

Minutes of the Centerville **City Council** meeting held Tuesday, September 6, 2022, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and remotely.

MEMBERS PRESENT

Mayor	Clark Wilkinson
Council Members	Gina Hirst
	William Ince
	George McEwan
	Robyn Mecham
	Spencer Summerhays

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Cory Snyder, Community Development Director
Jacob Smith, Administrative Service Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department
Bryce King, Community Services Manager
Mike Carlson, Public Works Director
Nate Plaizier, Finance Director

VISITORS

Mike Miller, Ferguson Group
Interested citizens

PRAYER OR THOUGHT

Councilmember Summerhays

PLEDGE OF ALLEGIANCE

OPEN SESSION

Steve Mangel, Centerville resident, expressed concern for public safety and property damage at the 400 East/Chase Lane intersection and neighboring private properties, and asked the City to act to improve the situation.

Julianne Zollinger, Centerville resident, said her property was one of the properties mentioned by Mr. Mangel. She mentioned a previous and a recent instance of vehicles going through the intersection and entering her property and causing damage. She said in the situation three years ago, the individual driving was not cited and was not insured, and the Zollingers had to personally pay to repair their yard. Ms. Zollinger said she appreciated the City taking the situation seriously and commissioning a study. She presented the Council with a list of names of 168 concerned citizens. Ms. Zollinger stated the intersection was the only "T" intersection on major roads in Centerville that ended in private property, and mentioned the many pedestrians and bikers who regularly used the intersection.

Todd Haag, Centerville resident, said he lived on the property adjacent to the Zollingers. He said in the most recent instance, the vehicle crashed through a fence and through Zollinger's yard, and then crashed through another fence into his yard. Mr. Haag said he immediately knew what he was hearing because of the previous time a vehicle crashed into the Zollinger's yard. He said his family spent a lot of time in their backyard, and would rather not be scared in their backyard waiting for someone else to make the same mistake.

1 Mike Taylor, Centerville resident, said he was the former owner of the Zollinger house. He
2 said he could think of at least five other similar events in the past, many when roads were slick.
3 He said he approached a member of City staff many years ago after one of the incidents, but due
4 to liability, nothing was done. Mr. Taylor said he now lived on 400 West and regularly observed
5 drivers choosing to speed on the 25 mile per hour residential street. He said he would like to see
6 stricter enforcement of the speed limit on residential streets.

7 8 **FERGUSON GROUP CONTRACT**

9
10 For the past few years, Centerville City had been working with The Ferguson Group, LLC
11 to secure federal funding through the competitive grant process. Mike Miller with The Ferguson
12 Group answered questions from the Council about grant match requirements. City Manager Brant
13 Hanson commented that the City had a list of needed projects identified for the next five years,
14 and only pursued grant funding for those projects. Mr. Hanson added that the City's agenda would
15 be reviewed and refreshed moving into the next federal fiscal cycle. Mr. Miller said the focus for
16 grant funding had been on infrastructure projects on the City's Capital Improvement Plan. He said
17 The Ferguson Group had been unable thus far to find federal funding for pickleball courts in
18 Centerville.

19
20 Councilmember McEwan said he believed there was no doubt that continuing the
21 relationship with The Ferguson Group made sense, and said he looked forward to future
22 successes. Councilmember Hirst expressed a desire to review the priority list as a Council.
23 Responding to a question from Councilmember Hirst, Mr. Miller talked about grant applications
24 submitted but not awarded to Centerville. Public Works Director Mike Carlson said he appreciated
25 his working relationship with The Ferguson Group.

26
27 Councilmember McEwan **moved** to approve the two-year contract between Centerville
28 City and The Ferguson Group, LLC. Councilmember Ince seconded the motion, which passed by
29 unanimous vote (5-0).

30 31 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS – SECTION 12-490 –** 32 **MODERATE INCOME HOUSING**

33
34 House Bill 462 (of 2022) required cities to review and update their General Plan in relation
35 to Moderate Income Housing (MIH). The Bill required municipalities to adopt a minimum of three
36 strategies with an implementation plan, or five strategies for priority consideration for
37 transportation funding, and submit a report to Housing and Community Development by October
38 1, 2022. Community Development Director Cory Snyder presented strategies discussed and
39 agreed upon by the Planning Commission during earlier discussions, with strategies falling under
40 the following categories:

- 41
42 • Inter-agency Cooperation & Coordination
43 • Local Government Regulation and/or Investment
44

45 Mr. Snyder suggested the Council consider the possible role RDA funding could play. At
46 8:28 p.m., Councilmember Ince **moved** to open a public hearing. Councilmember Summerhays
47 seconded the motion, which passed by unanimous vote (5-0). While waiting for the public to
48 comment, the Council discussed density versus affordable housing. Councilmember McEwan
49 said he did not believe the density allowed in Centerville would do anything to improve moderate
50 income housing.

1 Natalie Bowen, Centerville resident, said she encouraged the Council to deeply consider
2 increasing density. She referred to a report released by the Kem C. Gardner Policy Institute about
3 how density was not the sole best policy, but was a gateway policy that would open up to housing
4 affordability. Ms. Bowen encouraged the Council to look into the report.

5
6 At 8:41 p.m., Councilmember Ince **moved** to close the public hearing. Councilmember
7 Summerhays seconded the motion, which passed by unanimous vote (5-0). Councilmember
8 McEwan **moved** to adopt Ordinance No. 2022-18 Moderate Income Housing Amendments.
9 Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

10 11 **MINUTES REVIEW AND APPROVAL**

12
13 Minutes of the August 16, 2022 City Council Meeting and August 23, 2022 Special City
14 Council Meeting were reviewed. Councilmember McEwan **moved** to approve the minutes as
15 recorded. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

16 17 **CITY COUNCIL REPORT**

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19 Councilmember Hirst updated the Council regarding the Parks and Recreation Committee
20 and Deuel Creek Irrigation.

21 22 **MAYOR'S REPORT**

- 23
24 • Mayor Wilkinson provided an update regarding Wasatch Front Integrated Waste
25 Management. Councilmembers expressed a desire to better understand what was
26 happening to recycling materials after they were collected in Centerville.
27 Councilmembers also requested a report regarding glass recycling.
28 • Councilmembers were invited to attend a 9/11 memorial event at the Davis County
29 Fairgrounds, and the planned Day of Service on September 10th.
30 • The Council and staff discussed observed over-use of irrigation water by commercial
31 businesses.

32 33 **CITY MANAGER REPORT**

- 34
35 • Mr. Hanson reported the 400 East/Chase Lane intersection study was completed, and
36 a report would be presented to the Council at a future meeting following staff
37 discussion with neighboring residents.
38 • Mr. Hanson reported staff were working on updated social media policy.
39 • Mr. Carlson reported on water rebates available through Weber Basin.

40 41 **ADJOURNMENT AND CLOSED SESSION**

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43 At 9:21 p.m., Councilmember McEwan **moved** to go into a closed session to discuss the
44 purchase, exchange, or lease of real property, and to discuss the character and professional
45 competence of an individual, with no intent to return to open session. Councilmember
46 Summerhays seconded the motion, which passed by unanimous vote (5-0). In attendance at the
47 closed meeting were: Mayor Clark Wilkinson; Councilmembers Hirst, Ince, McEwan, Mecham,
48 and Summerhays; City Manager Brant Hanson; City Attorney Lisa Romney; and City Recorder
49 Jennifer Robison.

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51
52 *Jennifer Robison*
53 Jennifer Robison, City Recorder

54 9-20-2022
55 Date Approved

