

1 Minutes of the Centerville **City Council** meeting held Tuesday, January 20, 2015 at 7:00 p.m. in
2 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 John T. Higginson
11 Stephanie Ivie
12 Lawrence Wright

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Assistant
18 Kevin Campbell, City Engineer
19 Katie Rust, Recording Secretary

20 **STAFF ABSENT**

Blaine Lutz, Finance Director/Assistant City Manager

21
22 **VISITORS**

Interested citizens (see attached sign-in sheet)

23
24 **PLEDGE OF ALLEGIANCE**

25
26 **PRAYER OR THOUGHT**

Councilwoman Stephanie Ivie

27
28 **OPEN SESSION**

29
30 Mark Haddad – Mr. Haddad asked for clarification regarding the sale of private property
31 on the east bench of town. He stated that a potential buyer of private property on the hillside
32 was told by the City Planner that the property would not be developable. Mr. Haddad asked
33 what the barriers to development are, why they are in place, and what would be required to
34 remove them.

35
36 Steve Thacker, City Manager, responded that he would be glad to arrange a meeting
37 with the Haddad family to more fully explain and explore the challenges and obstacles to
38 development. Councilman Averett disclosed that he professionally represents the prospective
39 buyer, and stated that the buyer was told by the City Planner that the property in question could
40 not be developed under any circumstances. Councilman Wright asked that the Council receive
41 an update on the matter at a future meeting.

42
43 **MINUTES REVIEW AND ACCEPTANCE**

44
45 The minutes of the January 6, 2014 work session, regular Council meeting, and closed
46 meeting were reviewed. An amendment to the work session minutes requested by
47 Councilwoman Fillmore pertaining to Councilman Wright was not included in the minutes.
48 Councilwoman Fillmore requested a second, unrelated amendment to the work session
49 minutes, which was included. Councilman Higginson made a **motion** to approve the January 6,
50 2014 Council meeting minutes, the closed meeting minutes, and the work session minutes as
51 amended. Councilman Wright seconded the motion, which passed by unanimous vote (5-0).

1 **SUMMARY ACTION CALENDAR**
2

- 3 a. Consider Resolution No. 2015-01 amending Exhibits to Standard Specifications and
4 Drawings
5 b. Consider Resolution No. 2015-02 for Amendment No. 2 to Interlocal Cooperation
6 Agreement for Animal Control Services
7 c. Terminate warranty period for MTC Lot 2 Site Plan
8

9 Councilwoman Ivie requested that the Council consider item (a) on the Summary Action
10 Calendar separately. Councilman Averett made a **motion** to approve items (b) and (c) on the
11 Summary Action Calendar, including Resolution No. 2015-02. Councilwoman Ivie seconded the
12 motion, which passed by unanimous vote (5-0).
13

14 Councilwoman Ivie asked staff about the street light details in proposed Resolution No.
15 2015-01. Mr. Thacker responded that the street light details in Resolution No. 2015-01 are in
16 harmony with the requirements in the Parrish Lane design guidelines that have been in place for
17 some time. He added that there is intent to review the street lighting requirements in the future.
18 Councilman Wright expressed a desire for the street lighting issue to be put on a future agenda
19 for further discussion. Councilwoman Fillmore agreed.
20

21 Councilman Higginson made a **motion** to approve item (a) on the Summary Action
22 Calendar, Resolution No. 2015-01. Councilwoman Fillmore seconded the motion, which passed
23 by unanimous vote (5-0).
24

25 **PUBLIC HEARING – TUMBLEWEED SUBDIVISION PLAT AMENDMENT**
26

27 Lisa Romney, City Attorney, explained the proposed Subdivision Plat Amendment for the
28 Tumbleweed Condominium Subdivision.
29

30 At 7:33 p.m. Mayor Cutler opened a public hearing, and closed the public hearing seeing
31 that no one wished to comment. Councilman Averett made a **motion** to approve Subdivision
32 Plat Amendment for the Tumbleweed Condominiums Subdivision located at approximately 233
33 North 1250 West, Centerville, subject to the following conditions and findings. Councilwoman
34 Ivie seconded the motion, which passed by unanimous vote (5-0).
35

36 **Conditions**
37

- 38 1) Preparation and submittal of the final linen subdivision plat to the City Recorder's
39 Office.
40 2) Preparation and submittal of applicable covenants, conditions, and restrictions
41 approved by the owner's association to the City Recorder's Office.
42 3) Preparation and submittal of Preliminary Title Report (no older the 30 days) plat to
43 the City Recorder's Office.
44 4) Review and acceptance of the final plat by the City Engineer and Attorney, in
45 accordance with applicable regulations of the State and City.
46 5) Payment of all applicable fees and recording costs, as per the City's Fee Schedule.
47

48 **Findings**
49

- 50 a. The City Council finds that the amendment is consistent with the original plat's
51 expectation that allows a pad area to be later converted to an actual building.

- 1 b. The City Council finds that amending the plat allows for recognition of the new
2 building that has been constructed.
3 c. Therefore, the City Council finds that the public interest will NOT be materially injured
4 by the proposed plat amendment.
5 d. Therefore, the City Council finds that there is good cause for the plat amendment.
6

7 **EXTENSION OF FRANCHISE FOR QUESTAR**
8

9 Stephanie Gallegos, a representative of Questar Gas, explained the request for the
10 additional three month extension of the current Franchise for Questar to allow negotiations for a
11 new franchise to continue. She stated that Questar Management has approved payment of the
12 City's \$500 franchise application fee. Councilman Wright made a **motion** to approve Ordinance
13 No. 2015-01 extending the Franchise for Questar Gas, a successor to Mountain Fuel Supply
14 Company, for an additional three months. Councilman Higginson seconded the motion, which
15 passed by unanimous vote (5-0).
16

17 **COMPREHENSIVE ANNUAL FINANCIAL REPORT**
18

19 Ed Erickson, Audit Partner, and Jeff Miles, Audit Manager with Hansen, Bradshaw,
20 Malmrose & Erickson, highlighted the content of their audit report for Fiscal Year 2014,
21 contained in the Comprehensive Annual Financial Report (CAFR). Mr. Erickson stated that the
22 financial statements of the various funds and reporting units of the City are presented fairly and
23 in accordance with generally accepted accounting principles for government entities. The City's
24 CAFR for FY 2013 received a Certificate of Achievement for Excellence in Financial Reporting
25 for the 15th consecutive year.
26

27 Councilman Wright asked about the inventory of assets included in the Financial Report.
28 The auditors explained efforts by staff to ensure the accuracy of the inventory of capital assets,
29 and expressed confidence in the quality of the information provided for the Audit. Mr. Thacker
30 stated that the inventory report previously provided to the Council in 2014 was the master file
31 reflecting all assets entered from the time the system was implemented, including assets which
32 had been disposed of, but the report was incorrectly identified as a report of assets the City still
33 owned. Mr. Erickson stated that for the Comprehensive Annual Financial Report, acquisitions
34 and disposals are audited in the year in which they occur. In response to a question from
35 Councilman Wright, Mr. Erickson pointed out where in the Report the City's payments to
36 UTOPIA are shown. He and staff explained that the UTOPIA debt is not shown as a bond
37 obligation in the financial statements of any of the eleven member cities.
38

39 Mayor Cutler asked Mr. Erickson and Mr. Miles if they uncovered any instances of fraud
40 or mismanagement in the course of the Audit. Mr. Miles reported that nothing of that nature was
41 found. He added that they gained an understanding of the financial controls in place in the City,
42 and it is their opinion that the internal controls are appropriate for the size of the City. Mr.
43 Erickson stated that beginning in 2015 the City will be required to show its proportionate share
44 of the unfunded URS obligation on the Financial Report. Councilman Averett asked about
45 employee leave compensation, and Mr. Erickson pointed out where the employee leave liability
46 is reflected in the Report. Mr. Thacker noticed an inaccuracy in the leave liability statement, and
47 it was agreed that information should be corrected for next year.
48

49 Councilwoman Fillmore requested that the following portion of page one of the Financial
50 Report be included in the minutes, with emphasis on the second sentence:

1 The City's frame work of internal controls is designed to provide reasonable
2 rather than absolute insurance that the financial statements will be free of
3 material misstatement. The cost of internal controls should not outweigh their
4 benefit to the City.
5

6 Mr. Erickson stated that for the size of the city, Centerville has a fairly lean and cost
7 effective Financial Department, and they do a good job. Mayor Cutler thanked Mr. Erickson
8 and Mr. Miles for their time.
9

10 **INFRASTRUCTURE IMPROVEMENT AGREEMENT FOR LEGACY TRAIL**
11 **SUBDIVISION PDO**
12

13 Ms. Romney explained the Infrastructure Improvement Agreement for the Legacy Trail
14 Subdivision PDO. Councilman Wright made a **motion** to approve the Infrastructure
15 Improvement Agreement (prior to recording Final Subdivision Plat) between the City and H & S,
16 LLC and GT Development Holdings, Inc. for the Legacy Trail Planned Development (PDO).
17 Councilwoman Fillmore seconded the motion. Fred Hale and Craig Salmon, owners of the
18 Legacy Trail Subdivision, reported on the progress of the development. The motion to approve
19 passed by unanimous vote (5-0).
20

21 **FINANCIAL REPORT**
22

23 The financial report was postponed due to the absence of Finance Director Blaine Lutz.
24

25 **MAYOR'S REPORT**
26

- 27 • Daken Tanner, Co-Chair of the Centennial Celebration, presented the name chosen
28 for the celebration, "Celebrating Centerville . . . Our American Hometown", and
29 provided an overview of the activities and events planned so far for the City's
30 Centennial. Mr. Tanner explained the desire to purchase 30 flags to continue the
31 display of American flags north of Chase Lane on Main Street during the summer.
32 Todd Jones, in charge of raising funds for the flags, requested City financial
33 participation for the flag purchase by advancing the funds that would later be repaid
34 from donations. Councilman Wright suggested that, since the flags will be used by
35 the City long-term, the Council fund the whole amount from the General Fund or
36 Council Contingency, and allow the Committee to use remaining donated funds for
37 other celebration purposes. Councilwoman Fillmore agreed, but stated that she likes
38 the idea of the Committee continuing to motivate citizens to donate for the specific
39 purpose of purchasing the flags. If the City is reimbursed the cost of the flags
40 through donations, the additional funds could be used for other celebration purposes.
41 She added that those who donate will be able to experience a renewed feeling of
42 ownership each year when the flags are hung. Mayor Cutler agreed that it is
43 effective to have a cause to fundraise for. He suggested the Council fund the flag
44 purchase upfront with Council Contingency, and encourage continued fundraising.
45 Councilman Averett stated he would be more inclined to donate to the Celebration in
46 general, and agreed with Councilman Wright that the Council should fully fund the
47 flag purchase. Councilwoman Ivie also agreed with Councilman Wright's suggestion.
48 Mr. Tanner added that the Committee plans to add 8-10 Centennial banners to hang
49 on Parrish Lane and at City Hall.
50

51 Councilman Wright made a **motion** to allocate up to \$6,500 in Council Contingency
52 for the pre-purchase of flags and brackets. Councilwoman Ivie seconded the motion.

1 The Council discussed how to front the funds for the flag purchase and still enable
2 the Committee to be able to motivate citizens to donate. Councilwoman Fillmore
3 made a **motion** to amend the motion that the Council will front the \$6,500 for the flag
4 purchase, and whatever money is raised for the flags to reimburse the City will then
5 be made available for other Centennial Celebration expenses. Councilman
6 Higginson seconded the motion to amend. Donation checks can be written to either
7 Centerville City or the Centerville Community Foundation. The amended motion
8 passed by unanimous vote (5-0).
9

10 At 9:02 p.m. the Council took a short break, returning at 9:10 p.m.

- 11
- 12 • The Council discussed the recommended process for City Council review and
13 decision making on the proposed West Centerville Neighborhood General Plan
14 Amendments and related Zone Text/Map Amendments for the Parrish/Legacy
15 Transit-Oriented District, and when to include the West Bountiful City Council.
16 Councilwoman Fillmore asked staff if they remember a special public hearing for
17 certain stakeholders being held in addition to the regular public hearing process on
18 any controversial issue in the past. Councilman Wright stated he feels it would be to
19 the City's benefit to invite as much public input as possible. City Attorney Romney
20 responded she does not remember the Council holding a special public hearing for
21 stakeholders in the past, but she does remember work sessions with stakeholders.
22 She continued that it would be legal to continue the public hearing to an additional
23 meeting that targets stakeholders. The Council decided that a work session will be
24 held prior to the regular Council meeting on February 3, 2015, followed immediately
25 in the regular meeting by the initial public hearing, with a special meeting for West
26 Bountiful City officials and other stakeholders on February 24, and then concluding
27 the public hearing process on March 3.
- 28 • The Mayor reported that a substantial amount of impact fee revenue has been
29 received by the South Davis Metro Fire Agency. The Board expects to be able to
30 meet the October debt service obligation if development continues as expected.
31 Mayor Cutler has been elected Chair of the Fire Agency Board. Mr. Thacker
32 reported on a meeting he attended regarding paramedic funding.
- 33 • Macquarie is expected to present the Milestone Two report regarding UTOPIA soon.
34 Councilman Wright encouraged the Mayor to not throw his weight behind it before
35 finding out what the effect would be on Centerville. Mayor Cutler responded that he
36 does not think the City should discourage any idea that would help improve the
37 financial state of UTOPIA. He added that he thinks having different cities able to do
38 different things might be a good thing for UTOPIA.

39
40 **CITY MANAGER'S REPORT**

- 41
- 42 • Steve Thacker, City Manager, reported that the Parrish/Main Intersection Project is
43 essentially completed. UDOT has agreed to cover any budget overrun for the
44 project, if there is any.
- 45 • Mr. Thacker updated the Council on the planned pedestrian bridge over the freeway
46 at Parrish Lane. Staff has submitted an application to WFRC for a grant to add
47 safety lighting on Parrish Lane along the 10-foot sidewalk that will be put in with the
48 bridge.
- 49 • Council members are invited to attend FEMA training in Emmitsburg, Maryland in
50 June 2015.
- 51 • The City was recently notified that it has been accepted to participate in the Voter
52 Registration Pilot Program, as requested earlier by the City Council. Councilwoman

1 Ivie suggested that the annual community brochure indicate that voter registration
2 will be available on the day of elections.

- 3 • It is anticipated that Blaine Lutz, Finance Director/Assistant City Manager, will be on
4 sick leave for the next two weeks.
5 • The next utility mailer will include information regarding the utility rate increase
6 scenarios the Council is considering.
7 • The Council discussed a draft of the annual community brochure. Councilman
8 Wright pointed out that the draft does not contain a complete list of Centennial
9 Celebration activities. Mayor Cutler responded that the community brochure is not
10 intended to be the definitive, complete listing of Centennial Celebration activities.
11 Councilwoman Ivie suggested taking some of the information out of the brochure to
12 avoid confusion. Council feedback should be sent to Mr. Thacker by Wednesday,
13 January 28th. Councilman Wright suggested City staff compile and edit the brochure
14 in-house next year. Mr. Thacker responded that putting together the brochure would
15 not be a cost-effective use of staff time.

16
17 **TRAILS COMMITTEE LIAISON REPORT**

18
19 Councilwoman Ivie, Council liaison to the Trails Committee, updated the Council on
20 Trails Committee issues and activities.

21
22 **MISCELLANEOUS BUSINESS**

- 23
24 • ULCT Local Officials Day at the Legislature is January 28, 2015.

25
26 **APPOINTMENT**

27
28 Mayor Cutler recommended the Council appoint Scott Sappenfield to the open position
29 on the Board of Adjustments. Councilwoman Ivie made a **motion** to appoint Scott Sappenfield
30 to the Board of Adjustments. Councilman Higginson seconded the motion, which passed by
31 unanimous vote (5-0).

32
33 **ADJOURNMENT**

34
35 At 10:13 p.m. Councilman Wright made a **motion** to adjourn the meeting.
36 Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).
37
38
39

40 
41 _____
42 Marsha L. Morrow, City Recorder

43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850
851
852
853
854
855
856
857
858
859
860
861
862
863
864
865
866
867
868
869
870
871
872
873
874
875
876
877
878
879
880
881
882
883
884
885
886
887
888
889
890
891
892
893
894
895
896
897
898
899
900
901
902
903
904
905
906
907
908
909
910
911
912
913
914
915
916
917
918
919
920
921
922
923
924
925
926
927
928
929
930
931
932
933
934
935
936
937
938
939
940
941
942
943
944
945
946
947
948
949
950
951
952
953
954
955
956
957
958
959
960
961
962
963
964
965
966
967
968
969
970
971
972
973
974
975
976
977
978
979
980
981
982
983
984
985
986
987
988
989
990
991
992
993
994
995
996
997
998
999
1000

43
44
45
46
47
48 
Katie Rust, Recording Secretary

