

1 Minutes of the Centerville **City Council** meeting held Tuesday, May 7, 2013 in the
2 Centerville City Council Chambers, 250 North Main Street, Centerville, Utah 84014. The
3 meeting was called to order by Mayor Russell at 7:00 p.m.

4
5 **MEMBERS PRESENT**

6 Mayor Ronald G. Russell

7
8 Council Members Justin Y. Allen
9 Ken S. Averett
10 John T. Higginson (arrived 8:15 pm)
11 Lawrence Wright
12

13
14 **MEMBERS ABSENT** Sherri Lyn Lindstrom

15
16 **STAFF PRESENT** Steve Thacker, City Manager
17 Blaine Lutz, Finance Director/Assistant City Manager
18 Lisa Romney, City Attorney
19 Randy Randall, Public Works Director
20 Kathy Streadbeck, Recording Secretary

21
22 **VISITORS** Interested Citizens (see attached sign-in sheet)

23
24 **PLEDGE OF ALLEGIANCE**

25
26 **PRAYER OR THOUGHT** Blaine Lutz

27
28 **OPEN SESSION**

29
30 Spencer Packer updated the City Council on the Whitaker Museum. He distributed a
31 handout which provided an overview of the schedule. Since the Whitaker Museum re-opened
32 there have been approximately 850 visitors and 260 volunteer tour guide hours worked. There
33 are another 133 persons scheduled for in the near future. The Museum is open to the public every
34 Tuesday. He said it has been exciting to see the interest and support for the newly remodeled
35 Whitaker Museum.

36
37 Pam White distributed a handout addressing her concerns and requests. She is a resident
38 of the Florentine Villa Townhomes along 400 West. She expressed concern over the intersection
39 of 400 West and Bellano Way. There is a pedestrian crosswalk at this intersection. She is highly
40 concerned with the safety of this crosswalk and intersection. She said she has sat at this
41 intersection for two Saturdays and done her own feasibility study counting both cars and
42 pedestrians. She said this intersection is often backed up with up to 10 cars stacking to turn left.
43 She requested this intersection be studied further and a full traffic light installed for the safety of
44 all traveling these streets. It is important that all travelers are able to cross this street safely to the
45 shopping center and other nearby services. She said she will compile her full feasibility findings
46 and submit them to the City Council for review.

47

1 Beverly Streba said 400 West was safe 15 years ago when there were far less residences
2 and businesses. However, since that time 400 West has become a major thoroughfare and the
3 traffic is now at an unsafe level. She said it has been scary to watch this intersection and the
4 many near misses of both cars and pedestrians. She understands the cost for a traffic light is
5 significant but feels it is warranted for the safety of others. She also encouraged the City Council
6 to re-stripe the crosswalk at the intersection of 400 West and Bellano Way for better visibility.
7 She also said she and Mrs. White went door to door asking residents their opinion in the matter.
8 A majority agrees a street light is warranted.

9
10 **SUMMARY ACTION CALENDAR**

11
12 a. Accept public utility easements for the Centerville Gateway Subdivision located
13 at approximately 872 West Parrish Lane regarding the Island Parcel, subject to the City Attorney
14 and City Engineer review and acceptance of actual location of 7-foot side yard easement between
15 Lot 1 and Lot 2.

16
17 b. Approve Amendment No. 1 to the Grant of Easement and Agreement between
18 Utah Department of Transportation and Centerville City, subject to and conditioned upon
19 execution and recording of that certain Vacation and Grant of Drainage and Access Easements
20 between Rocky Mountain Power and Centerville City.

21
22 c. Approve the Vacation and Grant of Drainage and Access Easements between
23 Rocky Mountain Power and Centerville City, subject to and conditioned upon execution and
24 recording of that certain Amendment No. 1 to the Grant of Easement and Agreement between
25 Utah Department of Transportation and Centerville City.

26
27 Councilman Allen made a **motion** to approve the Summary Action Calendar as listed
28 above (a-c). The motion was seconded by Councilman Averett and passed by unanimous roll-
29 call vote (3-0).

30
31 **WATER SYSTEM PROJECTS**

32
33 Randy Randall, Public Works Director, reported on the newly drilled well at Chase Lane.
34 The test pumping is currently underway and will be complete in the next few days. He explained
35 the details of the well (drilled down 750 feet) and how it draws water for use. It appears this well
36 will be able to produce about 1200 gallons a minute and will be a great addition to the City's
37 water system. Mr. Randall also reviewed the proposed site plan for the pump house, underground
38 pipes, and access to the site.

39
40 Steve Thacker, City Manager, reviewed the budget for the City's culinary water system
41 projects including funding sources. Overall, projects are within the projected collective budget,
42 even though the well drilling project cost has significantly exceeded the budget for that specific
43 project. He reviewed the proposed construction time frames for each project. He also reviewed

1 the change orders for the Chase Lane well project and requested the City Council authorize the
2 Mayor to sign the orders.

3
4 Councilman Allen made a **motion** to authorize the Mayor to sign the necessary change
5 orders as presented regarding the Chase Lane well project. The motion was seconded by
6 Councilman Averett and passed by unanimous vote (3-0).

7
8 **FINAL DEVELOPMENT PLAN – Review and approve final development plan for**
9 **Lot 202 of the Centerville Corporate Park Subdivision, amended, regarding proposed**
10 **Chick-Fil-A site plan and development for compliance with design guidelines and**
11 **Development Agreement.**

12
13 Lisa Romney, City Attorney, reported the applicant proposes to develop a Chick-Fil-A
14 restaurant on Lot 202 of the Centerville Corporate Park Subdivision. The City Council and the
15 Redevelopment Agency (RDA) reviewed and accepted the conceptual design in March 2013 and
16 the applicant is now ready for final development plan review and approval. There are a number
17 of governing documents related to this subdivision and the City Council and RDA are now being
18 asked to review the proposed architectural features for this Gateway area for compliance with
19 these governing documents. The Planning Commission is expected to provide their final review
20 and approval on May 22, 2013.

21
22 Robert Lombardi, engineer for the applicant, reviewed the site plan, landscaping, and
23 proposed building architecture. He explained there have been a few changes since the conceptual
24 approval. The site plan has been adjusted to allow for better traffic circulation. The drive thru has
25 the ability to accommodate twelve (12) stacked vehicles and a plan has been prepared with cones
26 and outside ordering which will provide space for up to thirty (30) stacked vehicles on site. This
27 should eliminate the possibility of back up onto Marketplace Drive. The trash enclosure has also
28 been relocated to help accommodate better traffic flow. He explained a pedestrian access from
29 Marketplace Drive, which is ADA approved, has also been added. He said the external building
30 materials include stone veneer, stucco, and a new wood type product called Resista. He reviewed
31 each elevation of the proposed building pointing out height changes, pop-outs, awnings,
32 windows, parapet (screens roof equipment), and a trellis that have been added to increase visual
33 aesthetics. He reviewed the proposed landscaping pointing out the newly proposed rock wall that
34 will help buffer the drive thru from Marketplace Drive. He also reviewed the proposed wall
35 signage which he believes is tasteful and in full compliance with the Sign Ordinance. The
36 applicant is also prepared to comply with all other conditions of approval as required.

37
38 Councilman Wright made a **motion** for the City Council to approve the final site plan and
39 proposed development for the Chick-Fil-A restaurant for Lot 202 of the Centerville Corporate
40 Park Subdivision, Amended. The motion was seconded by Councilman Allen and passed by
41 unanimous vote (3-0).

42

1 **ADJOURN TO RDA MEETING**
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3 At 7:45 p.m. Councilman Allen made a **motion** to move into a Redevelopment Agency
4 Meeting. The motion was seconded by Councilman Wright and passed by unanimous vote (3-0).
5 Present at the RDA Meeting were: Ronald G. Russell, Chair; Directors, Justin Y. Allen, Ken S.
6 Averett, John T. Higginson, Lawrence Wright; Steve Thacker, Executive Director; Blaine Lutz,
7 Finance Director; Lisa Romney, City Attorney; and Kathy Streadbeck, Recording Secretary.
8

9 **RECONVENE CITY COUNCIL MEETING**
10

11 At 8:21 p.m. the regular City Council meeting was reconvened.
12

13 **PROPOSED TENTATIVE BUDGET, FISCAL YEAR 2014**
14

15 Steve Thacker, City Manager, reviewed the proposed FY 2014 Tentative Budget and
16 responded to questions from the Council. He explained the Tentative Budget must be adopted by
17 the City Council in order to start the process of discussions, work sessions and a public hearing
18 per State law. The Tentative Budget is in no way a final budget and can be adjusted as desired by
19 the City Council before final approval. Staff recommends a public hearing regarding the
20 proposed budget be held on June 4, 2013. The Council decided on the following work session
21 dates to discuss the proposed budget.
22

- 23 • Tuesday, May 21, 2013 at 4:00 p.m.
- 24 • Tuesday, May 28, 2013 at 6:00 p.m.
- 25

26 Councilman Allen made a **motion** to adopt the proposed FY 2014 Tentative Budget and
27 set the public hearing regarding the budget for June 4, 2013. The motion was seconded by
28 Councilman Averett and passed by unanimous vote (4-0).
29

30 **MINUTES REVIEW AND APPROVAL**
31

32 The minutes of the April 16, 2013 Centerville City Council meeting were reviewed.
33 Councilman Allen made a **motion** to approve the minutes as written. The motion was seconded
34 by Councilman Wright and passed by unanimous vote (4-0).
35

36 **COUNTY PROPOSAL FOR VOTE BY-MAIL OPTION**
37

38 Staff and the City Council discussed the possibility of Mail-In Voting as suggested by the
39 County. The entire Council, including the Mayor, was opposed to mail-in voting as Council
40 members expressed concerns including ballot tampering, possible coerced voting, positive voter
41 identification procedures, accurate voter mailing addresses, ballot counting procedures, time
42 frames for campaigning, early voting, and mail-in, etc. Council members agreed there are too
43 many potential problems with mail-in voting. An opinion was also expressed that those who
44 have to make the effort to go to a polling place are more likely to become informed about the

1 candidates before voting. Steve Thacker, City Manager, said staff will report the Council's
2 opinion back to the County.

3
4 **AUTOMATED AGENDA MANAGEMENT PROGRAM**

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6 This item was postponed.

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8 **MAYOR'S REPORT**

9
10 Mayor Russell reported on a recent meeting with UDOT officials and State Senator
11 Stuart Adams regarding a possible pedestrian bridge over I-15. UDOT recognizes the need and
12 has authorized their design team to look at possible options for the future. Councilman Allen
13 encouraged the City and the Council to stay vigilant in this request. The Council recognized that
14 Senator Adams is a great contact for transportation issues and will continue to contact him about
15 this matter. Mayor Russell reported on the progress of UTOPIA/UIA and their efforts to continue
16 to decrease the operating deficit. Their next meeting will be held Monday, May 13, 2013. The
17 Mayor will attend and report again.

18
19 **CITY MANAGER'S REPORT**

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21 Lisa Romney, City Attorney, reported the demolition of the dangerous structures on
22 Chase Lane has been completed. It has been a long and difficult road, but with the help of many
23 including Fannie Mae and utility companies, the demolition was quick and efficient and the
24 neighbors are pleased. The property will be sold by Fannie Mae in the future.

25
26 Steve Thacker, City Manager, reported on a meeting of the South Davis city managers to
27 discuss the possible conversion of the Fire Agency to a special district. He also reported on the
28 Community Park expansion project. The City continues to work with the Army Corps of
29 Engineers. It is anticipated the wetland re-delineation will be approved by the Army Corps in the
30 next several weeks and that initial work may begin later this year.

31
32 **MISCELLANEOUS BUSINESS**

33
34 The Council appointed Mayor Russell, Councilman Higginson, and Steve Thacker as the
35 ULCT Legislative Policy Committee voting members for 2013.

36
37 The Council requested the crosswalk at the intersection of 400 West and Bellano Way be
38 re-striped as requested during the open session of this meeting. Steve Thacker, City Manager,
39 said he will make sure this is completed and will collect the feasibility information from Mrs.
40 White for further review.

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AJOURNMENT

The meeting was adjourned at 9:30 p.m.

Marsha Morrow, City Recorder

Date Approved

Kathleen Streadbeck, Recording Secretary

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