

Minutes of the Centerville **City Council Work Session** held Tuesday, May 17, 2022 at 5:30 p.m., with participants present at City Hall, 250 North Main Street, and electronically via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Gina Hirst
William Ince (arrived at 6:43 p.m.)
George McEwan
Robyn Mecham
Spencer Summerhays

STAFF PRESENT

Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Bryce King, Recreation Coordinator
Bruce Cox, Parks and Recreation Director
Cory Snyder, Community Development Director

VISITORS

Marcus Keller, Zions Bank
Interested citizens

CEMETERY FINANCING DISCUSSION

Marcus Keller with Zion's Public Finance (the City's Municipal Advisor) reported an increase in interest rates since the General Obligation Bond for creation of a new cemetery was last discussed in public meeting. He explained two options available to the City – a market transaction or direct purchase transaction. Mr. Keller presented updated bond scenarios and related tax impacts for both a market transaction and a direct purchase transaction, emphasizing that actual rates at time of issuance may fluctuate from the estimates.

Mr. Keller recommended putting a resolution for authorization of issuance on the agenda for the City Council meeting in two weeks, which would be followed by a 30-day contest period. The resolution would give the City one year to issue bonds. He said he leaned toward recommending a direct purchase transaction. Mr. Keller explained the assessed valuation and an amortization schedule would be submitted and reviewed by the County Auditor, and a tax rate and levy would be set to generate the necessary amount of funds for the next fiscal year. He said he did not want the Council to feel rushed, and said the authorization of issuance could be postponed if needed. Finance Director Nate Plaizier said the County Auditor liked to be notified if the City was considering an authorization of issuance by the end of June, but the formal deadline was September 1st. Mr. Keller answered questions from the Council.

Councilmember McEwan expressed support for moving forward with a resolution at the next Council meeting. He expressed the opinion that market conditions would continue to get worse, and said he would prefer not to wait. Mayor Wilkinson thanked Mr. Keller for his time.

MODERATE INCOME HOUSING UPDATE

Community Development Director Cory Snyder provided an update on House Bill 462 regarding moderate income housing, approved during the 2022 Legislative Session. He explained amendments that impacted the Moderate Income Housing element requirement, and commented that language used in the 24 strategy options provided by the State had become stronger. Mr. Snyder explained there were three options to consider requiring action by October 1, 2022:

- Option 1 (Meeting the base requirement) – Pick or reaffirm 3 strategies and adopt an implementation timeline for each.
- Option 2 (Meeting the base requirement with reaching priority consideration) – Pick new strategies and a corresponding implementation timeline for each.
- Option 3 (Reach priority consideration) – Incorporate at least 2 strategies beyond the base requirement and adopt an implementation timeline for each.

Mr. Snyder explained that Transportation Project Funding (TIF and TTIF) would be used as an incentive to obtain priority consideration. An annual report must be submitted by October 1, with selected strategies and implementation plans included. Mr. Snyder suggested the City Council and Planning Commission meet in a joint meeting in July to discuss the list of strategy options and identify a direction.

City Manager Brant Hanson said the reports generated by cities over time would be helpful in understanding what could work to improve the moderate income housing situation. Mr. Snyder explained that “moderate income” was defined as 80% of a county’s median income, and target housing cost (including basic utilities) was 30% of an income. Councilmember Hirst said she would prefer to leave plenty of time for the Council and Planning Commission to work through strategies for the Moderate Income Housing Plan.

CENTERPOINT THEATRE SPEED CONTROL CROSSINGS

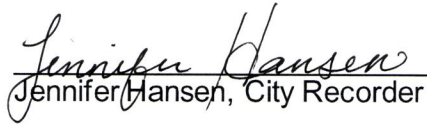
Parks and Recreation Director Bruce Cox said CenterPoint Theatre had experienced consistent speeding and high traffic volume along the north driveway of the parking lot from individuals going to and from Chic-fil-a and McDonalds, and from pick-up and drop-off for CenterPoint youth academy classes. At a previous meeting, the Council asked staff to collect data regarding the numbers and speeds of vehicle traffic through the north parking lot access, to purchase and install temporary speed bumps, and to collect data again to see what difference was made. Mr. Cox reported the Police Department conducted the traffic study and collected data, and the temporary speed bumps were found to make a significant difference in slowing traffic through the north parking lot access. He recommended installation of permanent speed-calming crosswalks.

The Council reviewed data provided, and discussed the safety benefit of slowing traffic in the parking lot. Mr. Hanson said the benefit to other businesses in the shared parking lot had not been evaluated, and a funding source had not been finalized. Mr. Cox said the proposed permanent speed-calming crosswalks would be placed in locations similar to the temporary speed bumps.

Councilmember Hirst said she was interested in knowing if there had been a reduction in the number of vehicles that went through the north parking lot access when the youth academy was in session. A majority of the Council appeared to agree. Mr. Cox said staff could collect additional data and provide the Council with a report in about six weeks.

ADJOURNMENT

At 6:51 p.m., Councilmember Hirst **moved** to adjourn the work session. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).



Jennifer Hansen, City Recorder

6-7-2022

Date Approved

