Minutes of the Centerville City Council **work session** held Wednesday, March 1, 2017 at 7:00 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor	Paul A. Cutler
Council Members	Tamilyn Fillmore William Ince Stephanie Ivie George McEwan Robyn Mecham
STAFF PRESENT	Steve Thacker, City Manager Lisa Romney, City Attorney Bruce Cox, Parks and Recreation Director Kevin Campbell, City Engineer Jacob Smith, Assistant to the City Manager Katie Rust, Recording Secretary
STAFF ABSENT	Blaine Lutz, Finance Director/Assistant City Manager

CEMETERY WEST SLOPE ANALYSIS

Mayor Cutler introduced the topic of discussion by commenting that the possibility of expanding cemetery space in Centerville is an emotional issue, particularly in two ways: there are citizens with the expectation that they will be able to bury a loved one in Centerville; and there are neighbors of the cemetery that would like their backyard space and their desires to be respected. The Mayor emphasized that the purpose of the work session is to receive technical information regarding the possibility of expanding the cemetery with a retaining wall along the west portion of the cemetery. Kevin Campbell, City Engineer, showed photographs of the west side of the cemetery and adjacent properties. The existing slope is approximately 25% grade (25 foot drop over 100 feet). A 2-4% grade is ideal for cemetery use. Mr. Campbell presented four scenarios analyzed by staff.

- Option (B) – A terraced format with an eight-foot wall adjacent to the Ford and Tanner properties, and a six-foot wall 30 feet east of the eight-foot wall. The estimated cost of this option is approximately $859 per burial space, with 682 additional burial spaces.

Mr. Campbell explained that the terraced format of Option B would not work operationally, and is the most expensive of the options analyzed per burial space. Bruce Cox, Parks and Recreation Director, explained the process and equipment involved in digging a burial space. He explained that Option B does not provide adequate space for necessary equipment.

- Option (A) – A twelve-foot wall along the Ford and Tanner properties, and an eight-foot wall (i.e. exposed portion) along the Decker and Heller properties. The estimated cost of this option is approximately $685 per burial space, with 700 additional spaces.

Mr. Campbell emphasized that all walls would have a 42-inch safety fence on top, and a six-foot space between the existing Ford privacy wall and the new retaining wall. Mr. Cox explained requirements for putting burial vaults in place.

- Option (C) – An eight-and-a-half-foot wall along the Ford and Tanner properties, and a six-and-a-half-foot wall along the Decker and Heller properties. This option would allow five rows instead of the six rows possible with Options (A) and (B). The estimated cost would be approximately $807 per burial space, with 490 additional spaces.

- Option (D) – An eight-and-a-half-foot wall along the Ford and Tanner properties, with no new wall along the Decker and Heller properties. The estimated cost of this option is approximately $627 per burial space, with 450 additional spaces.

Mr. Campbell explained that staff considered using a rock wall, but ruled it out due to insufficient structural integrity. Richard Mickelson, a member of the audience, asked if the City has considered adding new cemetery space elsewhere in the city, considering the estimated cost of the expansion. Mayor Cutler responded that he has spoken with several owners of undeveloped property in the city, and all have indicated they could get more money from residential development of their properties. Mr. Thacker stated that over a four-year period the City sold an average of 122 burial rights per year, and the city digs approximately 75 burial sites per year. Mr. Thacker stated that in the last few years the city has only sold burial rights to nonresidents at time of need. Mayor Cutler commented that basic calculations show the cost of starting a new cemetery involves significant fixed costs. A municipal cemetery is a subsidized service, and the general trend is for cities to get out of the cemetery business. Mayor Cutler said the city has had conversations with Russon Brothers Mortuary regarding the possibility of partnering for mausoleum or columbarium space. The city is in the process of gathering facts and considering all options. Scott Cheney, a member of the audience, said he feels all alternatives should be considered, and said he believes the citizens would like to see the costs and benefits of all alternatives presented together.

Mr. Mickelson suggested the better solution would have been for the city to purchase the Roberts property when it was available. Mr. Thacker responded that he and Mayor Hirschi approached the Roberts before their property was developed and made an offer based on an appraisal, and when that was rejected, he and Mayor Hirschi expressed interest in negotiating the price. He said his impression was the Roberts were advised that they would receive more money with development of a residential subdivision. Mr. Thacker said he did not see a willingness to negotiate with the city. The City Council has had several discussions over the years regarding possible use of the City's hillside property for cemetery space. Prior Councils chose not to pursue that idea, in part based on the cost of establishing infrastructure on the hillside. The current Council discussed the possibility of converting a portion of Island View Park to cemetery space, but a decision was made that residents near the park would probably not appreciate that option. Mr. Thacker said it is his opinion that the private sector will be able to meet the need, albeit at a greater price to the consumer.

Mr. Cox presented a comparison of cemetery fees for cemeteries in Davis County. Councilwoman Fillmore commented that the Council has agreed they only want to take on the expansion project if it would pay for itself. The Council responded to a question from the audience stating they are absolutely considering the option of not doing anything. Councilman Ince asked those in attendance how many of them feel the City has a responsibility to provide burial space to citizens, with very little response. Councilwoman Fillmore asked how many already had purchased burial space, and almost all raised their hands.

Mr. Thacker explained an approach recently authorized by the Council – The City contacted approximately 100 owners of four or more currently unused burial rights with an incentive to sell back unneeded rights to the City. No response has been received at this point. Mr. Cox clarified the City recently became aware that Island View Park was originally

constructed with Federal grant funds, requiring that the park continue as park use, or the funds would need to be repaid or equal park space replaced elsewhere in the community. The option to convert any portion of Island View Park to cemetery space is not receiving further consideration by the City Council.

Mr. Campbell responded to a question from the audience stating that construction of any of the walls would probably take 3 months. Councilman McEwan pointed out that construction would need to cease when burials take place, which would extend the construction period. Mr. Mickelson asked if the City has considered purchasing the County-owned property on 100 South for cemetery space. Mayor Cutler responded it has been considered at a conceptual level. The City is currently negotiating with the County to make sure the north portion of the property remains open public space. The County intends to sell the south portion for residential development.

Bob Ford gave a presentation on behalf of a group of citizens (attached). He showed changes in elevation on the west side of the cemetery from 1983 to the present, and showed photographic evidence of water buildup along property lines on the west side of the cemetery. He listed concerns and issues with the retaining wall option (included in the attached presentation). Mr. Ford stated that the citizens he represents do not feel Centerville City needs to provide burial plots to citizens. The retaining wall option is a short-term solution, and any option would expose the City to perpetual and considerable liability.

Jenny Decker, attorney and neighboring resident, stated that she would advise any client to include ongoing liability cost in the calculations. She applauded the Council for fully examining the options, and asked the City to fully consider the liabilities associated with a retaining wall. She said from experience she knows the City does not pay attention to the west portion of the cemetery. She added that failure of an engineered wall would invalidate her insurance policy whether the failed wall is on her property or not.

Neil Tanner, neighboring property owner, presented personal research on construction costs for the proposed retaining wall, and said there would not be enough revenue to cover the costs. He presented his concerns, and suggested the City leave the western slope as it is. He suggested the City add a mausoleum wall on the east side of the cemetery, continue the repurchase program of unused spaces, and refer people to other cemeteries. A copy of his presentation is attached.

Mr. Campbell explained the difficulties of using a rock wall in this situation. Responding to a question from Councilwoman Mecham, Mr. Campbell stated that maybe 1,000 burial spaces could fit in one acre of land. The Council emphasized that many options need to be analyzed and considered before a decision is made. Councilman Ince indicated he does not anticipate a decision on this issue soon. A member of the audience commented that the recent survey regarding parks and recreation was available to the entire community, and she feels the cemetery issue should also involve input from the entire community. The Council expressed their desire to receive input from those who would be impacted the most before moving forward. Councilwoman Mecham said she suspects a majority of Centerville citizens would indicate they are in favor of cemetery expansion. Mayor Cutler agreed that the drainage problem is a serious issue that needs to be resolved. He encouraged citizens to communicate their concerns to Deuel Creek Irrigation about the risk of breaks in the existing old irrigation water line.

At 9:08 p.m. the Council took a break, returning at 9:26 p.m.

ADJOURNMENT AND CLOSED MEETING

At 9:26 p.m. Councilman Ince made a **motion** to adjourn the work session and move to a closed meeting in the Council Chambers for the purpose of discussing the character and competence of individuals. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed meeting were: Paul A. Cutler, Mayor; Council members Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker, City Manager; and Lisa Romney, City Attorney.

Marsha L. Morrow, City Recorder

3-21-2017
Date Approved

Katie Rust, Recording Secretary

CENTERVILLE CITY COUNCIL MEETING (WORK SESSION)

~~Tuesday~~, March 1, 2017
Wednesday 7:00 p.m.

NAME (PLEASE PRINT)	ADDRESS**
Robert Ford	
Ellen Ford	
Richard Ford	568 E 550 S.
Sharon Ford	" "
Wm Orbuckle	
Richard Christiansen	~~447 E. 550 S. Cnt~~
Marcia Christiansen	
Marianne Noakes	420 E. 900 S. Centerville
Wayne Noakes	" " "
Bruce Cox	364 W. 1375 N. Cent.
Kathleen Skinner	587 E. 700 S. Cent.
Ron Robbins	556 E 550 S Cent
Richard Nickerson	474 E. 550 S. Cent.
Dina Tidwell	475 S 520 E Cent
Paul Gabinski	724 E 600 So Centerville
Sheri Tidwell	1404 No 300 W. Centerville
Reed Tidwell	1409 No 300 W. Centerville
Kristine Ward	480 E 475 S. Centerville
Scott Cheney	520 E 400 S C-ville
Mary Jo Tanner	573 E 550 S "
Neil R. Tanner	"
Steve Ethington	629 E. 700 S

** Your address will be used only in the event the City staff needs to contact you pertaining to an issue discussed in the City Council meeting.