regarding the City's responsibility for covering cost overrides. Councilman Wright commented that if the three property owners decide not to settle, and UDOT moves forward with court action, the matter will naturally be postponed by the legal process. Mr. Thacker responded that court action would be initiated fairly soon since UDOT has already held off for a few weeks. Mayor Russell added that in an eminent domain action, UDOT would seek an order of immediate occupancy and the property could be obtained without much delay.

Councilman Wright stated his desire to put the issue back on the agenda for discussion. Councilman Averett responded that although he voted against the project, he does not want the City to go to additional expense with delays. Councilman Averett stated that the current elected Council made a decision, and although he does not agree with it, he feels it is the decision that needs to continue to go forward until possible different direction is given by a future Council. He stated he is not in favor of putting the issue back on the agenda. Staff will proceed with the current direction to move forward with the intersection project.

- Online business license renewal is expected to be operational by the end of November.
- Wasatch Choice Toolbox Training will be held on December 4, 2013 in Farmington. Mr. Thacker encouraged current and newly elected officials to participate.
- Union Pacific Railroad has submitted a license agreement to staff regarding the crossing at Lund Lane. Staff will review the document and report to the Council.
- One of the projects selected by the Council for the coming year is amending the Westside Plan. Cory Snyder, Community Development Director, has been working with the Planning Commission on a process and calendar, and intends to present them to the Council for review in January of 2014.

MISCELLANEOUS

Councilman Wright expressed a desire to learn more about UTA's plans for bus service along Main Street in Centerville. Steve Thacker responded that UTA is considering options that could speed up bus service along Main Street, such as fewer stops with park 'n ride locations and priority at intersections. Mayor Russell stated that no environmental study has been done. Councilman Averett asked if it would be possible for a UTA representative to attend a future Council meeting to answer questions and provide clarification. Mr. Thacker agreed to contact UTA.

CLOSED MEETING

At 8:38 p.m. Councilwoman Lindstrom made a **motion** to move to a closed meeting of the Council to discuss pending litigation. Councilman Averett seconded the motion, which passed by unanimous vote (4-0). In attendance at the closed meeting following a short break were: Ronald G. Russell, Mayor; Council members Averett, Higginson, Lindstrom, and Wright; Steve Thacker, City Manager; Blaine Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 8:55 p.m.

ADJOURNMENT

At 8:56 p.m. Councilman Higginson made a **motion** to adjourn the meeting. Councilwoman Lindstrom seconded the motion, which passed by unanimous vote (4-0).

Marsha L. Morrow, City Recorder

11-19-13
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY UT
CORPORATE SEAL

CENTERVILLE CITY COUNCIL MEETING

Wednesday, November 6, 2013

7:00 p.m.

NAME (PLEASE PRINT)	ADDRESS**
Dale McIntyre	258 E. 200 S. Centerville
Stephanie Ivie	595 S. 700 E. Cent.
Brandon Ivie	" " " "
Bryce Trump	784 E 750 S
Ryan Trump	784 E 750 S
Lisa Sommer	2212 No. Main
Peter Sommer	" " "
Nannette Smith	187 E 1975 N.
Paul Cutler	1872 N. Main St

** 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.