

1 Minutes of the Centerville City Council meeting held Tuesday, February 18, 2014 at 7:05 p.m.  
2 in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

3  
4 **MEMBERS PRESENT**

5  
6 Mayor Paul A. Cutler

7  
8 Council Members Ken S. Averett  
9 Tamilyn Fillmore  
10 Stephanie Ivie  
11 Lawrence Wright

12  
13 **MEMBER ABSENT**

John T. Higginson

14  
15 **STAFF PRESENT**

Steve Thacker, City Manager  
Blaine Lutz, Finance Director/Assistant City Manager  
Cory Snyder, Community Development Director  
Lisa Romney, City Attorney  
Katie Rust, Recording Secretary

16  
17  
18  
19  
20  
21 **VISITORS**

Interested citizens (see attached sign-in sheet)

22  
23 **PLEDGE OF ALLEGIANCE** Charles Ore, BSA Troop 1378

24  
25 **PRAYER OR THOUGHT** Councilwoman Stephanie Ivie

26  
27 **OPEN SESSION**

28  
29 Rick Bingham – Mr. Bingham stated that one year ago he stood in a Council meeting  
30 and expressed concerns about the City's involvement in UTOPIA. He also attended the work  
31 session recently held on February 13<sup>th</sup> with Macquarie representatives. Mr. Bingham voiced his  
32 personal disapproval for a partnership between UTOPIA and Macquarie, and urged the Council  
33 to exercise judgment that would oppose the partnership. Mr. Bingham also expressed concern  
34 about his efforts to obtain the loan documents associated with the City's loan of funds to  
35 UTOPIA to cover operating expenses in 2013. He stated he feels the City Council should not  
36 make any more payments for this purpose.

37  
38 Sherri Lindstrom – Ms. Lindstrom thanked the Council and staff for putting together the  
39 recent transportation open house. She asked if the Council is aware of when Enhanced Bus or  
40 Bus Rapid Transit will be implemented, and whether further open houses/public hearings will be  
41 held. Referring to a comment made by Hal Johnson, a UTA representative, at the February 4<sup>th</sup>  
42 Council meeting, she emphasized that switching from bus service on Main Street to light-rail  
43 would be a long, involved process. It could not be accomplished quickly. Ms. Lindstrom stated  
44 she is in favor of the Council putting together a transportation committee. Ms. Lindstrom  
45 showed a pamphlet to the Council that was left on her doorstep regarding the Centerville Porter  
46 Lane Well. She thanked the City for this notice, but pointed out that the pamphlet does not  
47 mention the Wasatch Waste District as a resource for the disposal of hazardous materials. She  
48 stated that the Waste District has money set aside each year for education purposes, and  
49 suggested the Waste District might be willing to partner with the City for a hazardous materials  
50 pick-up day.

Mayor Cutler responded that Bus Rapid Transit is still in the concept stage, and would likely be implemented in the Salt Lake Valley and possibly Utah County before Davis County.

Mark Gabriel – Mr. Gabriel stated he would like to know if loan documents exist for the City's loan of funds to UTOPIA for operating expenses. Mr. Gabriel also asked if Centerville would be responsible to help pay for the feasibility study being conducted by Macquarie if the City were to decide not to participate in the partnership.

Steve Thacker, City Manager, explained that the terms relating to the loan of funds to UTOPIA for operating expenses were included in a resolution of the UIA Board and a resolution of the City Council. The first payment from Centerville was sent with a statement indicating repayment is expected. Councilman Wright stated he does not consider a resolution to be a loan document. Mayor Cutler added that agreements between government agencies are accomplished with resolutions. The Mayor said it is unclear at this point what would happen if not all of the cities choose to accept the Macquarie proposal. If the proposal does not go beyond Milestone One, however, with any cities, then his understanding is that Centerville's share would be a percentage similar to its percentage of the UTOPIA debt.

#### **MINUTES REVIEW AND APPROVAL**

The minutes of the Tuesday, February 4, 2014 Council meeting were reviewed. Mayor Cutler and Councilwoman Fillmore requested amendments, and Councilwoman Fillmore made a **motion** to approve the minutes as amended. Councilman Averett seconded the motion, which passed by unanimous vote (4-0).

#### **SUMMARY ACTION CALENDAR**

- a. Consider approval of Resolution No. 2014-07 regarding updates to the City's Electronic Meetings Policy for Public Meetings
- b. Consider approval of Resolution No. 2014-08 regarding updates to the City's Minutes Approval Policy for Public Bodies
- c. Consider approval to use Contingency funds in the amount of \$4,985 for upgrade of GIS computer system

Councilman Wright requested that the Council consider and discuss item (c) on the Summary Action Calendar separately. Councilman Wright made a **motion** to approve items (a) and (b) on the Summary Action Calendar, including Resolution No. 2014-07 and Resolution No. 2014-08. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

Councilman Wright asked why the computer upgrade is not being considered as part of the regular budget cycle. Blaine Lutz, Finance Director, responded that the upgrade was approved as part of the FY 2013 Budget, but staff decided in June 2013 (near end of FY 2013) to wait until new technology was available and reduced in price. Mr. Lutz explained why staff recommends the funds come from the Contingency Fund. Councilman Averett made a **motion** to approve item (c) on the Summary Action Calendar. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0).

#### **PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENTS REGARDING NOTICING AND PUBLIC HEARING REQUIREMENTS – Tabled from February 4 meeting**

Lisa Romney, City Attorney, explained that the proposed Zoning Ordinance Text Amendments regarding noticing and public hearing requirements have been drafted in response

1 to House Bill 88 passed in the 2013 General Session of the State Legislature. The additional  
2 noticing practices have already been implemented by staff. Ms. Romney explained the intent of  
3 the proposed revisions. Centerville exceeds State requirements regarding providing opportunity  
4 for public comment. Ms. Romney explained the detailed process involved in publicly noticing  
5 applications submitted to the City. Councilman Wright suggested a bulletin board on the east  
6 side of City Hall or an electronic sign in front of City Hall as alternatives to posting the notices on  
7 the windows of the east entrance to City Hall.

8  
9 At 7:59 p.m. Mayor Cutler opened a public hearing.

10  
11 Rick Bingham – Mr. Bingham asked if it would be acceptable for a citizen to raise funds  
12 to provide the suggested electronic sign in front of City Hall.

13  
14 Mark Gabriel – Mr. Gabriel asked where public notices can be found online. Mayor  
15 Cutler responded they can be found on the City website, or the Utah Public Notice website.

16  
17 Sherri Lindstrom – Ms. Lindstrom asked if the public hearing will be continued to the next  
18 Council meeting and discussion of the proposed amendments. The Council responded that the  
19 public hearing will be continued.

20  
21 Mayor Cutler closed the public hearing at 8:02 p.m. but will reopen the public hearing at  
22 the next Council meeting.

23  
24 Councilman Wright repeated that he feels the location where public notices are posted at  
25 City Hall should be improved. Mayor Cutler reminded the Council that electronic signage is  
26 prohibited on Main Street by ordinance. Councilman Wright responded that the City, in  
27 providing a public service, could be an exception. Councilwoman Fillmore made a **motion** to  
28 table the discussion and continue the public hearing to the next Council meeting on March 4<sup>th</sup>.  
29 Councilwoman Ivie seconded the motion, passed by unanimous vote (4-0).

30  
31 TEMPORARY ZONING REGULATIONS FOR WEST CENTERVILLE  
32 NEIGHBORHOOD PLAN

33  
34 At a previous meeting, the Council discussed the possibility of imposing a six-month  
35 Temporary Zoning Regulation Ordinance (TZRO) to restrict applications for rezone, subdivision,  
36 and site development while considering changes to future land use expectations in the West  
37 Centerville Neighborhood. Cory Snyder, Community Development Director, stated that, to  
38 some degree, a TZRO would have a negative appearance by putting a hold on development.  
39 He cautioned that the action may be unsettling to some property owners. On the other hand, a  
40 TZRO would prevent development that would thwart or significantly hamper the City's ability to  
41 move in a different direction with the zoning. The Council and staff discussed a pending  
42 application for development of the property on the southwest corner of the Parrish Lane/1250  
43 West intersection. Mr. Snyder recommended that it not be included in the TZRO.

44  
45 Councilman Averett stated that no one likes to impose restrictions that take away  
46 property development rights. However, he continued that he feels the TZRO is timely in this  
47 situation to allow time to determine the look and feel desired in the West Centerville  
48 Neighborhood. Councilwoman Fillmore made a **motion** to adopt Ordinance No. 2014-04,  
49 establishing temporary regulations pertaining to land use, zoning, subdivision and development  
50 of real property located generally west of Interstate 15 and south of 200 North within Centerville,  
51 designated as a portion of the West Centerville Neighborhood in the General Plan. Councilman

Wright seconded the motion, which passed by unanimous vote (4-0). Mayor Cutler said he will move forward with formulating a committee.

### **FINANCIAL REPORT**

Blaine Lutz, Finance Director, presented a financial report for the period ending January 31, 2014.

### **MAYOR'S REPORT**

Mayor Cutler reported that progress has been made on preparations for the 4<sup>th</sup> of July celebration.

### **CITY MANAGER'S REPORT**

- At a previous meeting the Council discussed the possibility of sending a letter to Wasatch Front Regional Council regarding future growth maps for Centerville and designation of Main Street as a "Main-Street Community" versus a "Boulevard Community". Main Street south of Parrish Lane is currently designated as a Boulevard Community. Councilwoman Fillmore stated that, although neither designation perfectly describes Centerville's Main Street, she feels the Main-Street designation would more accurately communicate the City's goals for transportation in the area. Mr. Snyder cautioned that the designation selected by the Council may influence possible future grant/funding opportunities. He stated the Boulevard designation was chosen based on desired housing/commercial levels and physical constraints of the area. Council members agreed to gather more information on the issue before making a decision.
- City Manager Thacker informed the Council he plans to initiate conversations with property owners regarding easements for bus stops on Main Street.
- Mr. Thacker made the Council aware of an open house to be held at Bountiful High School on February 20<sup>th</sup> regarding a proposed Tesoro Uinta Express Pipeline. He said the city managers of the South Davis cities suggest that Tesoro should be encouraged to make a financial contribution for the improvement of the Centerville Fire Station as a way to offset negative impacts on these communities.
- The Council will meet in a work session on March 4<sup>th</sup> regarding the Drainage Utility System Comprehensive Financial Sustainability Study.
- Mr. Thacker described staff efforts to improve public information in situations where there is no requirement to get a permit. The Council discussed this code enforcement topic. Councilman Averett suggested the City require a building permit and minimal fee for residential fence installation to avoid many of the problems associated with fences. Mayor Cutler suggested staff research what is done in other cities regarding fencing regulations.

### **MISCELLANEOUS BUSINESS**

- Councilman Wright asked if the Whitaker Museum Board has received a new computer as expected. Mr. Lutz responded he thinks they have. Councilman Wright stated he will follow-up with the Museum Board.
- Councilwoman Fillmore asked if it would be appropriate for Council members to share issues brought to them by community members with each other via email. Lisa Romney, City Attorney, responded that information sharing is appropriate, but

reminded the Council to be cautious not to discuss anything via email that should be discussed in public meeting.

- Councilwoman Fillmore stated she feels it would be valuable to include youth on City committees and boards. Councilwoman Fillmore asked that idea be put on a future agenda for discussion. Councilman Wright also indicated interest in discussing the idea.
- Councilwoman Fillmore expressed interest in asking staff to recommend how the City could reach-out more regarding guest prayers at Council meetings. Councilman Wright said he feels the Mayor should handle that issue.

The Council took a brief recess at 9:40 p.m. and returned at 9:46 p.m.

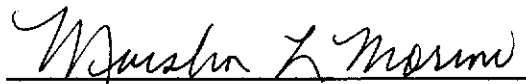
### **RDA MEETING**

At 9:46 p.m. Councilman Wright made a **motion** to move to a meeting of the Centerville Redevelopment Agency. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (4-0). In attendance were: Paul A. Cutler, Chair; Directors Averett, Fillmore, Ivie, and Wright; Steve Thacker, RDA Executive Director; Blaine Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 10:33 p.m.

### **ADJOURNMENT**

At 10:35 p.m. Councilman Wright made a **motion** to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0).

  
\_\_\_\_\_  
Marshal L. Morrow, City Recorder

3-4-2014  
\_\_\_\_\_  
Date Approved

  
\_\_\_\_\_  
Katie Rust, Recording Secretary



# CENTERVILLE CITY COUNCIL MEETING

Tuesday, Feb 18, 2014  
7:00 p.m.

NAME (PLEASE PRINT)

ADDRESS\*\*

John Lindstrom  
Peck Bm  
Jeff Thorne  
Kent Munkeloh  
ANDREW GLOSGORD  
Kristen Sierra  
Gina Hurst  
Andrew Hurst  
Bruce Morgan  
Mark Gabriel  
Stephen Christensen  
Ethan Christensen  
STEVE ALLEN  
Peter Sommo

224 W. Porta W Culver  
290 E Cam Lona Dr,  
225 E 800 S  
105 W 70 N  
303 W 470 N W 1 E  
790 E 1650 S  
955 Kague Circle  
955 Kague Circle  
1273 N. Nola Drive  
231 E 470 N. Btfl.  
231 E 470 N Btfl.  
133 ROCK MANOR DR  
2212 N. Main

\*\* 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.