

1 Minutes of the Centerville **City Council** meeting held Tuesday, August 19, 2014 at 7:07 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 Stephanie Ivie
11 Lawrence Wright

12
13 **MEMBER ABSENT** John T. Higginson

14
15 **STAFF PRESENT** Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Management Assistant
18 Kevin Campbell, City Engineer
19 Mike Carlson, Deputy Public Works Director/Water Division
20 Supervisor
21 Katie Rust, Recording Secretary

22
23 **STAFF ABSENT** Blaine Lutz, Finance Director/Assistant City Manager

24
25 **VISITORS** Interested citizens (see attached sign-in sheet)

26
27 **PLEDGE OF ALLEGIANCE** Charlie Love, BSA Troop 1776

28
29 **PRAYER OR THOUGHT** Pastor Loren Pankratz, The Bridge Community

30
31 **OPEN SESSION**

32
33 Dee Evans – Mr. Evans stated he owns the property directly east of the Val Woods
34 development on Lund Lane. He provided the Council with drainage related photographs and
35 expressed frustration with the impact the Val Woods development is having on his property,
36 both in Centerville and Farmington. He no longer has drainage off his property in Farmington
37 because of the Val Woods development as well as changes made by Farmington City. He is
38 also working with Farmington on this issue. Mr. Evans is also concerned about potential run-off
39 from the Woods Park development onto his property in Centerville. He recommended the road
40 should be closed to all but local traffic during the construction for safety reasons. Mr. Evans
41 stated he hopes he will be contacted if a change is going to be made that directly affects his
42 property.

43
44 Steve Thacker, City Manager, stated he is aware that staff has spent considerable time
45 with Mr. Evans to discuss his concerns, and suggested scheduling a meeting with Mr. Evans,
46 staff, and the Mayor to further discuss the issues. The Mayor and Mr. Evans indicated a
47 willingness to meet together, and Mayor Cutler suggested a representative of the development
48 also be included. Councilman Wright suggested inviting a representative of Farmington to the
49 meeting as well.

50
51 Patricia Hedrick – Ms. Hedrick stated she is aware the City intends to put an electronic
52 sign in front of City Hall. She requested the Council consider alternative locations for the sign,

1 and suggested putting an electronic sign with City information at a busy intersection where
2 citizens would be stopped and have time to read the information on the sign. She
3 recommended the southeast corner of the Parrish Lane/400 West intersection. Mayor Cutler
4 responded he is not aware of a plan to install a city-operated electronic sign at this time, but the
5 Council may consider her recommendation if they desire.
6

7 Dale McIntyre – Mr. McIntyre expressed concern regarding the location of one of the
8 traffic lights in the Main Street/Parrish Lane intersection. Mayor Cutler responded the
9 intersection is not yet complete. Mr. Thacker stated he drives through the intersection daily and
10 has not noticed this problem.
11

12 William Ince – Mr. Ince stated he attended the work session regarding UTOPIA issues
13 prior to the Council meeting. He said it was his understanding that the City is supporting
14 UTOPIA with additional loan funds, but that UTOPIA would be bankrupt by September or
15 October even with those payments. This was not mentioned during the work session.
16

17 Mayor Cutler responded that the UTOPIA cities have a general agreement to fund
18 operating expenses until September with the hope that a decision regarding the future of
19 UTOPIA will be made by then. He reported that Murray is once again paying the operating
20 assessments. The Mayor stated that no agreement is in place for payment past September,
21 although a couple of cities have authorized payment of funds through December. He added
22 that UTOPIA is in better financial shape now than it was six months ago, and it remains to be
23 decided how to continue funding operating shortfalls.
24

25 Holly Ince – Ms. Ince expressed frustration that the timing of the left-turn lights in the
26 Parrish Lane/Main Street intersection are not consistent for each direction. She stated that
27 traffic facing east on Parrish Lane in the left-turn lanes to move onto northbound Main Street are
28 given a green arrow that turns red even when there is no oncoming traffic. Mayor Cutler
29 explained that staff has discussed signal timing in the intersection with UDOT. The lanes
30 mentioned are protected double left-turn lanes that will be different than regular turn lanes. Mr.
31 Thacker stated it is his perception that since the new lights have been in place traffic is moving
32 through the intersection in a timely fashion. Mayor Cutler expressed a hope that UDOT will
33 contribute to a future City newsletter to explain signal timing at this intersection and other
34 intersections on Parrish Lane.
35

36 Rick Bingham – Mr. Bingham attended the work session prior to the Council meeting.
37 He stated he feels Centerville is in a unique bargaining position because it is substantially built-
38 out and is a substantial part of the current UTOPIA revenue picture. He said he feels
39 Centerville is not being forceful enough in demanding answers and transparency from UTOPIA.
40 Mr. Bingham suggested Centerville be more forceful in asking to be allowed to consider other
41 offers such as FirstDigital. He asked how the City can educate the citizens if the officials are
42 not educated. Mr. Bingham also stated he feels a ballot vote on the utility fee issue would
43 circumvent City Council authority.
44

45 MINUTES REVIEW AND ACCEPTANCE

46
47 The minutes of the July 15, 2014 work session and Council meeting were reviewed.
48 Councilwoman Ivie requested an amendment to the Council meeting minutes. Councilwoman
49 Fillmore made a **motion** to approve the work session minutes and the Council meeting minutes
50 as amended. Councilwoman Ivie seconded the motion, which passed by unanimous vote (3-0),
51 with Councilman Averett abstaining.

1 **SUMMARY ACTION CALENDAR**

- 2
3 a. Terminate warranty for Legacy Crossing Apartments
4 b. Commence warranty for Legacy Crossing Lot 4 Amended
5 c. Approve Facilities Use Agreements for use of City parks
6 (1) Ute Conference, Inc. (youth football league)
7 (2) BOCA Futbol Club
8 (3) FORZA (formerly South Davis Soccer Association)
9

10 City Manager Thacker requested the Council consider the Use Agreements in item (c)
11 separately. Councilwoman Fillmore made a **motion** to approve items (a) and (b) on the
12 Summary Action Calendar. Councilman Wright seconded the motion, which passed by
13 unanimous vote (4-0).
14

15 Mr. Thacker explained the need to change the expiration date on the Ute Conference
16 Use Agreement to November of 2015, and the need to add language to all three Agreements
17 specifying that the fees listed in the agreement are for the 2014 season. After the 2014 season
18 the fees will be in accordance with the City's Fee Schedule. Councilwoman Fillmore made a
19 **motion** to approve item (c) on the Summary Action Calendar, amending the expiration date on
20 the Ute Conference, Inc. Use Agreement to November of 2015, and adding the clause to all
21 three Agreements that the use fees specified in the Use Agreements are for the 2014 season,
22 and following the 2014 season fees will be in accordance with the City's Fee Schedule.
23 Councilman Averett seconded the motion, which passed by unanimous vote (4-0).
24

25 **WATER CONSERVATION PLAN**

26
27 Mike Carlson, Deputy Public Works Director/Water Division Supervisor, answered
28 questions about the Water Conservation Plan for Centerville, which is required to be updated
29 every five years by State law. Councilwoman Ivie asked why the City does not allow the Sewer
30 District to use Centerville fire hydrants. Mr. Carlson responded that the City prefers to know
31 when the hydrants are being used. The City has worked with the Sewer District and allowed
32 hydrant use with advance notice. Councilman Wright commented he did not notice anything in
33 the Water Conservation Plan regarding additives in the culinary water. He recommended the
34 Plan address the impact of additives on usage in the future.
35

36 Mr. Carlson explained the goal of bringing water usage down to 70 gallons of culinary
37 water per person per day from the current rate of 88.3 gallons. He has counted that within the
38 City there are 188 properties that use City water for irrigation rather than Deuel Creek or Weber
39 Basin irrigation water. Councilwoman Fillmore mentioned that education is key in reducing
40 water consumption, and suggested an emphasis on the "rip the strip" idea to reduce irrigation
41 waste. Councilwoman Fillmore recommended assigning specific dates to the goals listed in the
42 Water Conservation Plan.
43

44 Mayor Cutler asked about the production of the new well on Chase Lane. Mr. Carlson
45 responded that it takes time to work out all of the water quality issues with a new well. At 8:07
46 p.m. Mayor Cutler opened a public hearing to receive public comment regarding the Water
47 Conservation Plan.
48

49 William Ince – Mr. Ince stated he suspects his property was included in the count of 188
50 properties using City water for irrigation. He said he has obtained water rights, along with
51 several of his neighbors, to use stream water for irrigation rather than City water. Mr. Ince

1 asked how usage per person is calculated, and asked if the addition of the new well will help
2 with the problem of inadequate water pressure.

3
4 Mr. Carlson explained that per capita usage is calculated by dividing the number of
5 gallons used within the City by the official population count provided by the State. He
6 responded that the new well will not improve water pressure.

7
8 Rick Bingham – Mr. Bingham asked if Weber Basin pipes were put in the ground during
9 the Chase Lane street project to bring water to areas that do not receive irrigation water. Mr.
10 Carlson responded that Weber Basin pipes were not included. Kevin Campbell, Centerville City
11 Engineer, stated that a new culinary line and a new Deuel Creek Irrigation line were put in as
12 part of the street project, and at least one of the intersections were stubbed in anticipation of
13 future Deuel Creek Irrigation use. The City is coordinating with Deuel Creek Irrigation for street
14 reconstruction projects in neighborhoods that are not currently receiving irrigation water.

15
16 Barbara Allen – Ms. Allen suggested the City look into smart meter technology to
17 measure soil moisture and operate sprinklers only when needed. She stated that automatic
18 sprinkler schedules should be reset monthly. Ms. Allen said she feels public perception of City
19 water use is critical. People are not willing to cut water use in their own yards if they do not
20 perceive that the City is participating in conservation. She suggested the City could highlight
21 what citizens have done in their yards that looks good and is water efficient.

22
23 Mr. Thacker stated that the City is in the midst of a multi-year conversion to a smart
24 sprinkler system made possible through the fiber-optic system available in the city.

25
26 Peter Sommer - Mr. Sommer said he lives just west of Freedom Hills Park, and he has
27 found that the grass at the park tends to be swampy any time of the year. He said it has
28 improved a little in the past year. He also mentioned that a property in his neighborhood often
29 has irrigation water running 24 hours per day. Mr. Sommer said he is glad to hear that the
30 parks will be monitored to reduce over watering.

31
32 Mayor Cutler closed the public hearing at 8:23 p.m. Councilman Wright made a **motion**
33 to approve the Water Conservation Plan. Councilwoman Fillmore seconded the motion, which
34 passed by unanimous vote (4-0). Councilwoman Fillmore thanked Mr. Carlson for the
35 thoroughness of the Water Conservation Plan, and commented that one of the greatest
36 challenges for policy makers in the future will be water issues. She suggested including further
37 discussion of water issues on a future agenda.

38
39 **AWARD CONTRACT FOR DRAINAGE CULVERT UNDER UP/UTA RAILROAD**
40 **TRACKS AND CONSIDER UDOT PROPOSAL FOR COST SHARING OF DRAINAGE**
41 **CULVERT UNDER I-15 AT LUND LANE**

42
43 Steve Thacker explained that part of the long-term goal to improve drainage in the City
44 involves enlarging the existing drainage system under the railroad. A Development Agreement
45 entered into in 2013 with the Woods Park developer included cost-sharing a drainage culvert
46 upgrade under the railroad tracks. Mr. Thacker stated the City also has an opportunity to cost
47 share improved drainage under I-15 with UDOT as part of the current express lane project. He
48 showed that the savings for the City would be considerable compared to the costs estimated on
49 the City's Master Plan.

50
51 Kevin Campbell, City Engineer, stated that the larger drainage culvert would serve the
52 whole neighborhood and benefit future developments in the area. He said it is important to the

1 Woods Park Subdivision to be timely with the culvert project. Councilwoman Fillmore made a
2 **motion** to award contract to Allied Construction in the amount of \$136,734.72 for construction of
3 a drainage culvert under the Union Pacific and UTA railroad tracks near Lund Lane.
4 Councilwoman Ivie seconded the motion, which passed by unanimous vote (4-0). Staff will
5 continue to pursue an agreement with UDOT regarding a culvert under I-15.

6
7 **UTOPIA BUSINESS**
8

9 Mayor Cutler explained that during the work session prior to the meeting the Council
10 decided to move forward with looking further at the FirstDigital proposal, and tentatively
11 scheduled a work session with FirstDigital on September 9th at 6:00 p.m. He said it is his
12 perception that the Council is not interested in putting the utility fee model on the ballot at this
13 time. Councilwoman Fillmore suggested the Council keep in mind ways to piggyback on the
14 education process that will occur in other cities as part of their ballot processes.

15
16 The Mayor said that UTOPIA will be talking to the ten UTOPIA customers in Centerville
17 that have disconnected, and will work with them in the hope of reconnecting. Councilwoman
18 Ivie thanked Ms. Romney for her strong legal counsel that the utility fee issue would not be legal
19 on a ballot, a recommendation that has been confirmed by the Lieutenant Governor's Office.
20 Councilman Wright recommended that the City request FirstDigital make their proposal public
21 before continued consideration by the City.

22
23 **MAYOR'S REPORT**
24

25 The Mayor reported that July was a busy month for the Fire Agency. He explained that it
26 has been part of a long-term plan to move from a Fire Agency to a Fire District with taxing
27 authority. Bountiful has expressed opposition to moving to a Fire District. North Salt Lake,
28 Woods Cross, and West Bountiful have expressed support for moving to a Fire District.
29 Centerville has not taken a formal position. The Fire Chief will meet with the Council on
30 September 16th to discuss the possibilities.

31
32 **CITY MANAGER'S REPORT**
33

- 34
- 35 • An RDA/ACB meeting is scheduled for Tuesday, September 2nd, at 5:00 p.m.
 - 36 • Mr. Thacker showed a recommended layout for the bus stop on the Founders Park
37 frontage. He explained it may be possible for UTA to put the concrete pad in this
38 year, and pay for the shelter next year if usage shows it is warranted. Another option
39 would involve the City constructing the concrete pad this year and UTA providing the
40 shelter when the pad is in place. Councilwoman Fillmore expressed support for
41 getting the stop improved immediately with the hope that it will be the first of many
42 improved bus stops. She expressed a desire to see different options for shelter
43 design, with the understanding that the City would be responsible for any upgrade
44 expense. Mayor Cutler requested staff provide cost estimates and design options for
45 the concrete and the shelter.
 - 46 • Mr. Thacker requested the Council inform him via email on the briefing topics the
47 Council would like included on future agendas.

48 At 9:02 p.m. the Council took a brief recess and returned at 9:10 p.m.

1 **PARKS AND RECREATION COMMITTEE COUNCIL LIAISON REPORT**
2

3 Councilwoman Fillmore reported on the success of summer Parks and Recreation
4 Committee activities. The Parks Committee will be discussing ideas for the Centennial
5 Celebration at its next meeting. Councilwoman Fillmore expressed the opinion that the Parks
6 Committee seems underutilized and would be capable of doing more to benefit the community.
7

8 **RECREATION DISTRICT COUNCIL LIAISON REPORT**
9

10 Councilwoman Fillmore briefly explained the creation of, and services offered by, the
11 South Davis Recreation District, and presented points of interest prepared by the Recreation
12 District Director, John Miller.
13

14 **MISCELLANEOUS**
15

- 16 • The ULCT Annual Convention will be held September 10-12, 2014. Registration
17 information should be provided to the City Recorder by August 27th.
18

19 **LEGACY PARKWAY TRAIL CONNECTION DESIGN AND MAINTENANCE ISSUES**
20

21 Referring to the Legacy Parkway Trail connection planned as part of the Fred Hale
22 development at the corner of Parrish Lane and 1250 West, Mr. Thacker stated that UDOT will
23 not approve a connection to the Legacy Parkway Trail at the end of Parrish Lane because of
24 their concern for the safety of pedestrians and bicyclists crossing the vehicular on/off ramps.
25 UDOT is also requiring Fred Hale to install a fence along the south side of Parrish along his
26 project frontage to encourage pedestrians and bicyclists to cross from the north side of Parrish
27 to the south side at the 1250 West intersection – to access the future trail connection. The I-15
28 Project plans approved by UDOT include a 10-foot wide sidewalk from the pedestrian bridge on
29 the north side of Parrish to 1250 West, and the Trails Committee strongly recommends an 8-
30 foot wide pathway from the southwest corner of the 1250 West/Parrish Lane intersection to the
31 Legacy Parkway Trail connection. If manicured grass and sprinklers are put in along the
32 pathway, staff recommends concrete construction. If drought tolerant landscaping is used, staff
33 recommends asphalt for the pathway. The developer, Fred Hale, stated he and his partner are
34 leaning toward drought tolerant landscaping. The development does not currently have access
35 to secondary water. The Council discussed the design and landscaping options along Parrish
36 Lane and the west side of the Fred Hale development. Council members Fillmore and Wright
37 expressed a preference for drought tolerant landscaping.
38

39 The Council indicated support for the City assuming maintenance responsibility for the
40 trail surface (i.e. snowplowing and resurfacing) from the southwest corner of the 1250
41 West/Parrish intersection to the connection with the Legacy Parkway Trail near the Birnham
42 Woods Trailhead.
43

44 **RDA MEETING**
45

46 At 9:51 p.m. Councilman Wright made a **motion** to move into a meeting of the
47 Redevelopment Agency. Councilwoman Ivie seconded the motion, which passed by unanimous
48 vote (4-0). In attendance were: Paul A. Cutler, Chair; Directors Averett, Fillmore, Ivie, and
49 Wright; Steve Thacker, RDA Executive Director; Lisa Romney, City Attorney; and Katie Rust,
50 Recording Secretary.
51

52 At 10:36 p.m. the Council returned to regular meeting.

