

Minutes of the Centerville **City Council** meeting held Tuesday, April 17, 2018 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

Steve Thacker, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Bruce Cox, Parks and Recreation Director
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

STAFF ABSENT

Jacob Smith, Management Services Director

VISITORS

Interested Citizens (see attached sign-in sheet)

PRAYER OR THOUGHT

Pastor Loren Pankratz, The Bridge Community

PLEDGE OF ALLEGIANCE

OPEN SESSION

Andrea Richman – Ms. Richman lives at 327 Windsor Lane in a Residential-Low (R-L) Zone. She explained that a property adjacent to the back of her property, zoned Agricultural-Low (A-L), has not had animals for over 40 years but now has several goats and a horse. Ms. Richman stated she and other members of her family are allergic to horses. The adjacent property is 2 acres. She said she asked the neighbors if they would keep the horse away from the vinyl fence along her property line, but the horse is being kept as close as possible to her property. Ms. Richman told the Council she would like approval to put a higher, stronger fence along the property line, since the vinyl fence is not strong enough to support a horse or tall enough to prevent the horse from putting his head in her backyard.

Lorene Kamalu – Ms. Kamalu introduced herself as a candidate for County Commissioner. She said she lives in Kaysville, expressed appreciation for Centerville as a neighboring community, and thanked the Council members for their service.

Responding to questions from the Council, Community Development Director Cory Snyder stated no buffer is required for animals when A-L and R-L properties are adjacent. Fence building materials usually come in six-foot increments, and many city zoning ordinances (including Centerville) set the maximum height at six feet. The International Building Code (IBC) allows for a fence height of up to seven feet. Above seven feet, specific design criteria must be met per the IBC. Mr. Snyder stated higher fences are allowed in Residential-Medium (R-M) Zones in Centerville (up to 10-feet) with Planning Commission review and approval. The Council could

1 consider a similar allowance in areas where A-L and R-L are adjacent, especially when animals
2 are involved. He suggested vegetation next to the fence could be another option.
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4 Councilwoman Mecham said she would like to direct staff to study the possibility of
5 allowing a taller fence. Councilman McEwan commented that agricultural spaces are diminishing,
6 and he would like to see them preserved. He emphasized the importance of peaceful
7 coexistence. Councilwoman Fillmore made a **motion** to direct staff to start the process to
8 consider allowing taller fences in areas where A-L and R-L are adjacent. Councilwoman Mecham
9 seconded the motion, which passed by unanimous vote (5-0).
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11 **MINUTES REVIEW AND ACCEPTANCE**

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13 The minutes of the April 3, 2018 Council meeting and closed meeting were reviewed.
14 Councilwoman Fillmore requested an amendment to the Council meeting minutes. Councilman
15 Ince made a **motion** to accept the April 3, 2018 closed meeting minutes and Council meeting
16 minutes as amended. Councilwoman Mecham seconded the motion, which passed by
17 unanimous vote (5-0).
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19 **SUMMARY ACTION CALENDAR**

- 20
21 a. Award bids for materials for Miscellaneous Water Lateral Replacements Project
22 b. Terminate warranty for Legacy Trails Subdivision
23 c. Approve Assignment and Assumption Agreement for Centerville Corporate Park
24 Subdivision
25 d. Commence warranty period for Duncan Hills Amended Subdivision
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27 Councilman Ince made a **motion** to approve all four items on the Summary Action
28 Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).
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30 **BID AWARD FOR LABOR FOR MISCELLANEOUS WATER LATERAL** 31 **REPLACEMENTS PROJECT**

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33 Staff recommends the bid for labor for miscellaneous water lateral replacements be
34 awarded to Crescent Excavation. Councilwoman Fillmore made a **motion** to award the project
35 to Crescent Excavation in the amount of \$93,632.00. Councilman McEwan seconded the motion,
36 which passed by unanimous vote (5-0).
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38 **AGREEMENT WITH ACE DISPOSAL, INC.**

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40 The City's current contract with ACE Disposal for solid waste, green waste, and recycling
41 collection is set to expire on June 30, 2018. The City recently issued a Request for Proposals
42 (RFP). Staff analyzed the bids and determined ACE Disposal to have the lowest responsible bid.
43 On March 21, 2018, the City Council awarded the contract to ACE Disposal, subject to the
44 approval of a contract for services. Lisa Romney, City Attorney, presented the proposed Solid
45 Waste, Green Waste, and Recycling Collection Agreement. Dawn Bagley, representing ACE
46 Disposal, answered questions from the Council. Councilwoman Fillmore suggested more
47 education in the community regarding recyclables would be appropriate. Ms. Bagley responded
48 that ACE has put together an informational letter she can send to City staff for distribution. She
49 added that ACE would be willing to attend a community event to share information and answer
50 questions.

1 Councilwoman Fillmore made a **motion** to approve a Solid Waste, Green Waste, and
2 Recycling Collection Agreement between Centerville City and ACE Disposal, Inc. Councilwoman
3 Ivie seconded the motion, which passed by unanimous vote (5-0).

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5 **FINANCIAL REPORT**
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7 Marcus Arbuckle, the City's contract CPA advisor, presented a financial report for the nine-
8 month period ending March 31, 2018, and answered questions from the Council.
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10 **AUDIT SERVICES FOR FY 2018**
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12 Two years ago the City Council approved a five-year contract with Keddington &
13 Christensen for audit services. However, upon completion of the first year of that contract, the
14 Council contracted with this firm to provide accounting services, thereby disqualifying them from
15 continuing as the City's independent auditors. At that time – upon the recommendation of Marcus
16 Arbuckle of Keddington & Christensen – the City Council contracted with another CPA firm, Hinton
17 Burdick, to perform the FY 2017 audit. Mr. Arbuckle and the City Manager recommend the
18 Council continue using this firm for the FY 2018 audit. The proposed fee is \$18,900, a slight
19 increase over the FY 2017 audit fee of \$18,000.
20

21 Councilman McEwan made a **motion** to approve audit services from Hinton Burdick for
22 Fiscal Year 2018 in the amount of \$18,900. Councilwoman Ivie seconded the motion, which
23 passed by unanimous vote (5-0).
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26 **PROPOSED PROCESS TO CREATE MANAGEMENT PLAN FOR THE CITY'S**
27 **FOOTHILL PROPERTY**
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29 The City Council took a fieldtrip in March to see up close the 180 acres owned by the City
30 on the foothills. This fieldtrip was triggered by a proposal from the City's Trails Committee to
31 construct additional trails on that property, including mountain bike trails. In a subsequent
32 meeting, the City Council approved funding for aerial photography/topo mapping and a drainage
33 study of the 180 acres. Staff also recommended the creation of a use management plan to guide
34 the Council's future decisions about the uses of this land, including the additional trails proposed
35 by the Trails Committee, and the infrastructure that may be needed to sustain these uses over
36 the long term.
37

38 Mr. Snyder presented a proposed process for creating a use management plan. He
39 recommended the Council consider forming an ad hoc committee of 8-10 people to explore ideas
40 and different perspectives. Councilwoman Fillmore said the proposed process looks good, but
41 she would like to tighten the time frame and condense the ad hoc committee process to one
42 month rather than three. Mr. Snyder responded that staff resources will be limited, considering
43 the current schedule and goals. He suggested the Council could utilize part-time help or an
44 outside consultant to help facilitate a condensed time frame.
45

46 Councilwoman Ivie said she would be in favor of aggressively ticketing motor vehicle users
47 violating boundaries at the beginning of the process to set a precedent before summer begins.
48 Bruce Cox, Parks and Recreation Director, stated the Police Department has ordered more signs
49 that indicate "no motorized vehicles" to mark boundaries and deter violations, as they do at the
50 beginning of the season every year. He said staff has also discussed the possibility of adding a
51 gate at a particular location. Mr. Cox informed the Council that a Federal grant is available for

1 establishing fencing and parking lots for trails and ATV areas. Mayor Wilkinson expressed
2 concern with aggressive enforcement at the beginning of the process without educating first.
3 Councilwoman Ivie responded that boundary signs have been in place for years. The Mayor
4 suggested making a class available to the public, taught by the Police Department. Mr. Cox
5 suggested having someone at the motor-vehicle use area on high-use days with a kiosk or table
6 with education material.
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8 Councilman McEwan agreed that enforcement is appropriate, and said he would like to
9 see the City do something significant on the hillside fairly quickly to accommodate several types
10 of uses. Councilman Ince asked if it would be possible to assign an intern to do some of the
11 legwork. Councilman McEwan said he would like the City to have a goal of moving dirt by next
12 spring, whether to create trails or mitigate drainage issues. Councilman Ince made a **motion** to
13 authorize up to \$3,000 from Council Contingency for staff to move the management plan process
14 forward. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0). Mr.
15 Cox suggested including Police Chief Child in the discussions.
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CEMETERY ISSUES

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19 Mr. Cox reported that by measuring between burial sites indicated on City records, enough
20 space has been found for approximately 30 more burial sites in the first five rows of Section A of
21 the cemetery. He said he anticipates room for around 200 additional burial spaces will be found
22 through the entire cemetery. Mr. Cox commented that upright monument headstones make
23 access and maintenance difficult. He recommended the City require flat headstones for the new
24 burial spaces. Mr. Cox stated the practice of purchasing headstones and placing them in the
25 cemetery before time of death results in the City bearing the cost of storing and carefully
26 maintaining around the headstones. He asked the Council to consider establishing a policy that
27 states a headstone cannot be placed until time of burial. Councilman McEwan agreed with the
28 suggested policy that a headstone can only be placed at time of burial, but said he believes upright
29 monument headstones should be an option. Mr. Cox suggested an additional fee for placement
30 of upright headstones.
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32 Responding to a comment from Ms. Romney, Mr. Cox said an updated copy of the
33 cemetery map could be sent to the County Recorder's Office. Councilwoman Fillmore suggested
34 the next agenda announcing discussion of cemetery issues should clearly state a policy change
35 will be considered. A majority of the Council indicated support for not allowing placement of a
36 headstone until time of burial. Staff will prepare an amendment and notice a public hearing.
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MAYOR'S REPORT

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- 40 • Mayor Wilkinson updated the Council on UIA/UTOPIA. The UIA Board has approved
41 issuance of a \$33 million bond.
- 42 • The South Davis Metro Fire Board has approved an architect and general contractor
43 for construction of the new Centerville Fire Station.
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COUNCIL LIAISON REPORT

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47 Councilman Ince informed the Council that Centerville will participate in The Great Utah
48 Shakeout drill on Thursday, April 19 and Saturday, April 21.

CITY MANAGER'S REPORT

- Mr. Thacker reported that Officer Mike Dingman has been promoted to the position of Sergeant.
- Mr. Thacker made the Council aware that Bangerter Farms are being considered for agricultural protection area status. Councilman McEwan commented that he feels it is important to maintain local sourcing of food.
- City Manager Thacker read aloud the list of the movies selected by the Parks Committee for the Movies in the Park this summer.
- The Council plans to meet in budget work sessions on May 8th and May 15th, and in a joint work session with the Planning Commission on May 22nd.

ADJOURNMENT

At 9:48 p.m., Councilman Ince made a **motion** to adjourn the regular meeting and move to a meeting of the Centerville Redevelopment Agency, with no intention to return to regular meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Mackenzie Wood, City Recorder

Date Approved

Katie Rust, Recording Secretary