

Minutes of the Centerville **City Council** meeting held Tuesday, June 21, 2022, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and electronically via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Gina Hirst
William Ince
Robyn Mecham
Spencer Summerhays

MEMBER ABSENT George McEwan

STAFF PRESENT Brant Hanson, RDA Executive Director
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Cory Snyder, Community Development Director
Mike Carlson, Public Works Director
Bruce Cox, Parks and Recreation Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department
Dave Walker, Deputy Public Works Director
Jacob Smith, Administrative Services Director
Bryce King, Recreation/Events Coordinator
Kevin Campbell, City Engineer

VISITORS Interested Citizens
Johnny Ferry, Major Brent Taylor Foundation

PRAYER OR THOUGHT Councilmember Summerhays

PLEDGE OF ALLEGIANCE

OPEN SESSION

Bob Gray, Centerville resident, recommended a staged property tax increase to avoid the entire 35% in one year (10% one year, 10% the next year, and 15% the following year), especially considering current inflation, the probable coming recession, and the proposed water rate increase. He suggested the City check to see if an easement was established when the Rockwood Trail was created.

Cathy Reese, Centerville resident, asked if the proposed property tax increase was earmarked for certain things, and asked what kind of impact fees were charged with high-density development.

JoDee Jacobson, Centerville resident, said she saw a petition going around for pickleball courts. She said she felt Centerville had been given a golden opportunity to help residents facing difficult times. She spoke of a Facebook poll she put together with more than 200 responses, and suggested that, along with pickleball courts, the Council make the area inclusive for all ages to promote family time.

1 Kyle Green, Centerville resident, said he had lived in Centerville his entire life. He said he
2 was excited to hear of progress with the urban deer program. Mr. Green said he strenuously
3 objected to putting pickleball courts at Smith Park because it was currently one of the few parks
4 in the City that did not have sport features that brought increased traffic. He said he believed it
5 would be short-sighted to put pickleball courts so near an elementary school. Mr. Green said
6 Smith Park was uniquely suited to community events.

7
8 Taylor Cutler, Centerville resident, said he liked tennis and pickleball, and wanted to see
9 more pickleball courts in Centerville.

10
11 Stephanie Ivie, Centerville resident and former Councilmember, said she could hear noise
12 from the pickleball courts at Island View Park from her home every day, and would not wish that
13 ability on anyone else. She said the noise was loud, obnoxious, and never went away. Ms. Ivie
14 suggested the Council not put pickleball courts at Smith Park or Porter-Walton Park in
15 consideration of adjacent residential. She commented that residential near Community Park was
16 a little farther away.

17
18 **DAVIS REMEMBERS – THE 9/11 MEMORIAL PROJECT**
19

20 Johnny Ferry, representing the Major Brent Taylor Foundation, informed the Council of
21 the Davis Remembers 9/11 Memorial Project to honor those lost and affected by the 9/11 attacks.
22 The event (September 5 – 10) was scheduled to involve a week of service, and exhibits at the
23 Legacy Events Center. Mr. Ferry requested four photographs that showcased Centerville, and a
24 short descriptive paragraph about life in Centerville. He also asked for volunteers to help at the
25 Legacy Events Center.

26
27 **PUBLIC HEARING – FY 2023 FINAL BUDGET**
28

29 Finance Director Nate Plaizier recommended the Council approve the FY 2023 Tentative
30 Operational Budget, set the proposed tax levy, and schedule a public hearing for the Final Budget
31 and Truth in Taxation hearing. He reported the certified tax rate provided by the County Auditor
32 was .000943, which would generate approximately \$1.7 million in General Fund revenue, and
33 would allow the needed property tax increase to reduce from the proposed 35% to 33%. Mr.
34 Plaizier explained property tax calculation in Utah, and showed a video prepared by the Davis
35 County Assessor.

- 36
37 • Average Centerville home market value (2022) = \$546,000
38 ○ taxable value = \$300,300
39 • The average home currently pays \$283.18 in Centerville City property taxes annually
40 • Proposed increase = 33%
41 • The average home would pay \$376.58 annually
42 • Increase of \$93.39 per year or \$7.78 per month
43

44 Mr. Plaizier and Mr. Hanson explained the purpose and use of development impact fees.
45 Mr. Hanson spoke of the need to retain police officers in a competitive market, and explained that
46 79% of the proposed 33% property tax increase would fund the police compensation increase
47 approved by the Council mid-fiscal year. Mr. Plaizier said the FY 2023 Tentative Budget had been
48 available for public review on the City website since May 3, 2022. Mr. Hanson explained that the
49 budget process began with staff in January. Councilmember Summerhays commented that
50 transfers from General Fund reserves to other City funds, in addition to the proposed property tax
51 increase, would result in a balanced FY 2023 Budget.

1 At 8:22 p.m., Mayor Wilkinson opened the meeting for continued public comment
2 regarding the FY 2023 Budget.
3

4 Adam Alba, Centerville resident, expressed support for the proposed increase. He said he
5 wanted the Council to know he understood the proposed increase was to fund necessary
6 services. Mr. Alba said he believed it was a no brainer for those who supported law enforcement.
7

8 Matt Pierce, Centerville resident, said he knew no one liked tax increases, but said he
9 knew there was a cost of doing nothing. He said he echoed Mr. Alba's comments. Mr. Pierce
10 added that he was pro-pickleball courts.
11

12 Rita Johnson, Centerville resident, thanked the Council for voting to increase police officer
13 compensation, and complimented the City's current officers. She said she supported the
14 proposed property tax increase.
15

16 Stephanie Ivie, Centerville resident and former Councilmember, said she believed there
17 were many things that could be cut out of the FY 2023 Tentative Budget. She commented that
18 many citizens in Centerville made less than the reported median income, and said she knew a
19 property tax increase along with a water rate increase would hurt many.
20

21 Andy Bavelas, Centerville resident, said he did not know that the proposed property tax
22 increase was the right thing to do at that time. He said the City, like any household, needed to cut
23 something out. Mr. Bavelas said he knew there were many in the community struggling to afford
24 basic necessities. He said he trusted the Council.
25

26 Karen Romrell, Centerville resident, expressed support for the proposed property tax
27 increase, and said she appreciated services funded by property tax revenue.
28

29 Dee Hansen, Centerville resident, said he was retired and on a fixed income. He said he
30 understood the need to not let the level of City services go down, the need to maintain
31 infrastructure, and the need to adequately compensate first responders. He said he supported
32 the proposed property tax increase.
33

34 Cheylynn Hayman, Centerville resident, said she knew the decision of whether or not to
35 raise taxes was a difficult one. She said she fully supported funding the Police Department and
36 critical infrastructure. Ms. Hayman expressed support for the proposed property tax increase, and
37 expressed appreciation to City staff.
38

39 Julianne Zollinger, Centerville resident, said it was her understanding that pickleball courts
40 could be built using impact fee revenue, and would not be affected by whether or not the proposed
41 property tax increase passed. Ms. Zollinger said she appreciated City staff and the Police
42 Department for maintaining a wonderful City. She expressed support for the proposed property
43 tax increase. Ms. Zollinger spoke of the importance of providing adequate training for police
44 officers, and the importance of maintaining existing infrastructure.
45

46 Peter McClain, Centerville resident, asked what would happen if the proposed property
47 tax increase were not approved. He said he agreed there were costs to inaction, and said he was
48 in favor of progressive taxation to accommodate those with below-median incomes. Mr. McClain
49 said the proposed property tax increase seemed modest, and said he supported fair
50 compensation for City employees.

1 Dave Turner, Centerville resident, said he was on the fence over the tax issue, and spoke
2 of the many individuals in Centerville on fixed incomes. He asked what could be given up to avoid
3 taking money from those on fixed incomes. Mr. Turner said he loved tennis, but would personally
4 be willing to give up tennis courts. He said he trusted the Council.

5
6 Kyle Green, Centerville resident, said he would be willing to give up pickleball courts,
7 baseball fields, and the 4th of July celebration, which he loved. He said he lost his business
8 because of COVID-19, and spoke of increased costs. Mr. Green spoke in favor of funding
9 necessities, but not things the community could do without. He asked if each department budget
10 could be cut by 10%.

11
12 Don Love, Centerville resident, expressed support for the proposed property tax increase.
13 He said he understood concerns expressed, but said he would rather give up things in his own
14 budget in order to adequately fund the Police Department. He said he appreciated those taking
15 part in the CERT program.

16
17 Laura Eliason, Centerville resident, said she was thrilled the community could come
18 together to make decisions. She said she knew the Council and staff had poured over the budget,
19 and said she was grateful for the Police Department. She expressed support for paying the
20 officers a fair wage and retaining existing officers. Ms. Eliason said she appreciated the mindset
21 of being proactive and maintaining infrastructure, rather than reactive and waiting until things
22 broke. Ms. Eliason said she liked the idea of splitting the needed increase into steps so it did not
23 come all at once.

24
25 Councilmember Ince **moved** to close the public hearing at 9:02 p.m., and Councilmember
26 Mecham seconded the motion. The motion passed by unanimous vote (4-0). Mayor Wilkinson
27 expressed appreciation to everyone who took the time to share their opinion. Mr. Hanson said his
28 goal as City Manager was to help bridge the gap between administrative sustainability and
29 political acceptability. He said the FY 2023 Tentative Budget was focused on providing core
30 services, and emphasized that significant cuts would need to be made if the proposed property
31 tax increase were not approved. Police Chief Paul Child said the Police Department was at a
32 critical point with needed vehicles, and spoke of continued market pressures with regard to
33 recruitment. He said the compensation increase for the Police Department approved in December
34 2021 brought compensation ranges to a more competitive level.

35
36 Councilmember Ince explained that State law defined the timeline for the Truth in Taxation
37 process. Councilmember Hirst said with a possible recession coming, she would be hesitant to
38 balance the budget using additional reserves. Mayor Wilkinson said he knew the Council took the
39 budget seriously. Responding to a public comment, Mr. Hanson explained restrictions on use of
40 impact fees. Mr. Plaizier said Davis County offered a low-income abatement program for those
41 having difficulty paying property tax. Mr. Hanson commented that funds were included in the
42 budget for City Hall lobby furniture anticipating that municipal court may be in session sometime
43 during FY 2023. He said the furniture was not a priority for administration.

44
45 Councilmember Mecham expressed that raising taxes was a difficult thing for her to do.
46 She spoke of sleepless nights and said she was aware of many individuals on fixed incomes, and
47 said she felt strongly about adequately supporting a quality Police Department and Public Works
48 Department. Councilmember Mecham said she felt strongly that the proposed property tax
49 increase needed to happen. Responding to a suggestion to charge for use of pickleball courts,
50 Mr. Hanson said charging for a public amenity would eliminate a portion of the community from
51 participating. Responding to another question from the public, Mr. Hanson explained anticipated
52 sales tax revenue included in the FY 2023 Tentative Budget. He emphasized that property tax
53 revenue was a less volatile revenue source than sales tax revenue.

1 Councilmember Summerhays made a **motion** to approve Resolution No. 2022-15
2 adopting the FY 2023 Tentative Operational Budget with two amendments: remove the furniture
3 line item, and reduce the Court copier budget by half. Councilmember Hirst seconded the motion,
4 which passed by unanimous vote (4-0).

5
6 Councilmember Summerhays **moved** to approve Resolution No. 2022-14 setting the
7 Proposed Tax Levy, reduced by an amount commensurate with the amount removed from the
8 budget in the previous motion (\$12,500). Councilmember Hirst seconded the motion, which
9 passed by unanimous vote (4-0).

10
11 Councilmember Hirst **moved** to schedule the public hearing for the FY 2023 Final Budget
12 and Truth in Taxation hearing for August 23, 2022 at 6:00 p.m. at Centerville City Hall.
13 Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).

14
15 **PUBLIC HEARING – COMPENSATION SCHEDULE AND JUSTICE COURT JUDGE**
16 **COMPENSATION**
17

18 The proposed updated compensation schedule reflected changes made throughout the
19 year and proposed changes for FY 2023. Changes were made based on a compensation study,
20 survey data, and direction from the Council. Responding to a question from Councilmember
21 Summerhays, staff explained that the State Legislature set an updated workload number and
22 salary range for municipal court judges each year. The City was required to give the Judge a
23 market adjustment equal to the average increase of Centerville employees, which would put him
24 at the top of the range provided by the Legislature (\$32,410-\$58,338). Staff recommended fixing
25 the Judge's salary at \$58,338, an 8.9% increase in pay.

26
27 The Council opened and continued a public hearing on this matter at the previous Council
28 meeting. Mayor Wilkinson opened the meeting for continued public comment. Seeing that no one
29 wished to comment, Councilmember Ince **moved** to close the public hearing at 9:47 p.m.
30 Councilmember Hirst seconded the motion, which passed by unanimous vote (4-0).

31
32 Councilmember Ince **moved** to adopt Resolution No. 2022-16, fixing the compensation of
33 the Municipal Justice Court Judge of the Centerville City Justice Court. Councilmember
34 Summerhays seconded the motion, which passed by unanimous vote (4-0). Councilmember Ince
35 **moved** to adopt Ordinance No. 2022-12 updating and amending the Centerville Positions and
36 Compensation Schedule. Councilmember Summerhays seconded the motion, which passed by
37 unanimous vote (4-0).

38
39 **PUBLIC HEARING – FISCAL YEAR 2022 BUDGET AMENDMENT**
40

41 Finance Director Nate Plaizier presented a final budget amendment for FY 2022, and
42 answered questions from the Council.

43
44 Councilmember Ince **moved** to open a public hearing at 10:11 p.m. Councilmember Hirst
45 seconded the motion, which passed by unanimous vote (4-0). Seeing that no one indicated a
46 desire to comment, Councilmember Ince **moved** to closed the public hearing, and
47 Councilmember Summerhays seconded the motion. The motion passed by unanimous vote (4-
48 0).

49
50 Councilmember Ince **moved** to approve Resolution No. 2022-20 amending the FY 2022
51 Budget. Councilmember Hirst seconded the motion, which passed by unanimous vote (4-0).

FEE SCHEDULE AMENDMENTS – CULINARY WATER RATES INCREASE

Historically, the City generally budgeted approximately \$400,000 to \$500,000 per year for culinary water replacement projects. Public Works Director Mike Carlson explained that in order to keep up with replacement projects as outlined in the Culinary Water Capital Facilities Plan, the budgeted Capital Outlay amount would need to be \$1.5 million. Councilmember Summerhays said he agreed with Dee Hansen's comments earlier in the meeting on the need to focus on the aging delivery system of the City's culinary water. He expressed support for considering a small rate increase every year to avoid large one-time increases going forward. Councilmember Hirst said she agreed. Councilmember Mecham expressed appreciation for employees in the Centerville Water Department.

Councilmember Summerhays **moved** to approve Resolution No. 2022-21 regarding amendments to the Centerville Fee Schedule to increase culinary water rates. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).

MUNICIPAL CODE AMENDMENTS – FLOOD DAMAGE PREVENTION

Deputy Public Works Director Dave Walker explained that the Federal Emergency Management Agency (FEMA) issued final flood hazard determinations for Davis County, including new or modified Flood Insurance Rate Maps (FIRMs) and supporting Flood Insurance Study (FIS) reports. The updated FIRMs and FIS reports were the basis for floodplain management measures that communities within Davis County were required to either adopt or to show evidence of having in effect to qualify or remain qualified for participation in FEMA's National Flood Insurance Program. Mr. Walker presented proposed amendments to Chapter 9.08 (Flood Damage Prevention) to add clarifying provisions regarding FEMA's updated FIS for Davis County.

Councilmember Ince **moved** to approve Ordinance No. 2022-14 regarding Municipal Code Amendments to Chapter 9.08 to bring ordinances into compliance with the FIS for Davis County as issued by FEMA. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

PERSONNEL POLICIES AMENDMENTS – BEREAVEMENT LEAVE

City Attorney Lisa Romney explained the Utah Legislature recently adopted Senate Bill 63, which required certain public entities, including cities, to provide at least three days of paid bereavement leave for employees who experienced a miscarriage or stillbirth. She presented and expressed support for amendments to Section 5.120 of the Personnel Policies regarding bereavement leave, with a retroactive effective date of May 4, 2022.

Councilmember Hirst **moved** to approve Resolution No. 2022-19 enacting Section 5.120 of the Personnel Policies. Councilmember Mecham seconded the motion, which passed by unanimous vote (4-0).

FRAUD RISK ASSESSMENT

All local governments were required by the Utah State Auditor to complete a fraud risk assessment annually. Mr. Plaizier explained that to complete the Fraud Risk Assessment, the City was given points based on meeting certain criteria. The points were then totaled to determine the City's "risk level". Mr. Plaizier reported the City's assessment for FY 2022 received 375 points out of a possible 395 points, placing the City in the "very low" risk level category.

SUMMARY ACTION

1. Bond Reduction – Silverthorne Subdivision
2. Bid Award – Summerhill Lane Subdivision – Culinary Waterline Project
3. Bid Award – London Road & Cottonwood Drive Street Rebuilds and 400 West Overlay Project
4. Bid Award – Drainage Maintenance Project 2022-2023

Staff answered questions from the Council regarding summary action items. Councilmember Hirst **moved** to approve: Bond Reduction #3 and End of Warranty for Silverthorne Subdivision in the amount of \$4,450.00; award bid for Summerhill Lane Subdivision Culinary Waterline Project to Kapp Construction in the amount of \$341,800.00; award bid for London Road and Cottonwood Drive street rebuilds and 400 West overlay project to Post Asphalt in the amount of \$1,863,760.00; and award bid for Drainage Maintenance Project 2022-2023 to Twin D in the amount of \$98,219.00. Councilmember Summerhays seconded the motion, which passed by unanimous vote (4-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the June 7, 2022 Council Meeting were reviewed. Councilmember Ince **moved** to accept the minutes, and Councilmember Mecham seconded the motion. The motion passed by unanimous vote (4-0).

FINANCIAL REPORT

A monthly financial report for May 2022 was included with the agenda for review.

CITY COUNCIL REPORT

Councilmember Hirst updated the Council regarding the Parks Committee and Deuel Creek Irrigation. Councilmember Summerhays provided an update on South Davis Recreation District.

MAYOR'S REPORT

- Mayor Wilkinson spoke of a recent commercial ground breaking.
- Councilmembers expressed interest in touring the Davis County Memorial Courthouse.
- Mayor Wilkinson provided an update on the upcoming 4th of July Celebration.

CITY MANAGER'S REPORT

- Recreation Coordinator Bryce King provided an update on summer recreation programs.
- Mr. Hanson reported there were currently no items for the July 5, 2022 Council meeting agenda.

ADJOURNMENT

Mayor Wilkinson thanked all staff and citizens who attended the meeting. At 11:07 p.m., Councilmember Summerhays **moved** to adjourn the meeting. Councilmember Ince seconded the motion, which passed by unanimous vote (4-0).

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Jennifer Robison
Jennifer Robison, City Recorder

7-19-2022
Date Approved

