

CENTERVILLE WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 7:00 PM ON March 1, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER AND , 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

A. ROLL CALL

B. NEW BUSINESS

7:00

1. Work Session re Cemetery west slope analysis
2. Closed meeting may be held according to reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

C. ADJOURNMENT

Marsha L. Morrow, MMC
Centerville City Recorder

**CENTERVILLE
WORK SESSION
Staff Backup Report
3/1/2017**

Item No. 1.

Short Title: Work Session re Cemetery west slope analysis

Initiated By: City Council

Scheduled Time: 7:00

SUBJECT

RECOMMENDATION

Allow Kevin Campbell, City Engineer, to explain his analysis of the feasibility of creating additional burial spaces on the west slope of the City Cemetery and answer questions from the Council and public. Following his explanation of several design options, invite comments/presentations from the public and discuss whether to continue the study of any options.

BACKGROUND

Last fall the City Council directed staff to study ways of creating more burial spaces in the City Cemetery.

Staff identified the following possibilities:

- Construct a retaining wall at the bottom of the west slope and backfill behind it, reducing the current grade of the slope to enable burials to be performed safely in the area where currently prohibited due to steepness.
- Construct a mausoleum wall along the east side of the cemetery, using a portion of the 700 East Street right-of-way.
- Construct a columbarium structure within the cemetery, where cremated remains could be placed.
- In conjunction with future reconstruction of internal cemetery roads, narrow the pavement (convert to one-way?) to allow additional burial spaces along these roads.
- Attempt to repurchase burial rights that have not yet been used, and resale to those with an immediate need.

To date staff have focused on the first and last ideas listed above. In a recent meeting, the City Council approved amendments to the City Code and Fee Schedule to implement the last idea. Nearly 100 letters (dated Feb. 16) were mailed to owners of 4 or more unused spaces, inviting them to take advantage of a new repurchase incentive program. However, as of this writing, none have expressed a desire to participate.

The City Engineer has been studying the west slope idea over the past 3 months. It required a survey of that area to provide adequate elevation data on which to base design options. He has been preparing preliminary designs and cost estimates for retaining walls of various heights (8, 10 and 12 feet), and options that include terracing. If available before the work session, these conceptual plans and cost estimates will be attached to NovusAgenda. Generally speaking, the engineer's cost estimates--based on the plotted survey data--are higher than initially estimated for the higher walls; therefore, the revenue potential (based on current fees) does not appear sufficient to clearly offset the development cost. Cost estimates are not yet available for the lower-wall/terracing options.

Councilman Bill Ince requested comparative information regarding the cemeteries in Davis County, including fees for burial rights, perpetual care, open & close graves, etc. In response, Bruce Cox, Parks & Recreation Director, recently compiled the attached information. It reveals that 8 of the 15 Davis County cities have city-owned cemeteries. Among those cemeteries, the total cost for a *resident* burial right, perpetual care fee and weekday opening/closing fee is highest in Centerville. The cost in a private cemetery, however, is substantially higher.

ATTACHMENTS:

Description

- Cemeteries in Davis County - Fee Comparison

Updated
Feb. 15, 2017

Cemetery Fee Comparison

	<u>Centerville City</u>		<u>Bountiful City</u>		<u>Farmington City</u>		<u>Kaysville City</u>		
	Resident	Nonresident	Resident	Nonresident	Resident	Nonresident	Nonresident	Old section	New section
			Included	Included	Included	Not Available	Not Available	Included	Included
Right of burial	\$ 600.00	\$ 600.00	\$	\$ 900.00	\$	\$ 500.00	\$ 500.00	\$	\$ 500.00
Perpetual care	\$ 300.00	\$ 300.00	\$	\$	\$	\$	\$	\$	\$
Open & Close plots A,B,C,D	\$ 320.00	\$ 820.00	\$	\$	\$	\$	\$	\$	\$
Opening & closing weekday	\$ 320.00	\$ 1,320.00	\$	\$ 1,800.00	\$	\$	\$	\$	\$
Opening & closing Saturday	\$ 480.00	\$ 1,480.00	\$	\$ 2,150.00	\$	\$	\$	\$	\$
Weekday Totals	\$ 1,220.00	\$ 2,220.00	\$ 1,125.00	\$ 2,700.00	\$ 750.00	\$ 400.00	\$ 1,000.00	\$ 1,650.00	\$ 2,650.00
Weekend Totals	\$ 1,380.00	\$ 2,380.00	\$ 1,475.00	\$ 3,050.00	\$ 1,000.00	\$ 400.00	\$ 1,075.00	\$ 1,800.00	\$ 2,800.00
Other fees:									
Weekend/Overtime	\$ 150.00	\$ 150.00	\$	\$	\$	\$	\$	\$	\$
Records change			\$ 200.00	\$ 220.00	\$ 250.00	\$ 300.00	\$ 75.00	\$ 150.00	\$ 150.00
Marker permit (flat - upright)	\$ 0 - 100	\$ 0 - 100	\$ 50.00	\$ 100.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Disinterment	\$500 deposit then actual cost		\$ 20 - 100	\$ 20 - 100	\$ 25 - 150	\$ 25 - 150	\$ 150.00	\$ 150.00	\$ 150.00
			\$ 525.00	\$ 700.00	\$ 350.00	\$ 350.00	w/vault \$1,200.00 with out/vault \$2,000		

801 771-6666

801 298-1564

Layton Lindquist

Bountiful Lakeview Memorial Estates

	<u>Assigned</u>		<u>Unassigned</u>	
	Assigned	2nd Double Depth	Assigned	2nd Double Depth
Right of burial (low)	\$ 1,700.00		\$ 1,800.00	\$ 900.00
Right of burial (High)	\$ 2,775.00		\$ 2,600.00	\$ 1,250.00
Perpetual care Included w/ burial right				
Opening & closing weekday	\$ 900.00		\$ 995.00	\$ 995.00 *
Opening & closing Saturday	\$ 1,050.00		\$ 1,195.00	\$ 1,195.00 *
Total (low)	\$ 2,800.00		\$ 2,795.00	
Total (high)	\$ 3,825.00		\$ 3,795.00	

*+\$100 for 1st & - \$100 for 2nd, double depth.

Cities without cemeteries

North Salt Lake
Woods Cross
West Bountiful
Fruit Heights
Layton city (only private cemetery)
Sunset
South Weber

Note: Farmington City no longer has space for non-resident purchase

Kaysville City will only sell burial rights to non-residents in their new section and only for immediate need including opening/closing for \$2,650.00

*Kaysville does not charge to change ownership from one family member to another but only to change space locations within the cemetery.

City	Clearfield City		West Point City		Syracuse City		Clinton City	
	Resident	Nonresident	Resident	Nonresident	Resident	Nonresident	Resident	Nonresident
Right of burial	\$ 450.00	\$ 950.00	\$ 450.00	\$ 600.00	\$ 500.00	\$ 1,000.00	\$ 250.00	\$ 600.00
Perpetual care	included	included	included	included	included	included	\$ 400.00	\$ 800.00
Open & Close plats A,B,C,D								
Opening & closing weekday	\$ 300.00	\$ 600.00	\$ 300.00	\$ 700.00	\$ 300.00	\$ 700.00	\$ 300.00	\$ 400.00
Opening & closing Saturday	\$ 500.00	\$ 850.00	\$ 400.00	\$ 800.00	\$ 500.00	\$ 850.00	\$ 450.00	\$ 600.00
Weekday Totals	\$ 750.00	\$ 1,550.00	\$ 750.00	\$ 1,300.00	\$ 800.00	\$ 1,700.00	\$ 950.00	\$ 1,800.00
Weekend Totals	\$ 950.00	\$ 1,800.00	\$ 850.00	\$ 1,400.00	\$ 1,000.00	\$ 1,850.00	\$ 1,100.00	\$ 2,000.00
Other fees:								
Weekend/Overtime	\$ 500.00	\$ 850.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 150.00	\$ 200.00
Records change	\$ 10.00	\$ 100.00	\$ 15.00	\$ 15.00	\$ 10.00	\$ 100.00	\$ 50.00	\$ 100.00
Marker permit (flat - upright)	\$ 25.00	\$ 25.00	-	-	\$ 50 - 250	\$ 50 - 250	-	-
Disinterment	\$ 500.00	\$ 500.00	\$ 300.00	\$ 400.00	\$ 400.00	\$ 400.00	\$ 1,000.00	\$ 1,200.00

*plots purchased after 09/1990

Perpetual care is included in price

**CENTERVILLE
WORK SESSION
Staff Backup Report
3/1/2017**

Item No. 2

Short Title: Closed meeting may be held according to reasons allowed by state law, including, but not limited to, the provisions of Section 52-4-205 of the Utah Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code Ann. § 78B-1-137, as amended

Initiated By:

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

The undersigned citizens and residents of Centerville City object to the City's proposal to construct a 16' retaining wall, topped with a 3'6" chain-link fence along the west side of the Centerville City Cemetery for the reasons stated in the foregoing letter written by David S. Cook on behalf of Centerville citizens and residents.

Date	Printed Name & Signature	Address	Telephone
<u>02/15/17</u>	<u>Gail Anger</u> <u>Gail Anger</u>	<u>424 East 700 South</u> <u>Centerville, UT 84014</u>	<u>801-292-2395</u>
<u>2/15/17</u>	<u>Martha Anger</u> <u>Martha Anger</u>	<u>424 E. 700 S.</u> <u>Centerville</u> <u>UT 84014</u>	<u>801-292-2395</u>
<u>2/15/17</u>	<u>Emily Merrell</u> <u>Emily Merrell</u>	<u>639 S 400 E</u> <u>Centerville, UT 84014</u>	<u>801-231-6781</u>
<u>2/15/17</u>	<u>Dr. Stephen Merrell</u> <u>[Signature]</u>	<u>639 S 400 E</u> <u>Centerville, UT 84014</u>	<u>385-399-3429</u>
<u>2/16/17</u>	<u>Wendell L. Garlick</u> <u>WENDELL GARLICK</u>	<u>610 S 400 E</u> <u>CENTERVILLE, UT 84014</u>	<u>801-395-8588</u>

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Date	Printed Name & Signature	Address	Telephone
<u>2-15-17</u>	<u>Vaughn Hyde</u> <u>Vaughn Hyde</u>	<u>496 E 700 S</u> <u>Cent.</u>	<u>801-589-9155</u>
<u>2-15-17</u>	<u>Mark F. Wallace</u> <u>Mark Wallace</u>	<u>778 S 475 E</u> <u>Cent. UT</u>	<u>801 419 6324</u>
<u>2-15-17</u>	<u>Anne Larsen</u> <u>Anne Larsen</u>	<u>454 E. 850 S.</u> <u>Centerville, UT</u>	<u>801-928-0950</u>
<u>2-15-17</u>	<u>Scott Toone</u> <u>Scott Toone</u>	<u>807 S. 475 E</u> <u>Centerville</u>	<u>801-292-9105</u>
<u>2-15-17</u>	<u>Nancy Toone</u> <u>Nancy Toone</u>	<u>807 S. 475 E.</u> <u>Centr.</u>	<u>801-292-9105</u>

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Date	Printed Name & Signature	Address	Telephone
<u>2/16/17</u>	<u>GARY HOWARD</u> <u>[Signature]</u>	<u>497 E 850 S</u> <u>Centerville</u>	<u>801-298-5691</u>
<u>2/16/17</u>	<u>SOE HOWARD</u> <u>[Signature]</u>	<u>497 E 850 S</u> <u>Centerville</u>	<u>801-298-5691</u>
<u>2/16/17</u>	<u>Shandee Young</u> <u>[Signature]</u>	<u>484 E 850 S</u> <u>Centerville</u>	<u>801-292-0552</u>
<u>2/16/17</u>	<u>Jeri Anderson</u> <u>Jeri Anderson</u>	<u>518 E 850 S</u> <u>Centerville</u>	<u>801-693-9623</u>
<u>2-16-17</u>	<u>Drane L. Heaton</u> <u>Drane L. Heaton</u>	<u>552 E 850 S</u> <u>Centerville, ut.</u>	<u>801-298-5302</u>

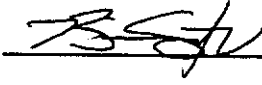
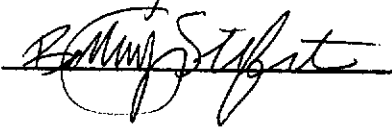
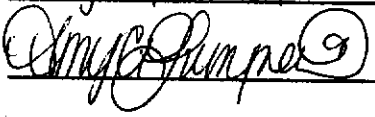
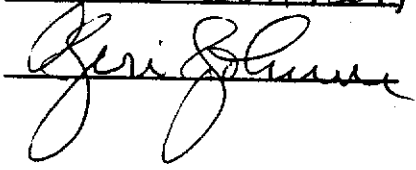
801 815 6719

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Gary Winger

Date	Printed Name & Signature	Address	Telephone
<u>2/16/17</u>	<u>Heather Gutke</u> <u>Heather Gutke</u>	<u>532 East 800S.</u> <u>Centerville</u>	<u>801-298-9792</u>
<u>2/16/17</u>	<u>Nancy Reynolds</u> <u>Nancy Reynolds</u>	<u>546 East 800S.</u> <u>Centerville</u>	<u>801-755-4310</u>
<u>2/16/17</u>	<u>Nathan Woodbury</u> <u>Nathan Woodbury</u>	<u>735 S. 475 E.</u> <u>Centerville</u>	<u>801-298-2883</u>
<u>2/16/17</u>	<u>Alana Woodbury</u> <u>Alana Woodbury</u>	<u>735 S. 475 E.</u> <u>Centerville</u>	<u>801-298-2883</u>
<u>2/16/17</u>	<u>Preston Gardner</u> <u>Preston Gardner</u>	<u>324 E 600S.</u> <u>Centerville</u>	<u>801-294-6584</u>

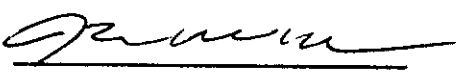
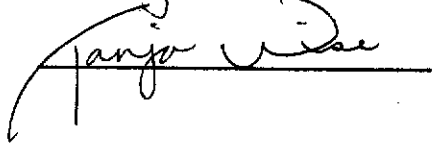
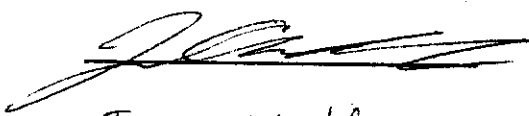
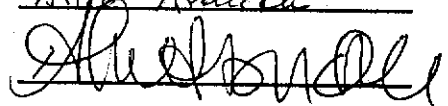
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Date	Printed Name & Signature	Address	Telephone
<u>2-15-17</u>	<u>Brian Stratford</u> 	<u>455 E. 700 S.</u> <u>Centerville, UT 84014</u>	<u>801-643-8917</u>
<u>2-16-17</u>	<u>Brittany Stratford</u> 	<u>455 E. 700 S.</u> <u>Centerville UT</u> <u>84014</u>	<u>801-643-4322</u>
<u>2/16/17</u>	<u>Amy C. Plummer</u> 	<u>898 S. 600 E.</u> <u>Centerville, UT</u> <u>84014</u>	<u>801-499-4105</u>
<u>2/16/17</u>	<u>Rick Johnson</u> <u>Rick Johnson</u>	<u>397 E. 700 S.</u> <u>Centerville UT</u>	<u>801-298-5194</u>
<u>2-16-17</u>	<u>Geri Johnson</u> 	<u>397 E 700 S.</u> <u>Centerville, UT</u>	<u>801-298-5194</u>

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Date	Printed Name & Signature	Address	Telephone
<u>1/17/17</u>	<u>Karen Duke</u> <u>Karen Duke</u>	<u>6668 E. 700 S.</u> <u>Centerville</u>	<u>801-540-5415</u>
<u>1-17-17</u>	<u>ERIC ALLEN</u> <u>Eric Allen</u>	<u>712 S. 500 E</u> <u>Centerville</u>	<u>870-3856</u> <u>801-390-5</u>
<u>1-17-17</u>	<u>Dean Perkins</u> <u>Dean Perkins</u>	<u>6525 700 E</u> <u>Centerville</u>	<u>801-292-8955</u>
<u>2/15/17</u>	<u>Patrice Wallace</u> <u>Patrice Wallace</u>	<u>7785 475 E</u> <u>Centerville</u>	<u>801-557-2667</u>
<u>2-15</u>	<u>Peggy Hyde</u> <u>Peggy Hyde</u>	<u>496 E 700 S</u> <u>Centerville</u>	<u>801-589-5842</u>

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Date	Printed Name & Signature	Address	Telephone
<u>2-17-17</u>	<u>Nathaniel Wise</u> 	<u>586 S 400 E</u> <u>Centerville UT</u>	<u>801-682-9658</u>
<u>2/17/17</u>	<u>Tanja Wise</u> 	<u>586 S. 400 E.</u> <u>Centerville, UT</u>	<u>385-319-2349</u>
<u>2-27-17</u>	 <u>Jeremy Arbuckle</u>	<u>550 E 900 S.</u> <u>Centerville UT</u>	<u>801-294-2924</u>
<u>2-21-17</u>	<u>Aliya Arbuckle</u> 	<u>550 E 900 S.</u> <u>Centerville UT</u>	<u>801-294-2924</u>
<u>2-22-17</u>	<u>Wm M. Arbuckle</u> <u>Wm Arbuckle</u>	<u>550 E 900 S</u> <u>Centerville UT</u>	<u>801-785-0247</u>

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Date	Printed Name & Signature	Address	Telephone
<u>2-17-17</u>	<u>Amber Siddoway</u> <u>Amber C</u>	<u>746 S. 475E</u> <u>Centerville</u>	<u>801 294-0097</u>
<u>2-17-17</u>	<u>Chris Siddoway</u> 	<u>746 S. 475 E</u> <u>Centerville</u>	<u>801-294-0097</u>
<u>2/17/17</u>	<u>PAUL DOVENBARGER</u> <u>Paul D</u>	<u>521 E 800 S</u> <u>Centerville</u>	<u>801 298 3683</u>
<u>2/17/17</u>	<u>Alicia Dovenbarger</u> <u>Alicia Dovenbarger</u>	<u>521 E 800 S.</u> <u>Centerville</u>	<u>801 298 3683</u>
<u>2-17-17</u>	<u>Ilene Christison</u> <u>Aleene Christison</u>	<u>802 S. 475 E</u> <u>Centerville</u>	<u>801-298-0490</u>

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Date	Printed Name & Signature	Address	Telephone
<u>2/12/2017</u>	<u>Robert T. Ford</u> <u>Robt T. Ford</u>	<u>13523 S. 1700 W.</u> <u>Rutn, Utah</u>	<u>801 580 4591</u> <u>Executor of Richard Ford Trust</u>
<u>2/21/2017</u>	<u>Reed P. Tidwell</u> <u>Reed P. Tidwell</u>	<u>1404 N Suncrest Cir</u> <u>Centerville, UT</u>	<u>801 580-5606</u>
<u>2/21/2017</u>	<u>Sheri F. Tidwell</u> <u>Sheri F. Tidwell</u>	<u>1404 N. Suncrest Cir</u> <u>Centerville, UT</u>	<u>801-580-4519</u>
<u>2-21-17</u>	<u>Jess Love</u> <u>Jess Love</u>	<u>931 S 400 E.</u> <u>Cent. UT</u>	<u>801-244-9858</u>
<u>2-21-17</u>	<u>Vanessa Love</u> <u>V Love</u>	<u>931 S 400 E</u> <u>Cent. UT</u>	<u>801-244-9861</u>

22

Telephone

801-298,0490

CENTERVILLE

91

0 10 20 30 40 50 60 70 80 90 100

Citizen Input for the Centerville City Cemetery Expansion

NOTE: This Presentation Reflects
the views of a Core Group of
Cemetery Neighbors and 110+
Centerville City Residents

March 1, 2017

Presentation Outline

- **Background**
- **The Proposed Retaining Wall:**
 - **Location**
 - **Options**
- **The Issues**
- **Summary**

Background

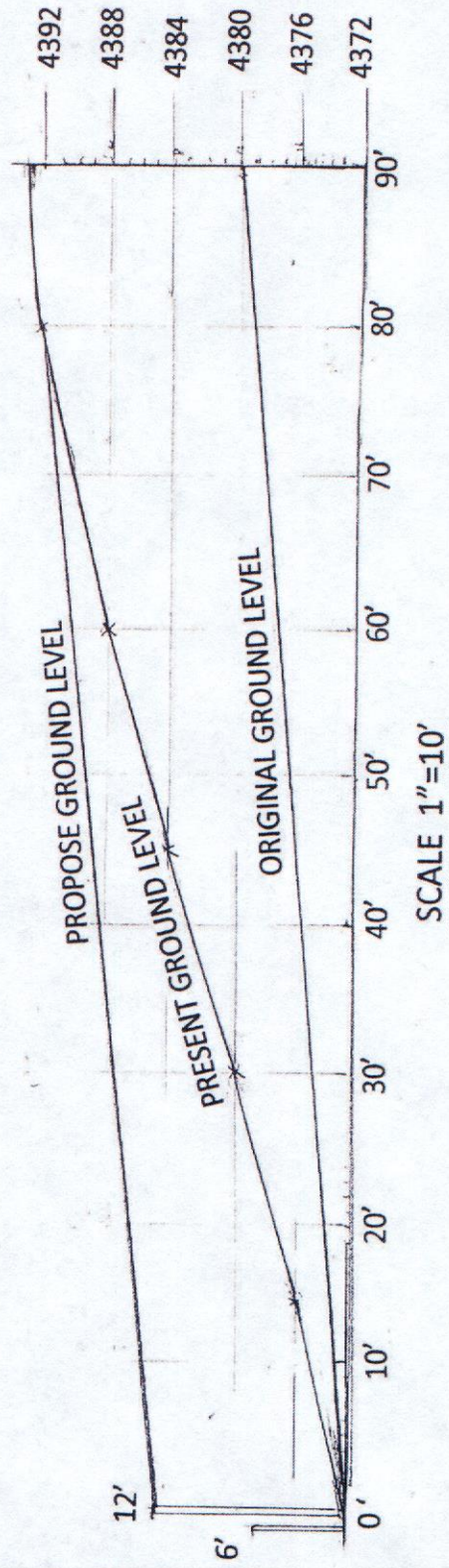
- The Water Run-Off problem has increased with Centerville's continued expansion of the cemetery.
 - Cemetery Water Line Breaks
 - Storm Run-off (**Less when Slope was gradual**)
- Considerable Fill Dirt and Debris made things worse
- The Fords built a Block Wall to prevent Flooding

1983 Ford and Tanner Homes Flooded: Cemetery Water Run Off



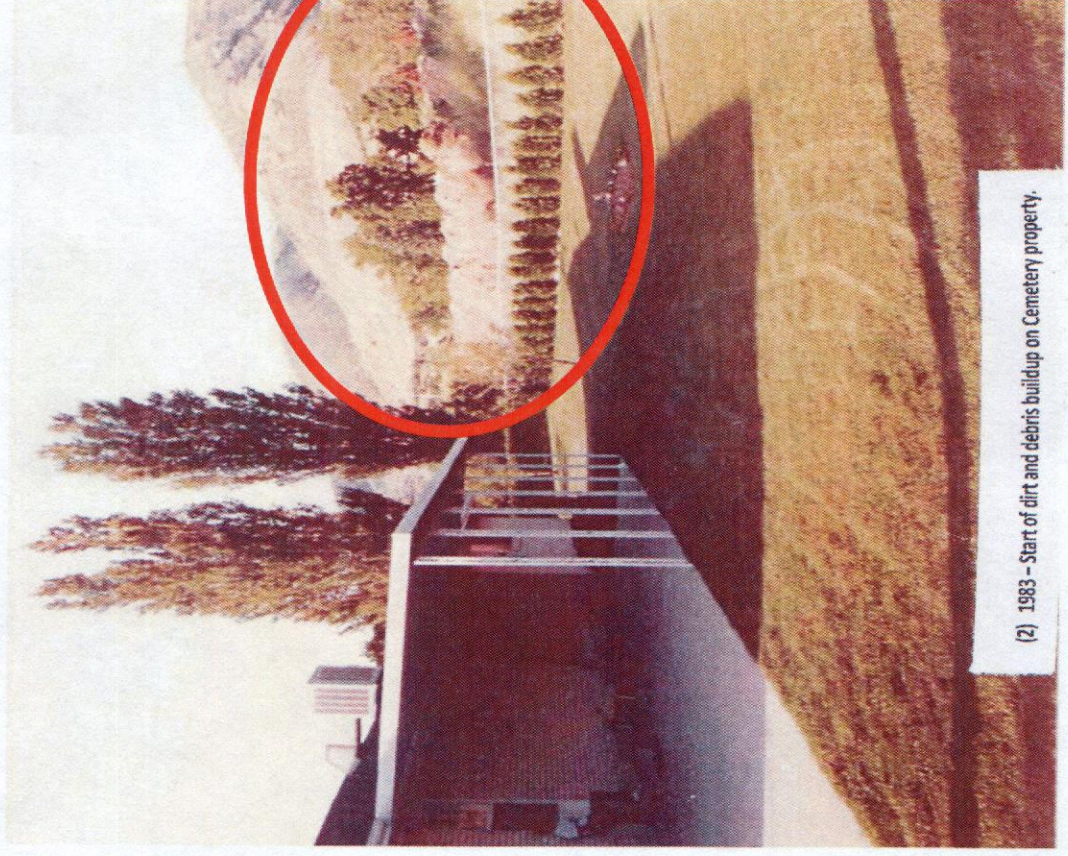
Past, Present, and Proposed Ground Elevations

CROSS SECTION OF GROUND FROM WEST CEMETERY ROAD TO WEST
PROPERTY LINE OF CEMETERY BETWEEN ELEVATION 4372 AND 4393



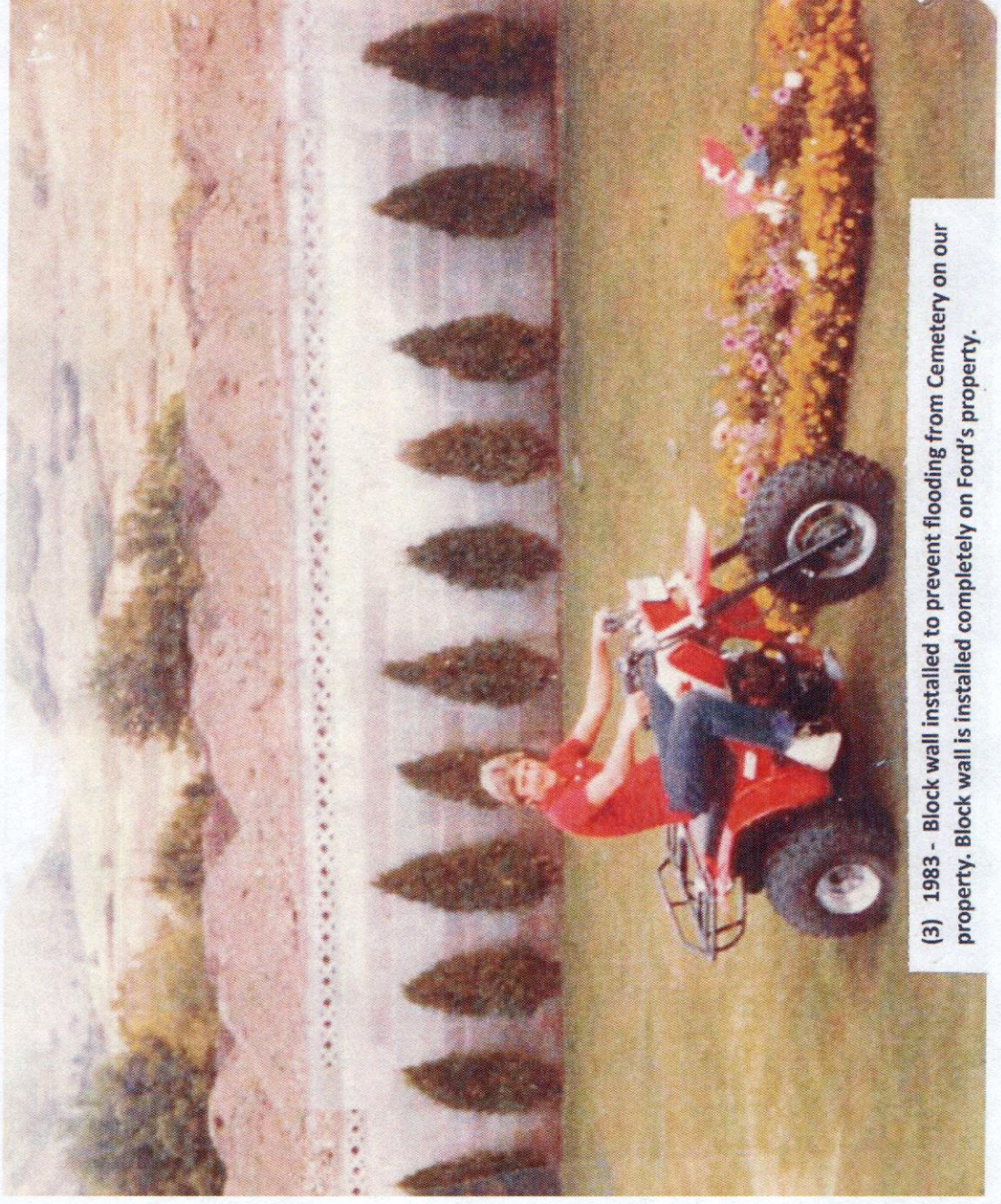
1983 Dirt and Debris Dumped in Cemetery:

By Centerville City



(2) 1983 - Start of dirt and debris buildup on Cemetery property.

1983 Ford Family Built a Concrete Block Wall: Prevent Future Flooding from the Cemetery



(3) 1983 - Block wall installed to prevent flooding from Cemetery on our property. Block wall is installed completely on Ford's property.

Years of Neglect: **By Centerville City**



Years of Neglect: **By Centerville City**



Years of Neglect:

By Centerville City

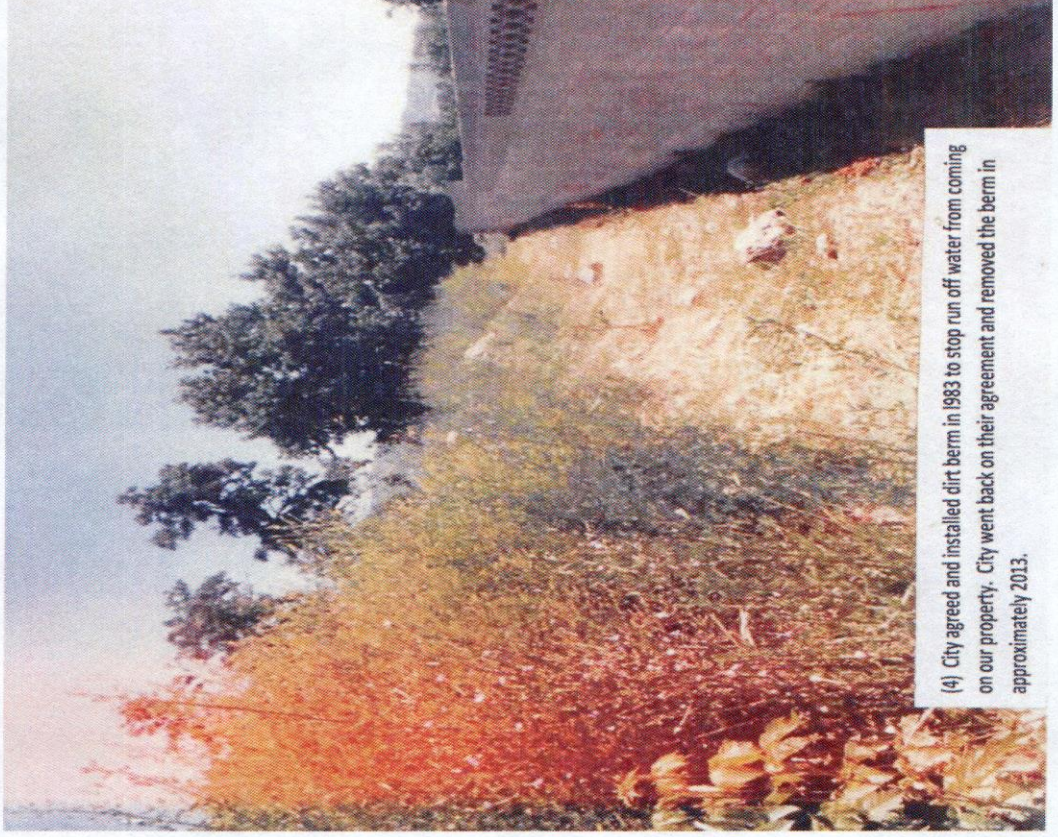


Years of Neglect:

By Centerville City



Years of Neglect: By Centerville City



(4) City agreed and installed dirt berm in 1983 to stop run off water from coming on our property. City went back on their agreement and removed the berm in approximately 2013.

Years of Neglect: By Centerville City

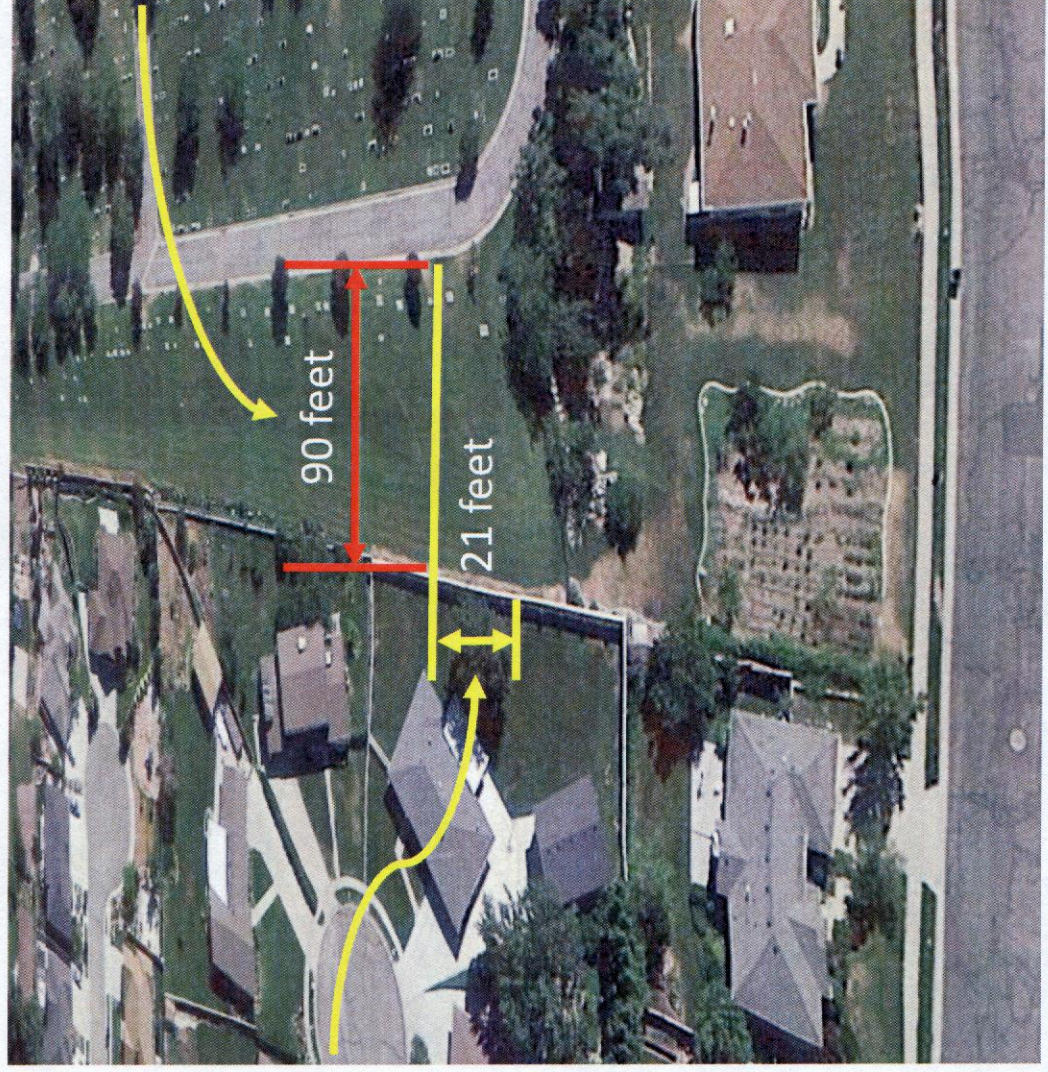


(5) 1988 – City removed trees from Cemetery and stacked them against our wall. We asked more than once for them to remove.

Proposed Retaining Wall Location



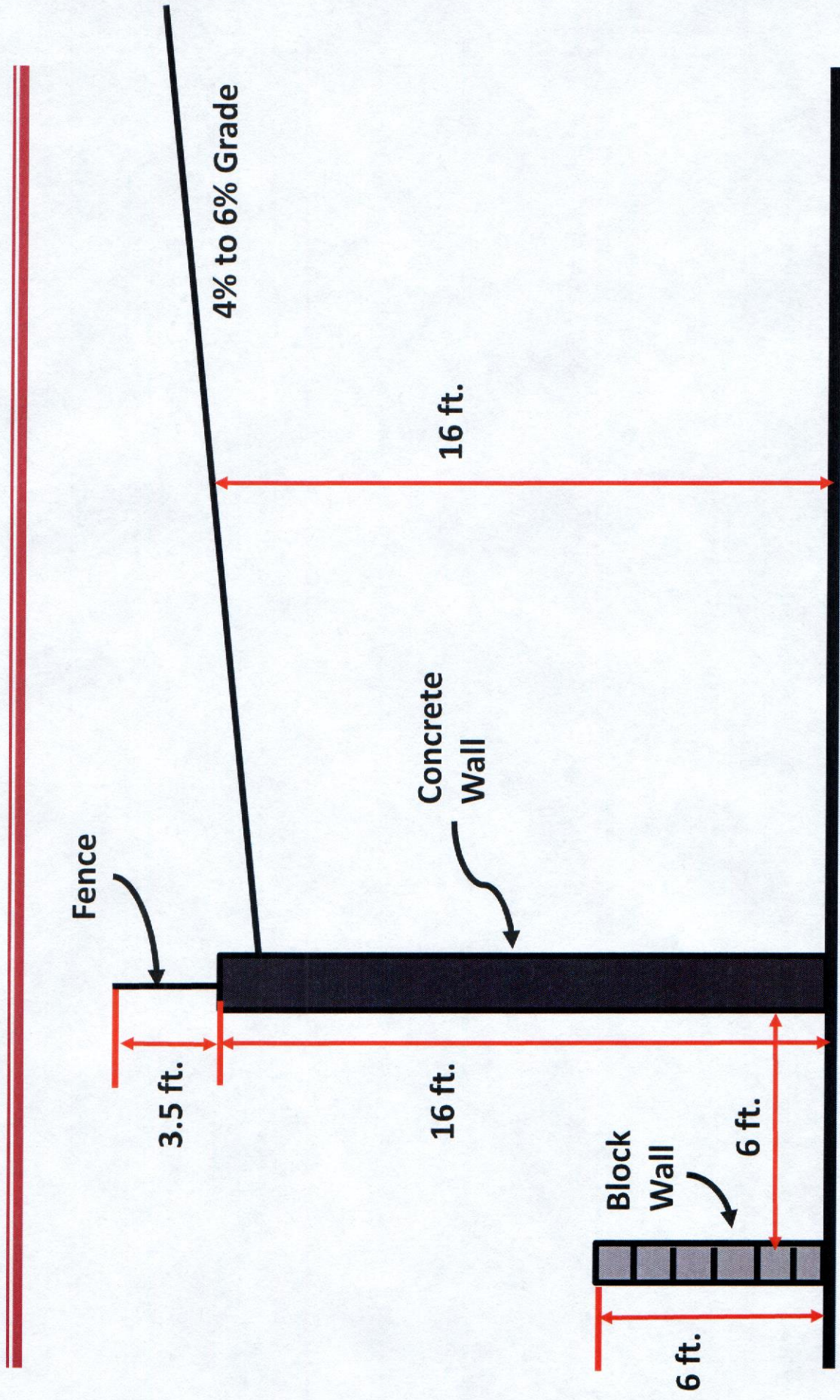
Proposed Retaining Wall Location



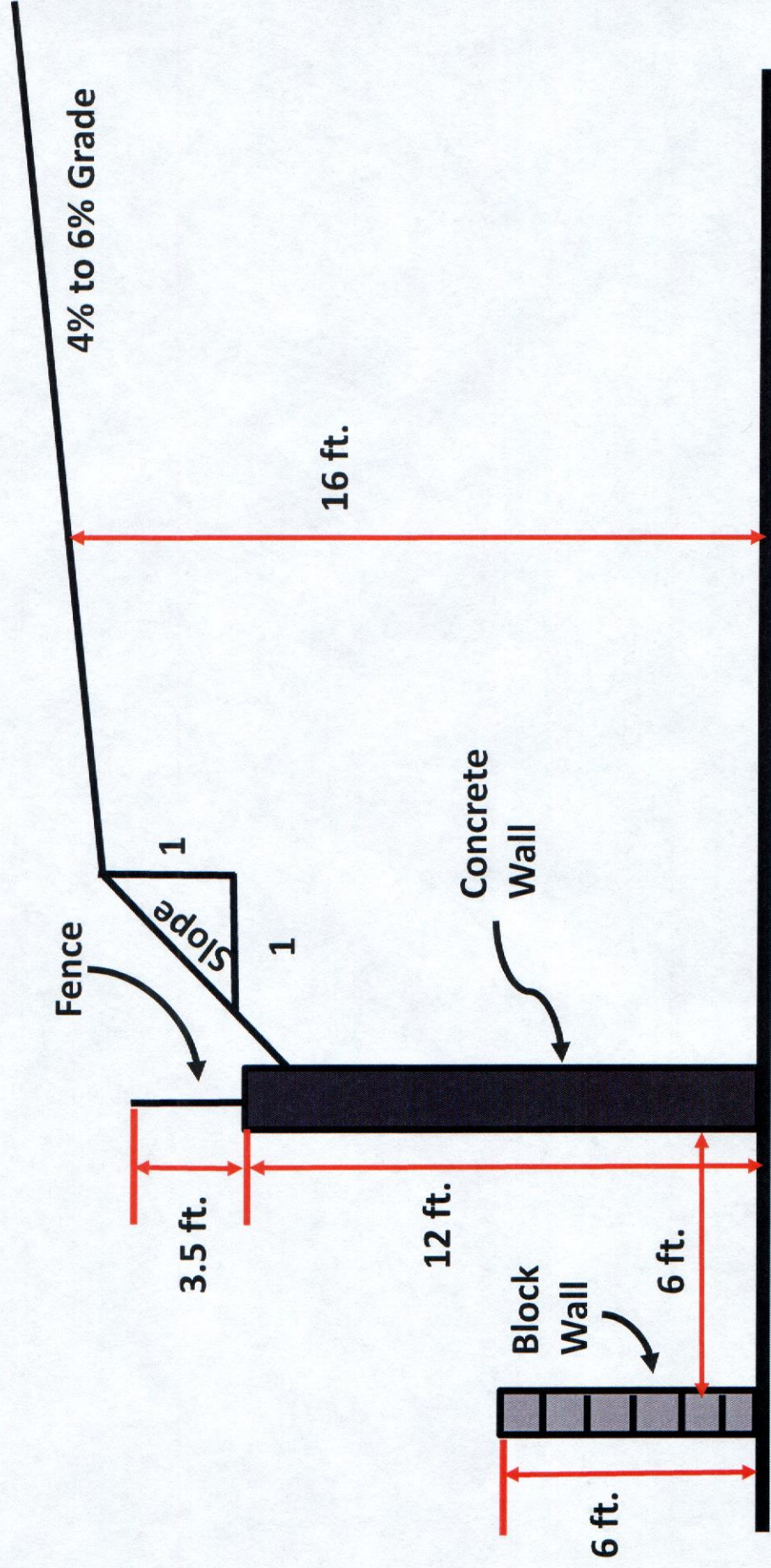
Distance:
Road to Block Wall

Elevation
Difference

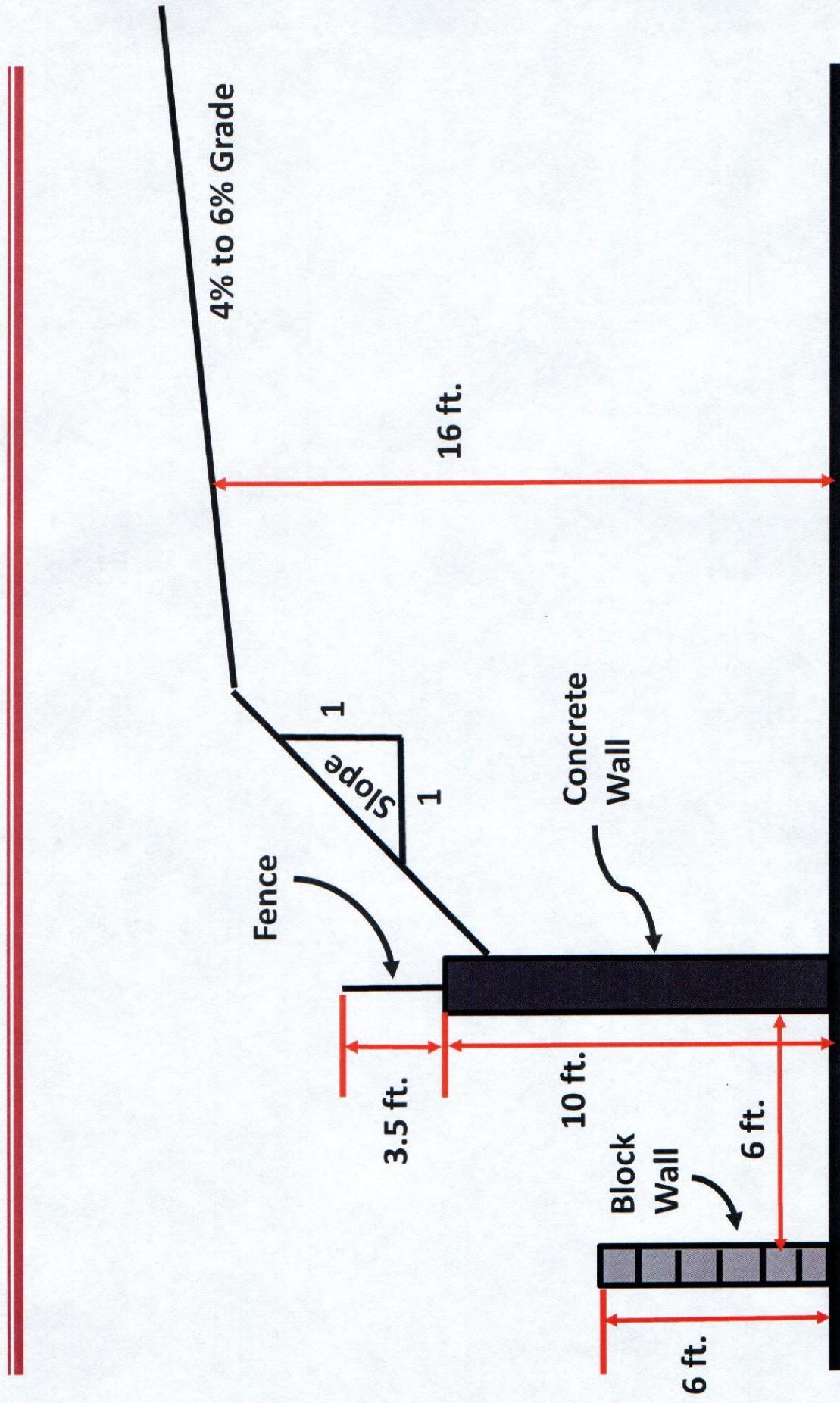
16 Foot Retaining Wall Option



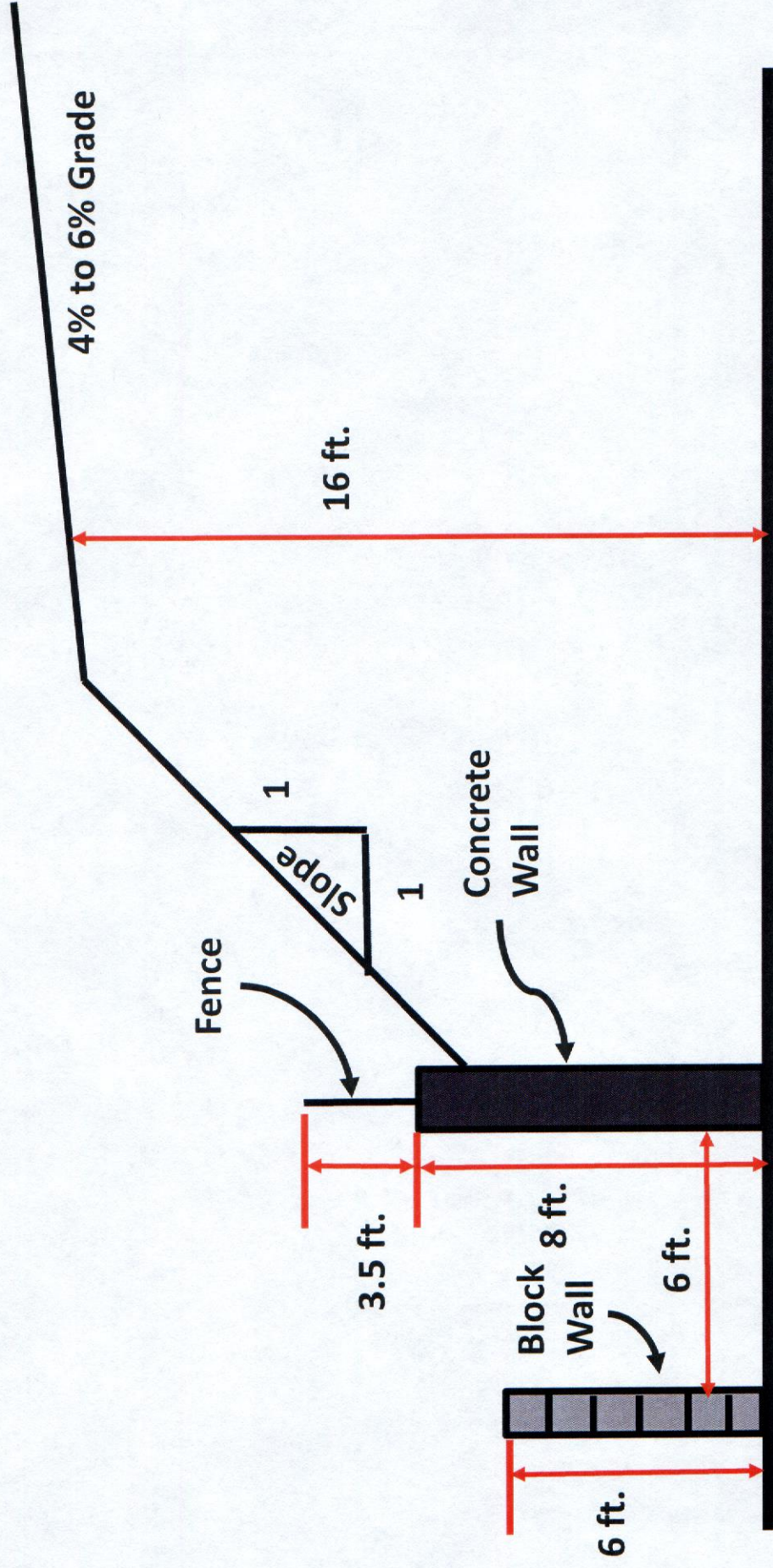
12 Foot Retaining Wall Option



10 Foot Retaining Wall Option



8 Foot Retaining Wall Option



Retaining Wall Issues

- **Violates City Zoning Code**
- **Permanent City Liability**
 - Safety Risks
 - Wall Failure Risks
- **Loss of Mountain View**
- **Other**

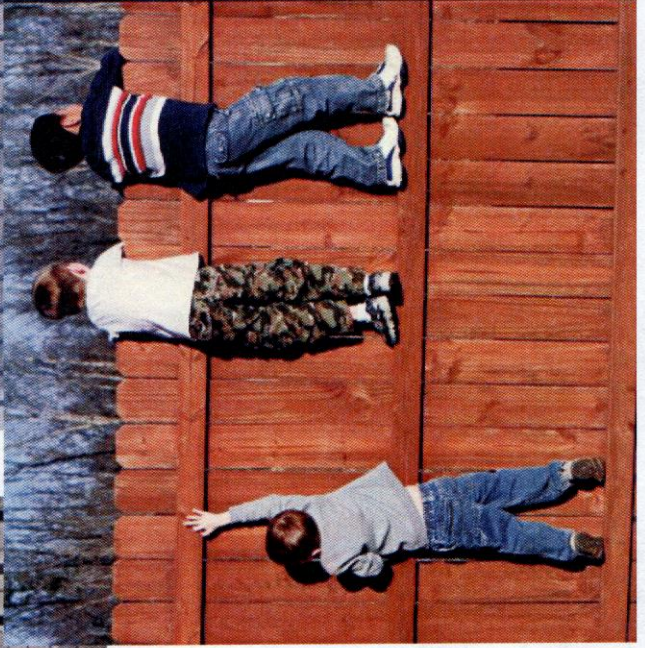
Violation

- The Centerville City Zoning Code states that no fence, wall or other similar structure exceeding six (6) feet in height may be erected in any rear or side yard. CZC 12.55.110(a).
- The Code also states that the Planning Commission may approve a **fence, wall, or similar structure up to ten (10) feet** high in a rear area or side yard in a Public Facilities zone as part of a site plan review, or amended site plan, with the findings by the Planning Commission that it is beneficial to the surrounding properties and/or will help to buffer the use, and is in the “City’s best interest.” CZC 12.55.110(a)(3)
- **Cannot approve a wall over ten (10) feet high.**

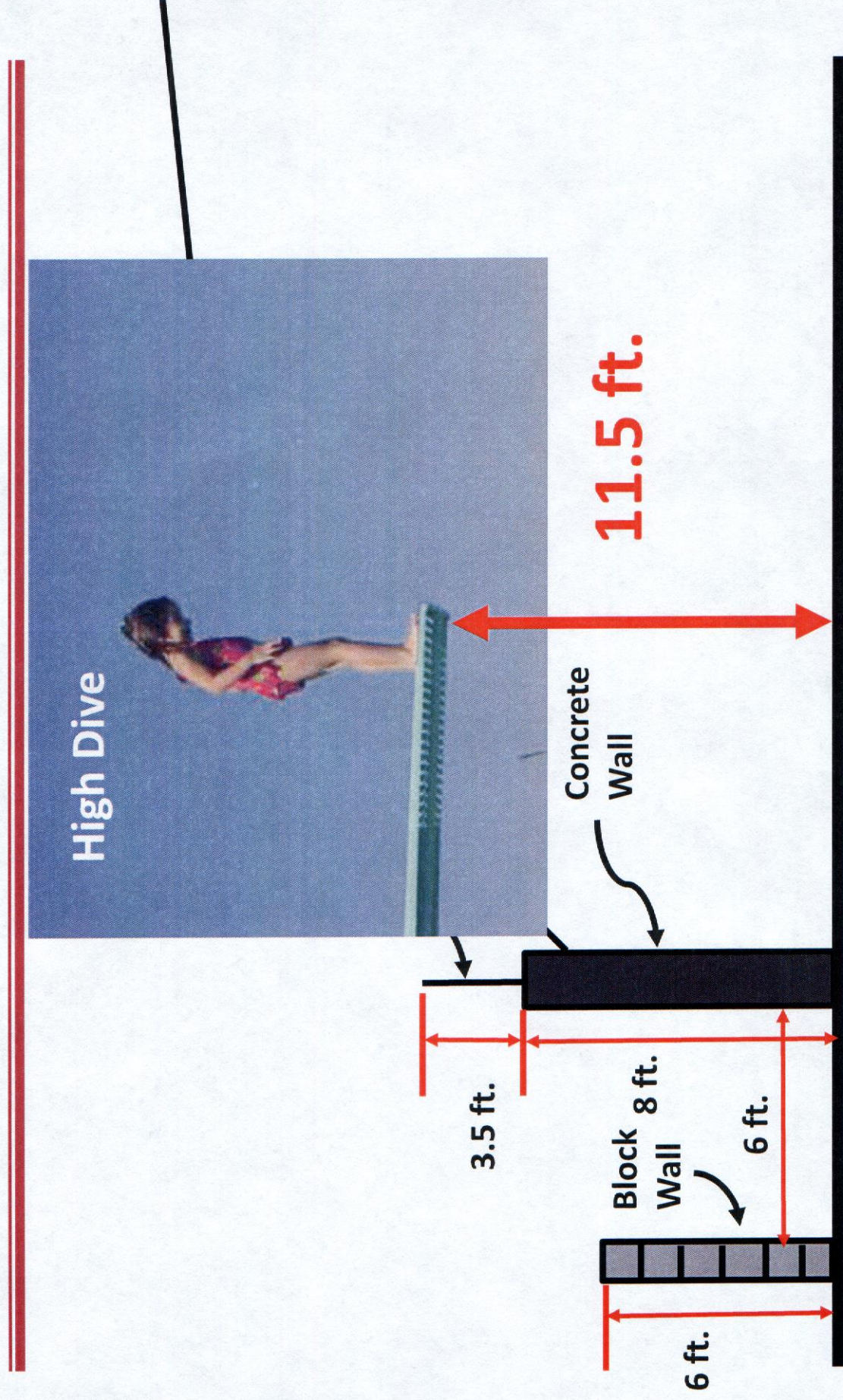
Retaining Wall Issues

- Violates City Zoning Code
- Permanent City Liability
 - Safety Risks
 - Wall Failure Risks
- Loss of Mountain View
- Other

Kids Climb Fences



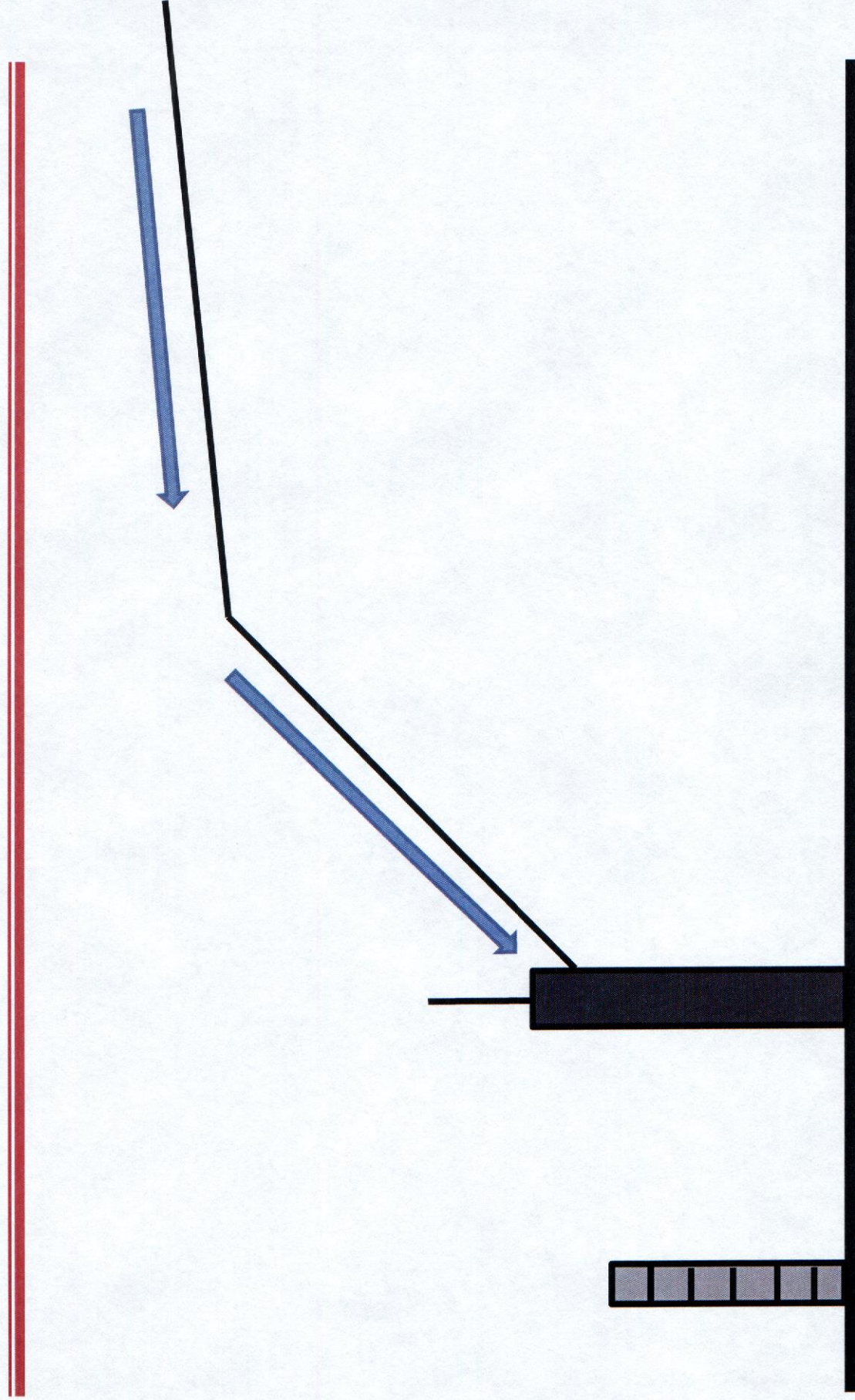
8 Foot Retaining Wall Option



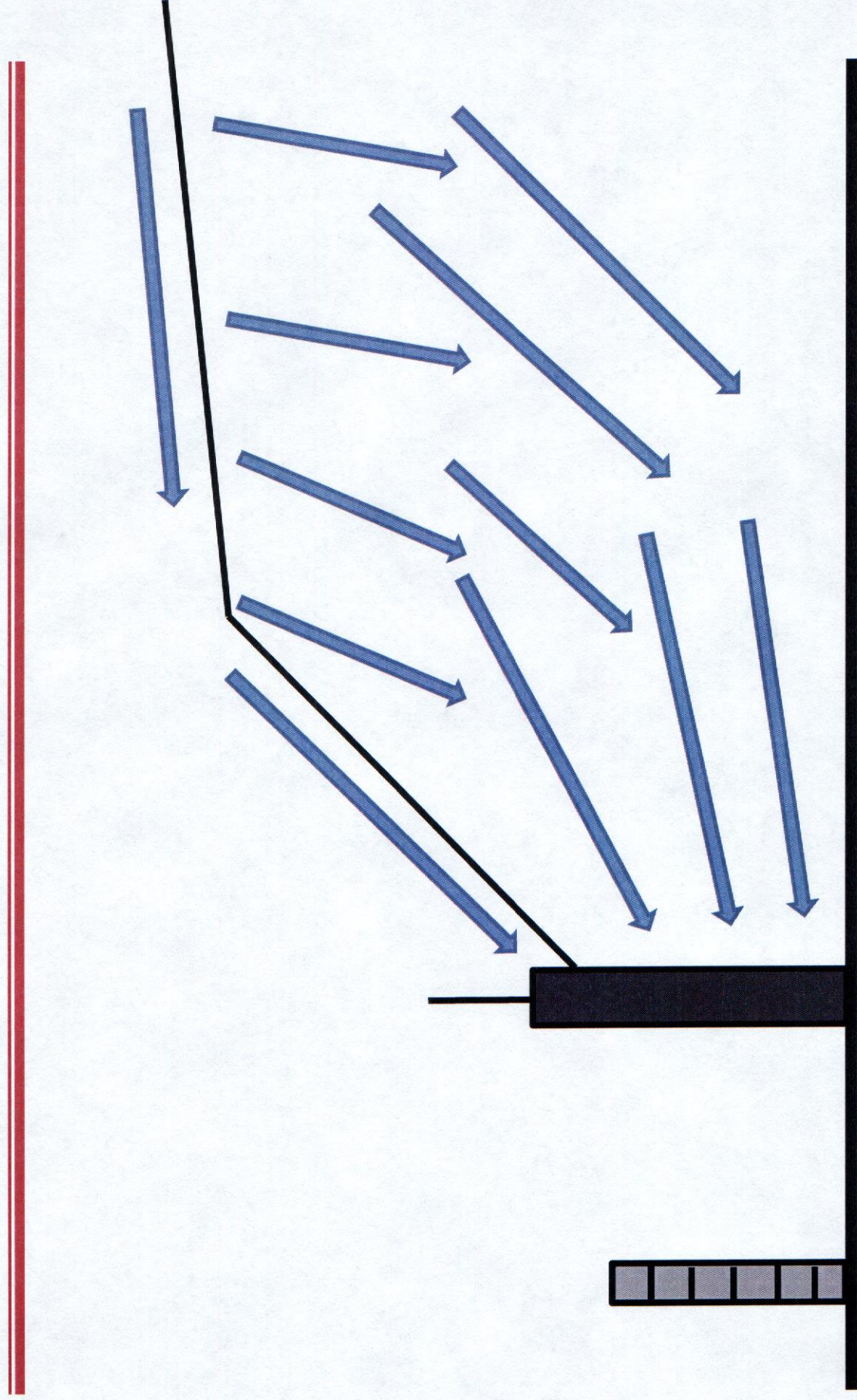
Retaining Wall Issues

- Mountain View Loss
- Violates City Zoning Code
- Permanent City Liability
 - Safety Risks
 - Wall Failure Risks
 - Excess Water
 - Earthquake
- Other

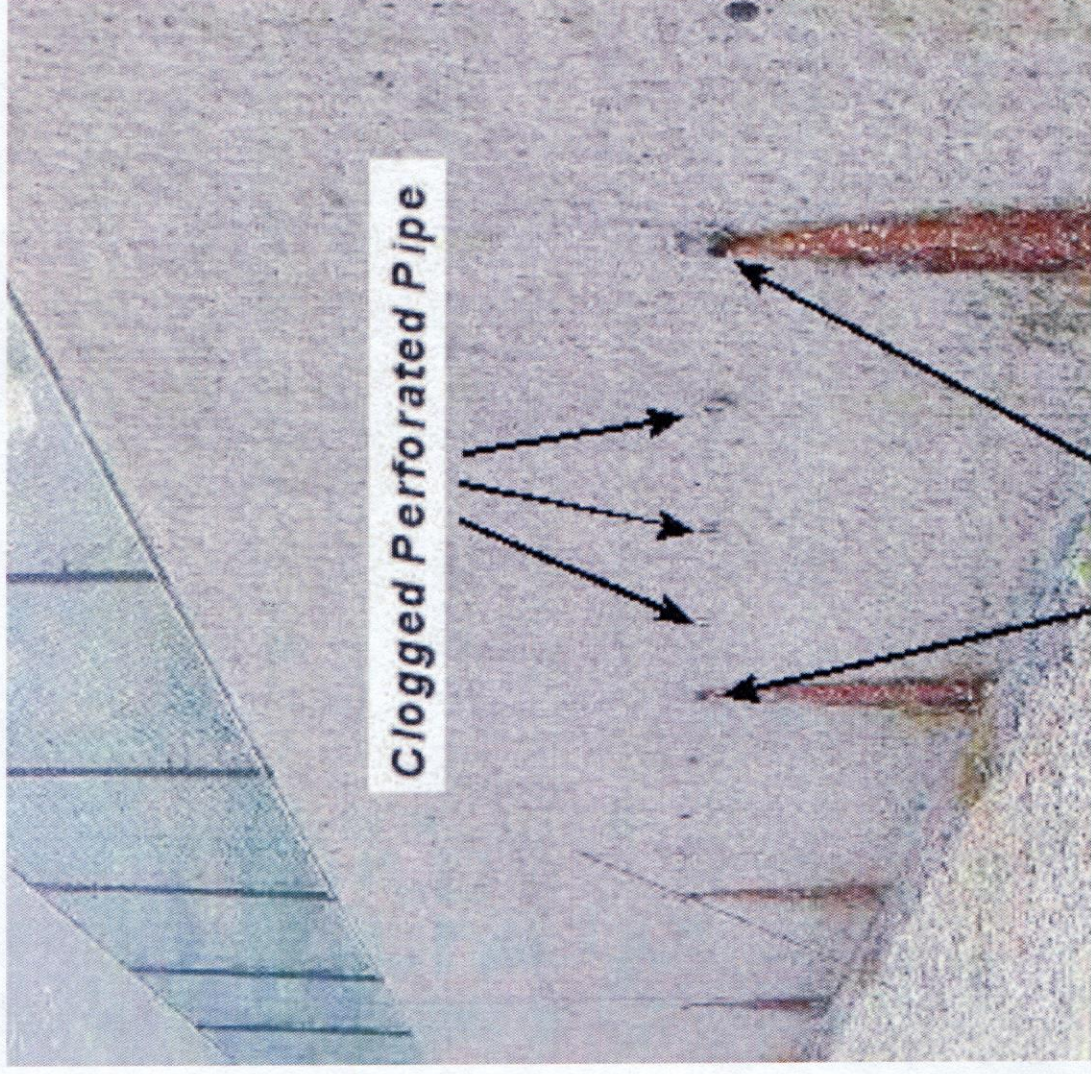
Surface Water Flow



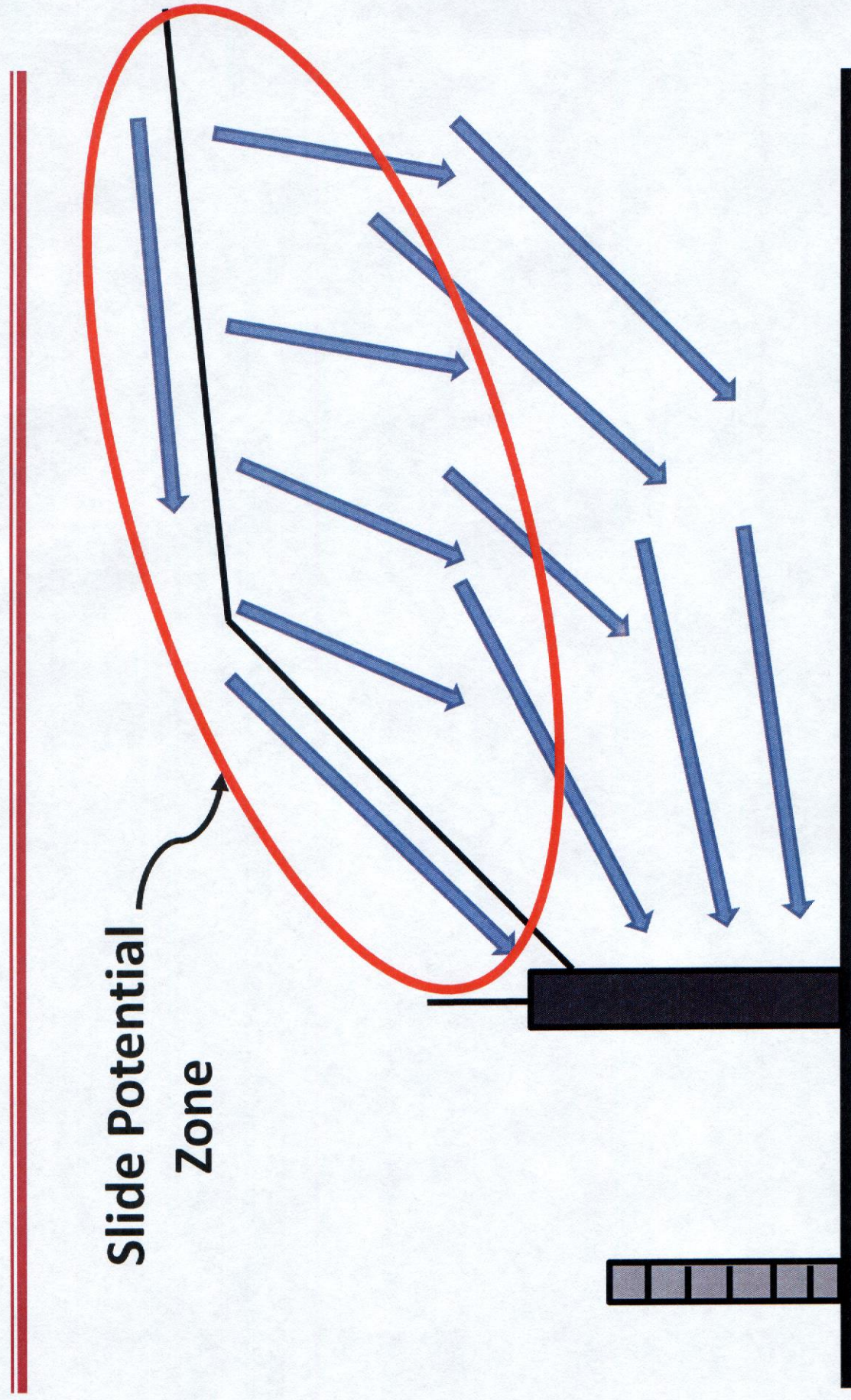
Subsurface Water Flow



Water Buildup Behind Wall



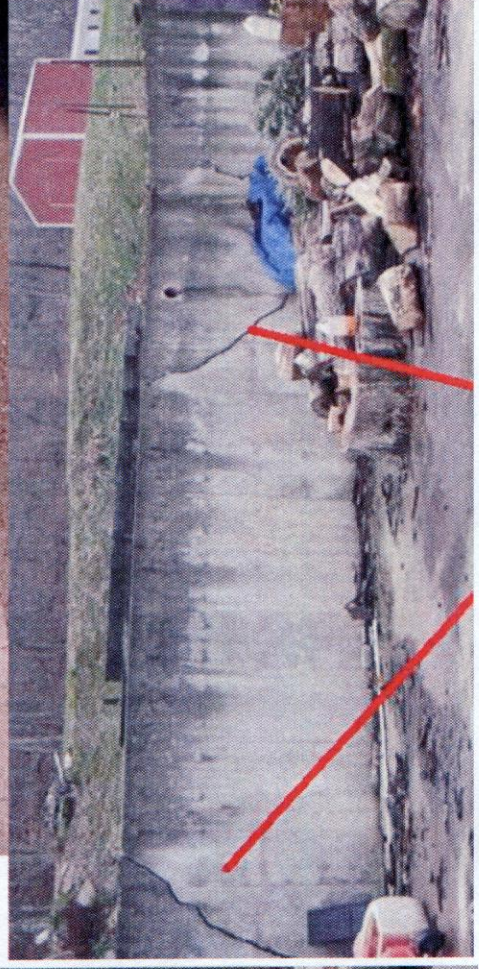
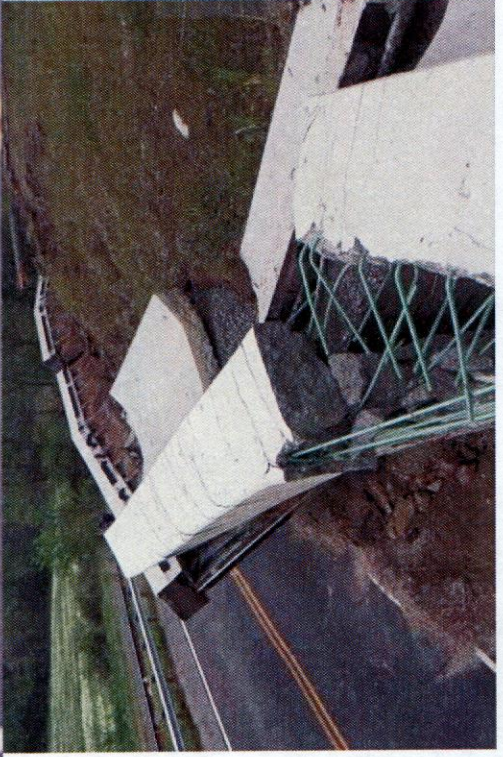
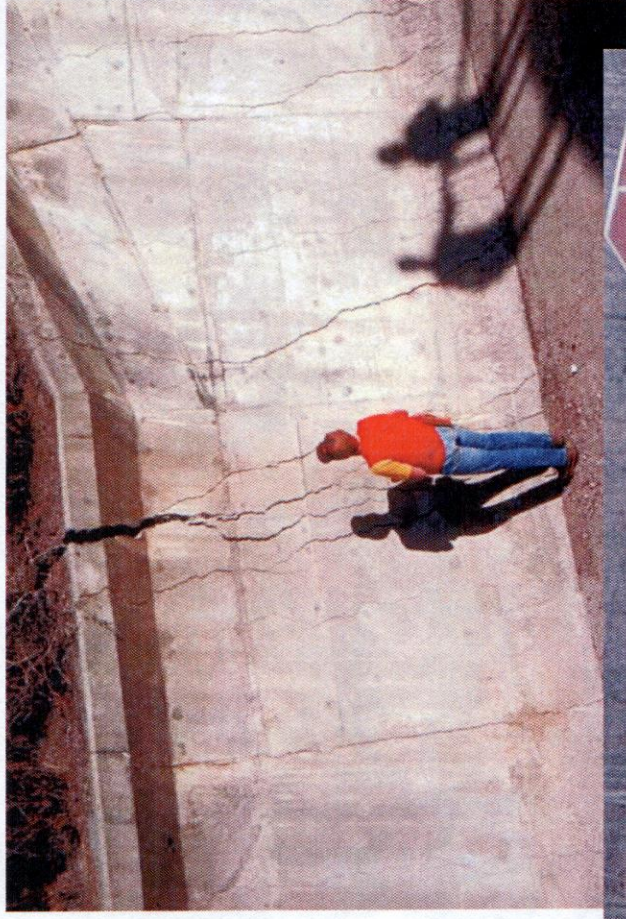
Subsurface Water Flow



Earthquake

- The Wasatch fault line runs along the base of the Wasatch Mountains right in the zone of the cemetery.
 - Wall failure is a possible outcome should the “big one” hit.
- Lawsuits by adjacent homeowners and families of those buried in the cemetery would necessarily follow.

Engineered Walls Can Fail

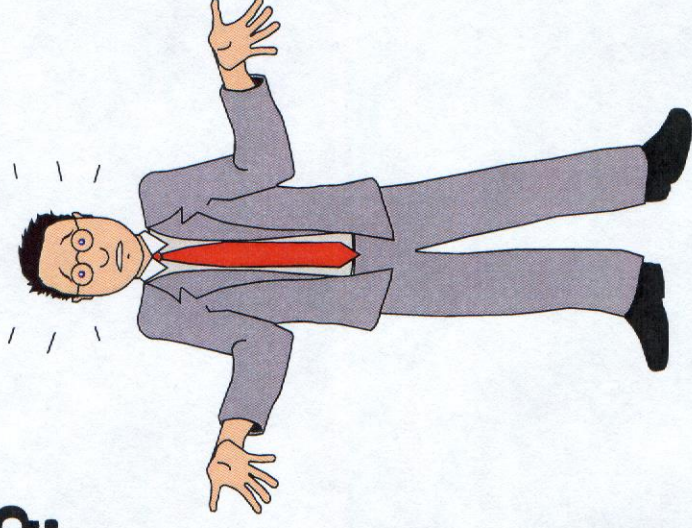


Engineered Walls Can Fail



Permanent City Liability

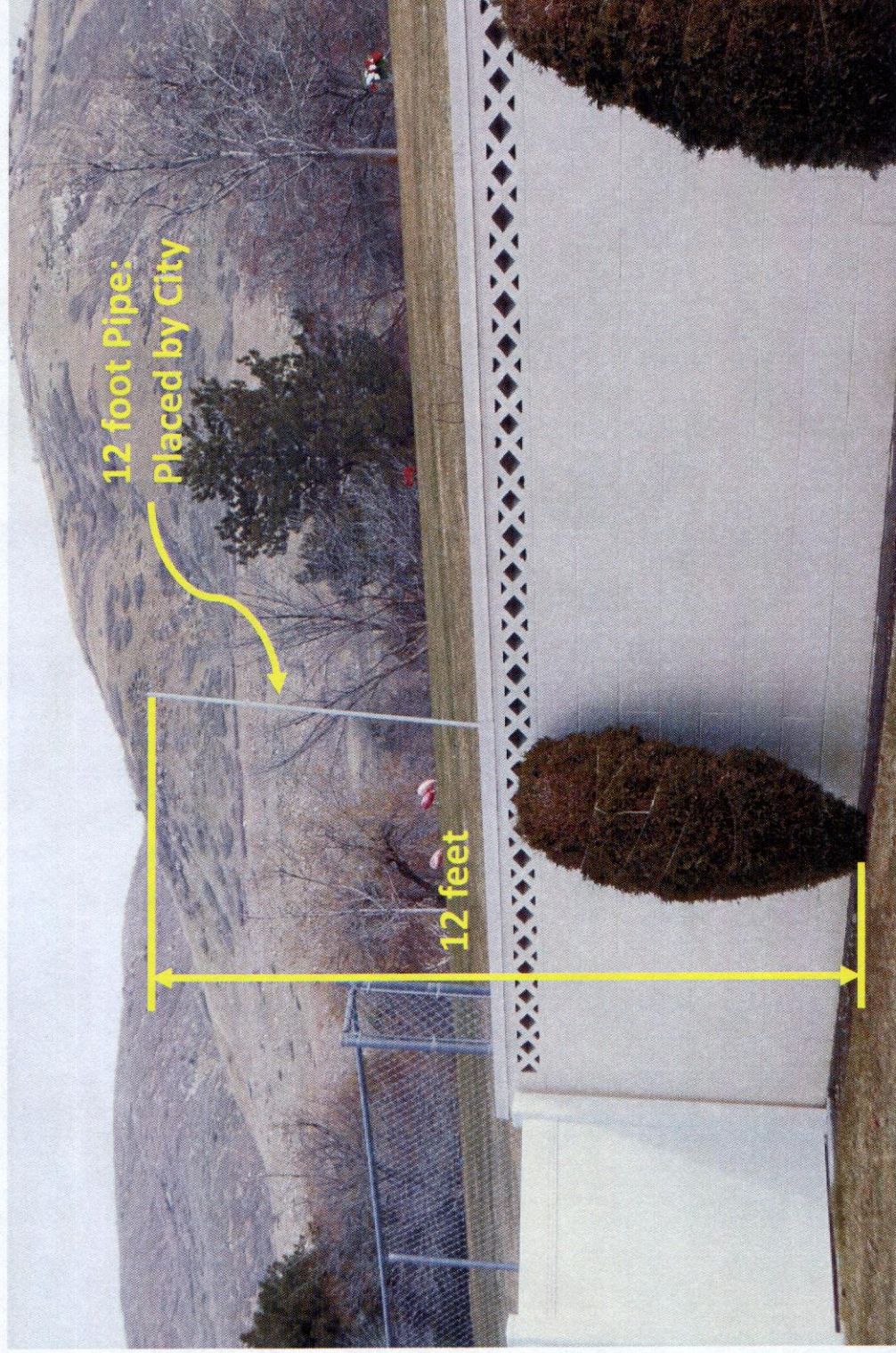
Question: Should the City assume the liabilities associated with a retaining wall when it benefits only a small group of 400-700 deceased residents?



Retaining Wall Issues

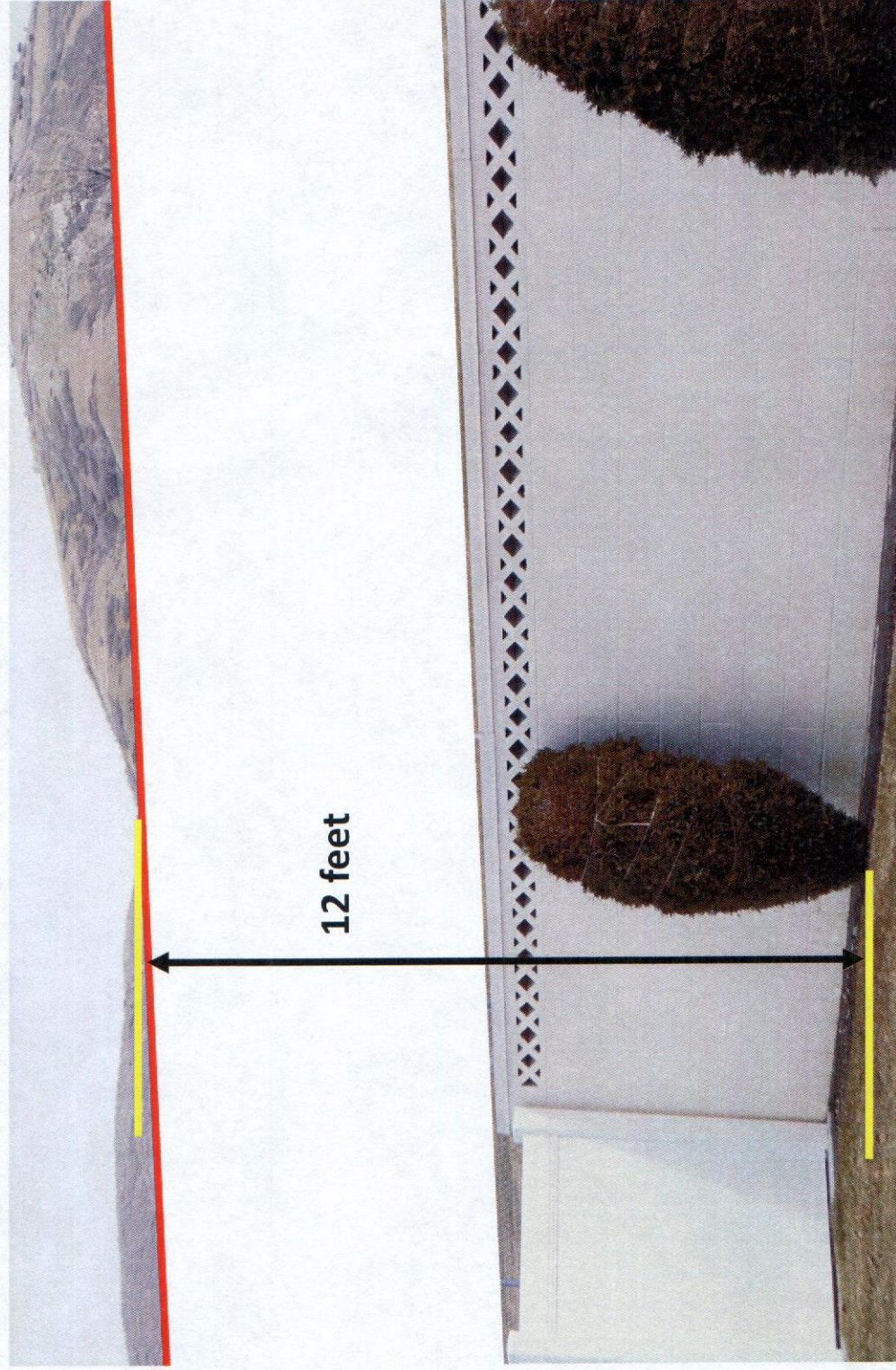
- Violates City Zoning Code
- Permanent City Liability
 - Safety Risks
 - Wall Failure Risks
- Other
 - Loss of Mountain View

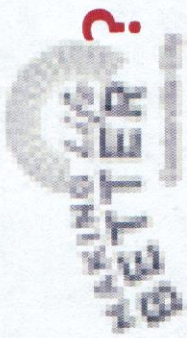
Loss of Mountain View:



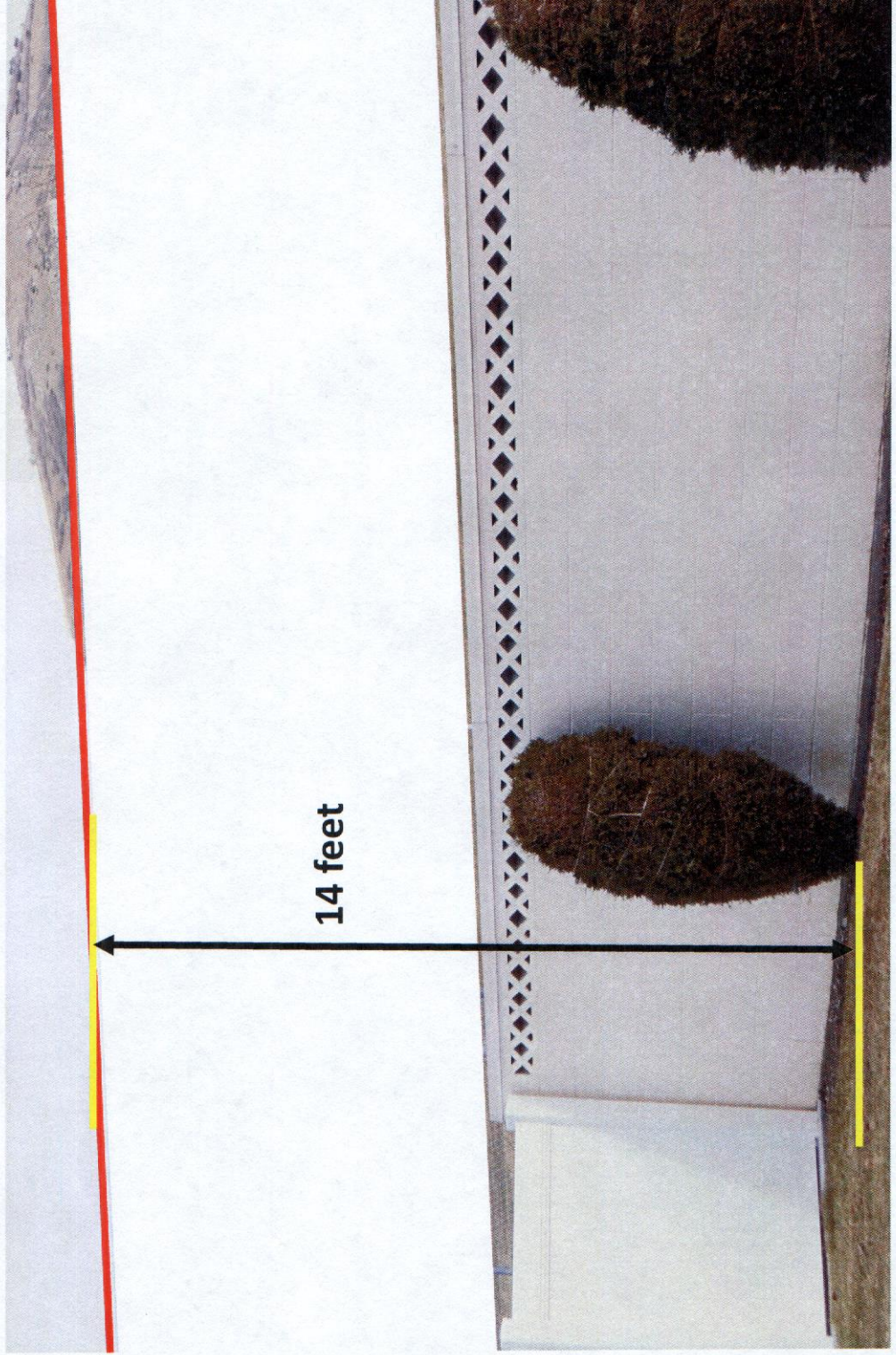


Loss of Mountain View:

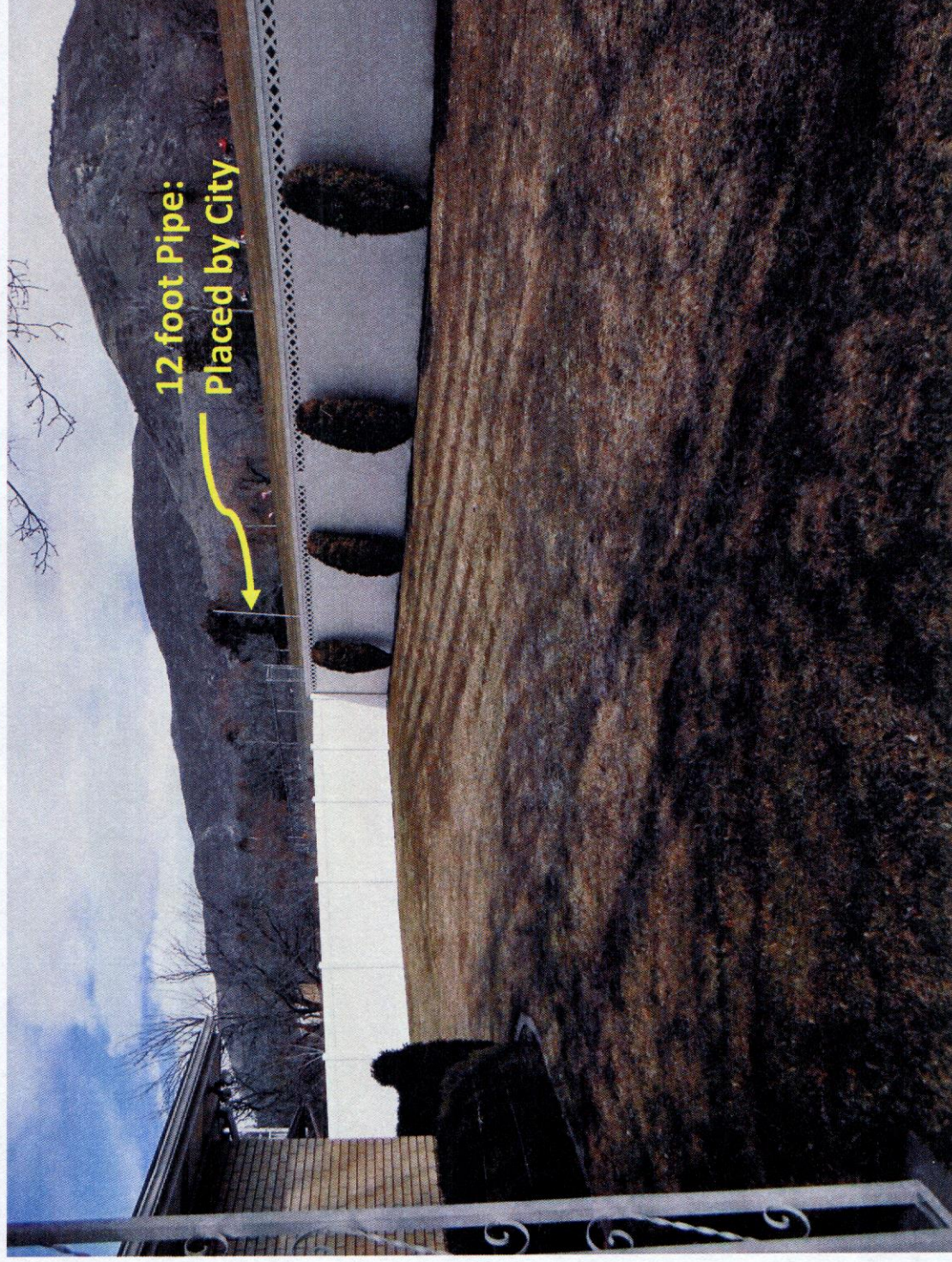


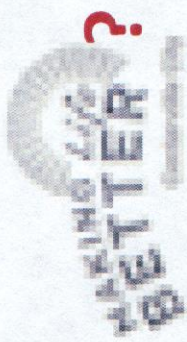


Loss of Mountain View:

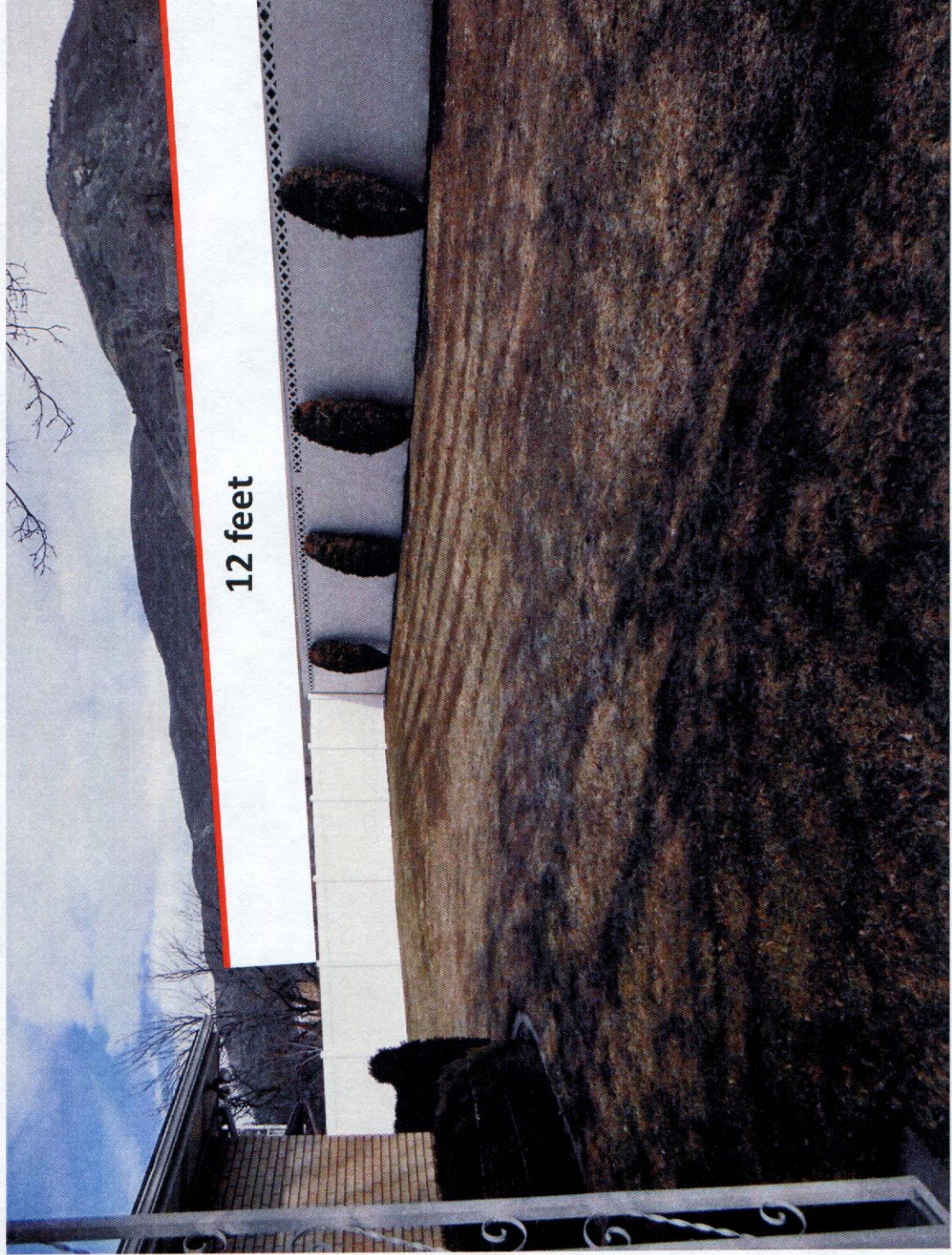


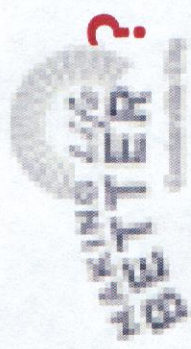
Loss of Mountain View:



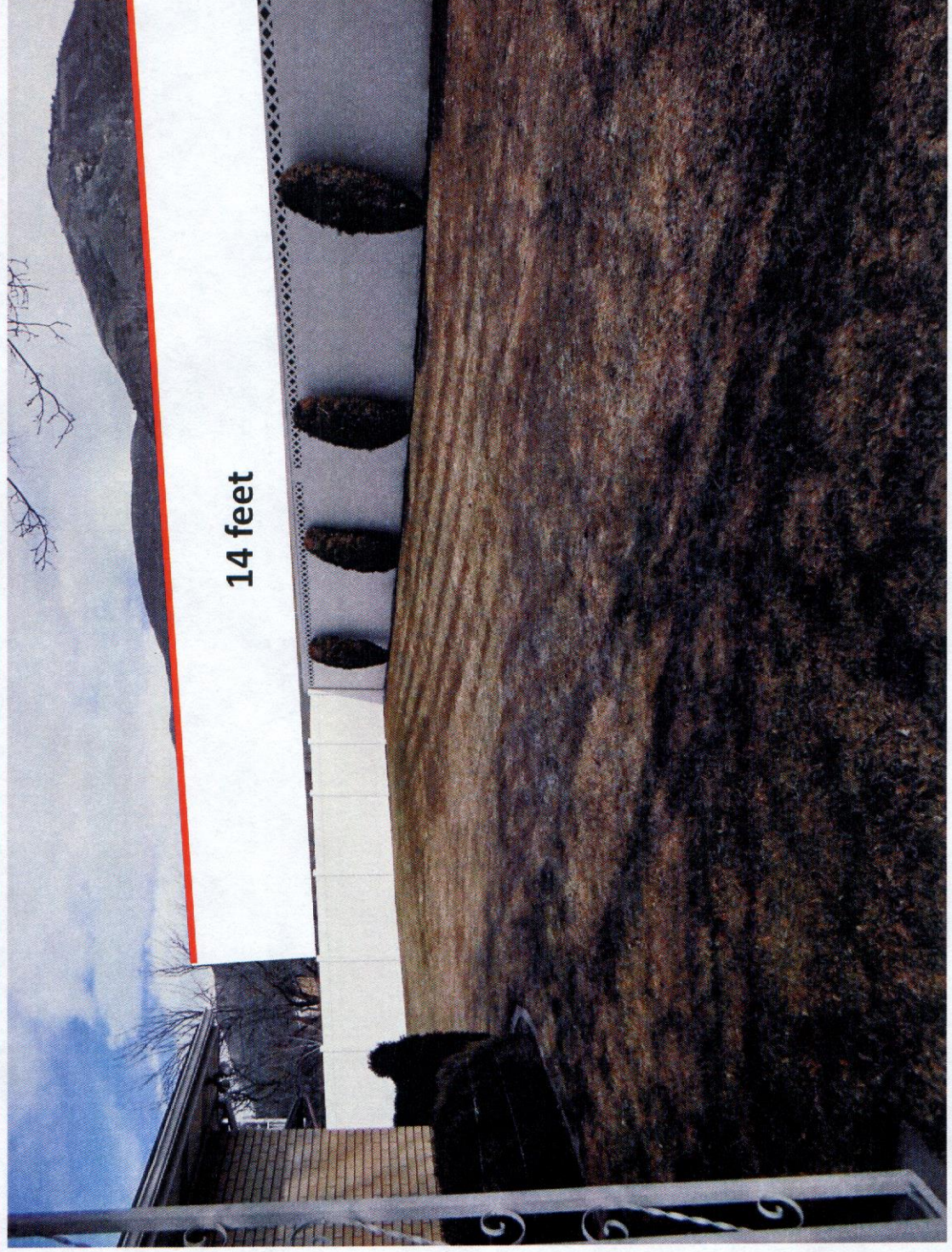


Loss of Mountain View:





Loss of Mountain View:



Other Issues

- Cemetery Water Run-Off Needs to Flow to Storm Drainage System
 - (Needed with/without wall)
- Secondary Water Line Access and Maintenance (**Secondary Water Rerouting**)
 - Adjacent homeowners' existing sprinkler systems designed with current pressure from cemetery line.
 - Secondary water rerouting may require complete overhaul of homeowners' sprinkling systems, which should be paid for by city.

Other Issues

- **“No-Man-Zone” West of Retaining Wall**

- Vandals
- Trash
- Rodents
- No Egress

- **Decreased Property Values**

Summary

- Other Cities do not provide burial plots to citizens. Centerville City **does not need to do so.**
 - Citizens can purchase plots from private cemeteries.
- The retaining wall options will be a temporary solution (3-5 years).

Summary

- Pursuing any of the retaining wall options will expose Centerville City and the residents to **perpetual and considerable liability.**
- **We oppose all retaining wall options.**

Tanner Comments on Cemetery Expansion

1 March 2017

Overview

- Number of additional burial spaces
- Costs of building wall
- Other construction costs
- Cost Benefit summary
- Suggested alternatives
- Impacts of wall on our family

Additional Burial Spaces

- Maximum spaces = 694
- City revenue at \$300 per space = \$208,200
 - (\$600 fee less \$300 for perpetual care)
- Revenue will come to city long after costs incurred to construct wall
 - Results in additional financing costs

Financial Costs of Building Wall

- Western wall length = 605 ft.
 - Height 11 to 14 ft
- North and South ends = 63 ft
 - Height 6 to 14 ft.
- Estimated direct wall construction cost = \$445,133
 - Based on RS Mean
- Plus other construction costs

Financial Costs of Building Wall

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- Plus other construction costs

Other Construction Costs

- Site preparation: construction roadway
- Soil testing and compaction
 - Original fill not compacted
- Additional fill material & compaction
- Drainage field behind wall
- Storm drain from cemetery to city storm drain
- Fence on top of wall
- Sod & planting preparation
- Sound barrier on wall
- Potential additional costs of over \$100,000

Cost Benefit Summary

- Revenue to city to pay for construction = \$208,200
 - This becomes available only as burial spaces sold
- Construction costs at least \$445,133
 - Must be paid in advance of spaces being sold
- Shortfall at least \$236,932
 - This represents subsidized cost per additional space of at least \$341

Impacts of wall on our family

- Will we be protected from water flowing off cemetery during a sudden downpour or broken pipe?
 - We just took care of cleanup ourselves
 - We re-landscaped our yard to help protect ourselves
- Future threats from proposed wall
 - Loss of view and feeling of enclosure by proposed wall
 - Negative impact on productivity of garden
 - Loss of property value





Suggested Alternatives

- Leave western slope as is
 - Easy to maintain (mow)
 - Used as playground by children when parents visit cemetery
- Add additional spaces in 3rd row where slope permits
- Add mausoleum wall on east of cemetery
- Continue repurchase program of unused spaces
- Refer people to Bountiful or Farmington cemeteries