

Minutes of the Centerville City Council meeting held Tuesday, June 4, 2019, at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

**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  
Mackenzie Wood, City Recorder  
Cory Snyder, Community Development Director  
Jacob Smith, Management Services Director  
Bruce Cox, Parks and Recreation Director

**VISITORS**

Marc Edminster, Lewis Young Robertson & Burningham  
Interested Citizens

**PRAYER OR THOUGHT**

Councilmember Fillmore

**PLEDGE OF ALLEGIANCE**

**OPEN SESSION**

Richard Backer – Mr. Backer said he feels it is disingenuous of the South Davis Recreation District to make the announcement that they will begin charging senior citizens for use of the Recreation Center walking track in January 2020, since the original vote to approve the bond for the Recreation Center was passed with the understanding that senior citizens would be given free use of the walking track. As the Council representative on the Recreation District Board, Councilmember Fillmore reported that the planned fee for senior citizen use of the walking track is \$10 per year. Mr. Backer expressed displeasure with the number of utility boxes that have been placed on his property over time by utility companies. The City Attorney reported that utility companies have maintenance responsibility of utility boxes. She said staff will contact utility companies to request a review of boxes in the City.

**MINUTES REVIEW AND ACCEPTANCE**

The minutes of the May 21, 2019 Work Session and City Council meeting were reviewed. Councilmember McEwan made a **motion** to accept both sets of minutes. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

**BID AWARDS – ISLAND VIEW PARK RENOVATION PROJECT**

Bruce Cox, Parks and Recreation Director, reported that GBrown Design completed a reference check on BHI, the low bid for the Island View Park Renovation Project, and expressed confidence that BHI will be able to complete the project to City standards. City Attorney Lisa

1 Romney suggested adding the phrase, "...and executing the Lease Purchase Agreement with  
2 Zions Bank" to the end of Condition No. 3 in the Notice of Award. The Council discussed  
3 requiring Council approval of any change order exceeding \$25,000, or if aggregate change  
4 orders exceed the built-in contingency for the project.

5  
6 Councilmember McEwan made a **motion** to award Island View Park Renovation Project  
7 – Phase 1 to BHI for the base bid in the amount of \$1,651,533 with an alternate in the amount of  
8 \$55,004, for a total contract bid award of \$1,706,537; amend Condition No. 4 of the Notice of  
9 Award for the project to allow the City Manager to operate up to \$25,000 as stated, aggregate  
10 not to exceed contingency for the project without Council approval; approve the amended  
11 Notice of Award; and authorize the Mayor to sign Contract Documents necessary for the project.  
12 Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

13  
14 **RESOLUTION FOR REAL PROPERTY LEASE**

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16 Marc Edminster with Lewis Young Robertson & Burningham explained the procedure for  
17 entering into a Real Property Lease Agreement with Zions Bank, and answered questions from  
18 the Council.

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20 **PDO AMENDMENT – SHEFFIELD DOWNS SUBDIVISION**

21  
22 Cory Snyder, Community Development Director, explained the request to expand the  
23 approved exterior materials list for homes in the Sheffield Downs Subdivision that are less  
24 visible from a public road. Sheffield Downs is a single-family development in the Residential-  
25 Medium (R-M) Zone. The proposed material would be used on the sides and rear of the homes,  
26 and are consistent with R-M design standards.

27  
28 Patrick Scott, representing Brighton Homes, explained that construction costs have  
29 increased since the original designs were submitted. The proposed additional materials would  
30 allow Brighton to offer a lower base cost to buyers.

31  
32 Mayor Wilkinson opened a public hearing at 7:55 p.m., and closed the public hearing  
33 seeing that no one wished to comment. Councilmember Fillmore said that, as much as she  
34 supports the idea of more affordable housing, she cannot in good conscience approve such a  
35 mishmash of material usage, especially in a PDO with higher design quality expected.  
36 Councilmember McEwan agreed. Councilmember Ince said the proposed material, stucco, is  
37 common in non-PDO developments, and he does not have a problem with it. Councilmember  
38 Ivie said she likes the idea of flexibility and homebuyers having options for exterior materials,  
39 and she appreciates the desire to offer more affordable homes, but she also agrees with the  
40 concern expressed by Councilmember Fillmore.

41  
42 Mr. Scott commented that the lots are comparatively small (3,500 square feet), and not  
43 the right place for a \$500,000 home. He said the previously approved materials are significantly  
44 more expensive than the requested materials. The request is to use less expensive materials on  
45 the sides and rear of the homes less visible from public roads, with the option to upgrade  
46 available. Mr. Snyder emphasized that a lower base price may enable homebuyers to select  
47 more internal home upgrades. Responding to a question from Councilmember McEwan, Mayor  
48 Wilkinson and Mr. Snyder confirmed that the City cannot hold the developer to offering a lower  
49 base price. Councilmember McEwan said he does not see the proposed change translating into  
50 a cost savings for the end user. Mr. Snyder commented that Brighton Homes included several

elements and amenities in the Subdivision plan that were not required that will result in a higher quality product.

Councilmember Fillmore made a **motion** to approve Ordinance No. 2019-09 amending the Planned Development Overlay and Conceptual Plan for the Sheffield Downs Subdivision development located at approximately 350 East Pages Lane for the purpose of allowing alternative residential architectural design scheme for Lots 22-33. Councilmember McEwan seconded the motion, which passed by majority vote (4-1), with Councilmember Ivie dissenting.

#### **FINAL FY 2020 BUDGET**

Jacob Smith, Management Services Director, explained changes made to the FY 2020 Tentative Budget. Mayor Wilkinson opened a public hearing at 8:45 p.m., and closed the public hearing seeing that no one wished to comment. Councilmember McEwan made a **motion** to table approval of Resolution No. 2019-11, Resolution No. 2019-12, and Resolution No. 2019-13 to June 18, 2019. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0). Public comment regarding the FY 2020 Budget will be accepted through June 18, 2019.

#### **FEE SCHEDULE AMENDMENTS – CFS 10.010 – SOLID WASTE FEES**

Mr. Smith explained that the Household Use Fee charged by the Wasatch Integrated Waste Management District for 90-120 gallon waste cans will increase by \$2.00 per month effective July 1, 2019. The City has also seen some increases in its general administrative costs. Due to these increases, staff recommend a \$2.30 increase in what it charges per can for garbage collection. Councilmembers Ince and Ivie said they would prefer to cover the increase in administrative costs with contingency funds rather than passing that portion of the increase on to citizens. Councilmember Fillmore pointed out that in principle the Council has acknowledged the General Fund cannot absorb all administrative costs. Mr. Hanson suggested that over the next year staff analyze administrative costs associated with waste management and make a recommendation for FY 2021.

Councilmember Ince made a **motion** to approve Resolution No. 2019-15 revising the Fee Schedule regarding monthly service fees for solid waste, recycling, and green waste collection services, setting rates at: 1<sup>st</sup> Solid Waste Container (black): \$13.69; additional Solid Waste Container (black): \$11.94; 1<sup>st</sup> Recycling Container (blue): \$4.35; additional Recycling Container (blue): \$2.25; and Green Waste Containers (green): \$10.61 for the coming year, with the proviso that administrative costs need to be analyzed before FY 2021. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

#### **MUNICIPAL CODE AMENDMENTS – CMC 3.01 – CITY RECORDER AND CITY TREASURER APPOINTING AUTHORITY**

The City is in the process of appointing a new City Recorder. In reviewing applicable City ordinances and State law regarding the appropriate appointing authority for the City Recorder position, staff noticed an inconsistency between City ordinances and State law. In order to remedy this inconsistency, staff recommends approval of Ordinance No. 2019-10. Councilmember Ince made a **motion** to approve Ordinance No. 2019-10 amending CMC 3.01.090 and CMC 3.01.100 regarding Appointment Authority for the City Recorder and City Treasurer. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0). The Council and staff discussed the Council's role of "advice and consent" in the appointment process in general.

**MAYOR'S REPORT**

- Mayor Wilkinson updated the Council on preparations for the upcoming 4<sup>th</sup> of July Celebration, Centerville Cares, and recent DARE graduations.
- Following the Mayor's recommendation, Councilmember McEwan made a **motion** to consent to the appointment of Isaac Workman to the Planning Commission, Pete Petersen to the Centerville Community Foundation Board, and Eric Barndt to the Trails Committee. Councilmember Fillmore seconded the motion, which passed by unanimous vote (5-0).

**PLANNING COMMISSION REPORT**

Mackenzie Wood, City Recorder, informed the Council of issues on the most recent Planning Commission agenda.

**CITY MANAGER'S REPORT**

- Mr. Hanson suggested the Council approach the County about revisiting the fluoridated water issue. The Council directed staff to draft a letter to the County Commission as well as a resolution for Council approval, and to find out timing for a ballot initiative.
- Mr. Hanson reported that a new City Recorder has been hired and will begin June 24, 2019.

**ADJOURNMENT**

At 9:40 p.m., Councilmember McEwan made a **motion** to adjourn the Council meeting and move to a meeting of the Redevelopment Agency in Council Chambers, with no intent to return to regular Council meeting. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

  
Mackenzie Wood, City Recorder

  
Date Approved

  
Katie Rust, Recording Secretary

