

1 Minutes of the Centerville City Council work session held Tuesday, January 7, 2020 at 5:30
2 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

5
6 Mayor Clark Wilkinson

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8 Council Members Tamilyn Fillmore (arrived at 5:43 p.m.)
9 William Ince (arrived at 5:40 p.m.)
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

15 Brant Hanson, City Manager
16 Lisa Romney, City Attorney
17 Jacob Smith, Administrative Services Director
18 Leah Romero, City Recorder
19 Bruce Cox, Parks and Recreation Director
20 Paul Child, Centerville Police Chief

21 **VISITORS**

22 Representative Tim Hawkes
23 Senator Stuart Adams
24 Senator Todd Weiler
25 Kim and Brian Curnow, 4th of July Committee Co-Chairs

26 **MEETING WITH STATE LEGISLATORS REPRESENTING CENTERVILLE**

27
28 Mayor Wilkinson thanked Representative Hawkes, Senator Adams, and Senator Weiler
29 for meeting with the Council, and requested that they address tax reform and transportation,
30 particularly the interchange at Parrish Lane.

31
32 Senator Adams commented that tax on food provides a stable tax base, and putting
33 sales tax back on food would help fix the State's structural imbalance. Utah is the only state to
34 replace the tax credit taken away by the Federal Government in 2017. Senator Adams added
35 that the tax base is shrinking. He spoke of shifting taxes from products to some services, but
36 stated that taxing all services would result in pyramiding. Councilmember Ivie stated she was
37 not happy with recent tax legislation. Senator Adams responded that House Bill 441 had a lot of
38 debate in the public arena. Councilmember Ivie said she was concerned with the short-term
39 impacts of taxes on gas and food. Senator Adams stated that Utah cannot continue to support
40 the level of growth it has experienced without finding a way to pay for necessary infrastructure.
41 Councilmember Fillmore commented that the more resistant a city is to increases in density and
42 intensity of growth, the more the cost of infrastructure is pushed onto others. Senator Adams
43 stated the State needs to find a way to implement user fees for electric vehicles that are using
44 the roads, but not using gas. He suggested express lane user fees as a possibility.
45 Councilmember McEwan suggested it would be fairly simple to gather data via GPS regarding
46 miles traveled by electric vehicles.

47
48 Mayor Wilkinson stated that the needed Parrish Lane interchange rebuild is a primary
49 concern in Centerville. He asked what the City could do to speed up the process with UDOT.
50 Senator Adams responded that more General Fund money would be needed to fund a rebuild of
51 the interchange. The Legislature would need to find more revenue to allocate for UDOT.

1 Councilmember Fillmore asked if a summary of the tax reform public process is
2 available. Councilmember McEwan complimented the Legislators for taking on the difficult tax
3 subject. Senator Adams stated that Utah has the fastest growing population in the United
4 States, and in his opinion is the number one state for families with the new tax credit.
5 Representative Hawkes said how the State will manage infrastructure related to the growth
6 going forward is an important question.
7

8 Councilmember McEwan expressed the opinion that UTOPIA is out of control and needs
9 more State oversight. He said he does not see how Centerville will continue to pay UTOPIA
10 without raising property tax. Councilmember McEwan suggested allowing UIA/UTOPIA to
11 operate with its own white box offering so it does not have to go through an ISP. He stated the
12 Board recently voted in favor of a \$53 million bond – a decision that, in his opinion, should not
13 be in the hands of a board. Senator Weiler said he thinks the State would have a hard time
14 jumping in on this issue and setting a precedent they do not want to set.
15

16 Senator Adams and Representative Hawkes left the meeting at 6:15 p.m.
17

18 Senator Weiler explained that discussions of a financial structural imbalance in the State
19 began when Governor Walker was in office. This is not a new issue, and it was realized early in
20 2019 that addressing it could no longer be postponed. He stated it was important for HB 441 to
21 be resolved by the end of 2019 for budgeting and payroll purposes.
22

23 Brant Hanson, City Manager, commented that sales tax revenue from services have not
24 been seen by the cities. Senator Weiler said it was his understanding that the cities would see a
25 portion of the revenue from sales tax increases.
26

27 Senator Weiler asked the City Council about accessory dwelling units (ADUs).
28 Councilmember Fillmore reported that a representative of Utah League of Cities and Towns
29 (ULCT) shared with her that: "ULCT would be concerned about changes in the building code
30 that could adversely impact the health, safety, and welfare of residents in both the primary
31 structure and the ADU. That said, many cities have worked out ADU ordinances that don't
32 require a change in the building code. Our review of SB 34 compliance shows many cities that
33 have selected authorizing ADUs as their option for moderate income housing. As such, there
34 are ways for cities to plan for ADUs without diminishing the building code."
35

36 Councilmember Fillmore said she responded to his statement with the following
37 questions:

- 38 • How aware are the cities about the building code and its expense when they choose
39 to pass the ADU ordinance?
- 40 • Are the different cities' building inspectors applying the code uniformly to basement
41 ADUs, or is there a variation among the inspectors' interpretation of the code? If
42 there is variation, is that acceptable?
- 43 • If the code is being applied uniformly, are the two-family-dwelling building code
44 requirements cost prohibitive? How many retrofit basement ADUs are actually being
45 permitted? How many have actually happened?
- 46 • If the cost is prohibitive and ADU numbers are actually very low, is that still an
47 acceptable option for addressing the moderate-income housing issue?
48

49 Councilmember Fillmore said she asked if ULCT would be willing to poll cities for
50 answers to her questions, but has not yet received a response. Mr. Hanson said he wants Staff

1 to research what other cities have done with ADUs. Councilmember Mecham suggested the
2 City could allow a number of non-family members to occupy a family home without addressing it
3 as an ADU. Councilmember McEwan said he would prefer for homeowners to be able to
4 register and be compliant with an ADU and not go broke in the process.

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6 Senator Weiler left the meeting at 6:30 p.m.

7
8 **4TH OF JULY CELEBRATION**
9

10 Kim and Brian Curnow, 4th of July Committee Co-Chairs, presented the idea of moving
11 the 4th of July festivities from Smith Park to Community Park to accommodate larger crowds and
12 allow more people to come together. They emphasized the desire to build on what has been
13 done before and protect the feeling of the event, and the desire to be able to do more to cater to
14 younger crowds. They said they do not propose moving the parade – just the park festivities.
15 Mr. and Mrs. Curnow briefly explained some of their ideas for expanding the festivities.

16
17 Mr. Hanson stated Staff believe the change could be accommodated. Chief Child asked
18 where the fireworks would be staged. Ms. Curnow proposed the southwest corner (new soccer
19 field) for fireworks. Bruce Cox, Parks and Recreation Director, stated that Community Park and
20 neighboring church parking lots would provide more parking than has been available at Smith
21 Park. Chief Child stated that pedestrian crossing issues would need to be addressed on both
22 400 West and Frontage Road. He said he would not want parking allowed on the west side of
23 the Frontage Road. Temporarily decreasing the speed limit on Frontage Road would be
24 considered. Councilmember Mecham said she did not think fireworks were allowed that close to
25 the freeway.

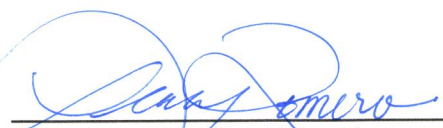
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27 Councilmember Mecham commented that many families would resist a change in the
28 established tradition. Councilmember McEwan commented that his family stopped attending
29 parts of the festivities because there was not enough space. Councilmember Mecham said the
30 City's plan has always been to add the property between Smith Park and City Hall for more
31 space. She added that the Children's Parade ends at Smith Park. Councilmember McEwan
32 suggested a compromise with some events at Smith Park and some at Community Park.
33 Councilmember Mecham responded that the point is to have everything together with
34 community members able to meet each other.

35
36 Councilmember Fillmore said she supports trying the change of location because more
37 space is needed. Councilmember McEwan expressed support for trying the change of location.
38 Ms. Curnow said she has found that everyone she talks to about the 4th of July festivities has
39 said they do not attend because Smith Park is too crowded. She said she believes attendance
40 would increase if there were more room. Councilmember Mecham said residents in South
41 Centerville feel they established and created Centerville, and now everything is moving north. It
42 was discussed that the change would not have to be permanent. Ms. Curnow said she does not
43 want this to be a north/south issue – she wants the whole community to come together and do
44 something fun. Councilmember McEwan said he sees the change as potentially being more
45 inclusive of the entire community. Councilmember Ince commented that families have locations
46 they traditionally view fireworks from. He expressed concern about parking and road logistics.

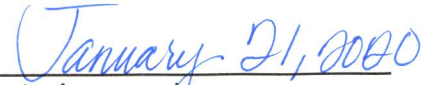
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48 The issue will be placed on the agenda for the next Council meeting. The City Council
49 thanked Brian and Kim Curnow for their amazing service.

ADJOURNMENT

At 7:02 p.m., Councilmember Ince made a **motion** to adjourn the work session.
Councilmember Fillmore seconded the motion, which passed by unanimous vote (5-0).



Leah Romero, City Recorder



Date Approved



Katie Rust, Recording Secretary

