

CENTERVILLE WORK SESSION AGENDA

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 6:00 PM ON October 5, 2017 AT THE CENTERVILLE CITY COMMUNITY CENTER, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

A. ROLL CALL

B. NEW BUSINESS

1. Discuss possibility of corporate sponsors of park facilities
2. Discuss issues relating to Island View Park grant application
3. Discuss options for creating more burial spaces in Centerville

C. ADJOURNMENT

Marsha L. Morrow, MMC
Centerville City Recorder

**CENTERVILLE
WORK SESSION
Staff Backup Report
10/5/2017**

Item No. 1

Short Title: Discuss possibility of corporate sponsors of park facilities

Initiated By: Parks & Recreation Committee

Scheduled Time:

SUBJECT

RECOMMENDATION

Continue the earlier discussion of whether to allow corporate sponsorship of park facilities, including signage identifying the sponsors.

BACKGROUND

This issue was discussed in the September 19 Council meeting at the request of the Parks & Recreation Committee. Mixed opinions were expressed at that time. The Committee Chair, Lynn Keddington, agreed to contact other cities about their policies for allowing sponsor advertising. The Council agreed to continue the discussion in a future meeting.

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Item No. 2

Short Title: Discuss issues relating to Island View Park grant application

Initiated By: City Council

Scheduled Time:

SUBJECT

RECOMMENDATION

BACKGROUND

The City Council agreed to hold a work session to discuss this matter *before* the State submits Centerville's LWCF grant application to the federal government in November. The primary issue is whether the City Council wants to consider the conversion of a portion of Island View Park to cemetery use as one of the options under study for creating additional burial spaces. A letter from the Parks & Recreation Committee on this matter is attached. It includes a summary of the requirements the City would need to satisfy if it actually proceeds with this conversion.

ATTACHMENTS:

Description

- ☐ Letter from Lynn Keddington, Parks & Recreation Committee Chair
- ☐ Island View and Cemetery Aerial

To: Mayor Paul Cutler and Members of the Centerville City Council
From: Centerville Parks and Recreation Committee
Subject: Conversion of use for the Island View Park to Cemetery

Dear Mayor and members of the City Council

It has recently been brought to our attention that the City Council is exploring the idea of converting at least part of the Island View park for use as an addition to the current City Cemetery. We realize that there are many competing viewpoints and priorities in Centerville and the task of sorting these out for the overall best interest of the City is complicated. We appreciate you taking the time to consider our opinions and recommendations.

At the conclusion of our meeting Tuesday I was asked to send a letter to you to formally voice our objection to converting the Park to Cemetery use.

Please consider the following in your discussion.

Status of our Grant Application for \$650,000

We have been told that the grant application for the upgrade to Island View Park has been approved for the first phase of the Land and Water Conservation Grant process. If we continue to be successful, we will receive the full \$650,000 requested to complete phase one of the park upgrade. We are reasonably confident that if funds are available in future years we would be able to secure additional funds to complete the second phase of the project.

Conversion of Use Process

As we have previously discussed, Centerville received development funds from the Land and Water Conservation fund in 1979 and if any part of the Park is converted to any other use, the city is required to

follow the Conversion of Use Process. The summary of the process is included at the end of the letter. This could be a very expensive process for the city. As I understand it, the City would be required to obtain a comprehensive appraisal of the park at its highest value, find and purchase land of equal value to replace the park space and complete the development of the new park within 2-3 years. Since there would be no funds available from the sale of the park, we assume RAP tax money could be used for the purchase and development. If the RAP tax is the source of funds for the new park, we are concerned that this could adversely affect the completion of the Community park.

Our back of the envelope numbers:

Minimum replacement cost to purchase the land and make the park reasonably equivalent as required would probably be well over \$2,000,000 depending on what the State Parks department decided would be equivalent facilities. We realize this total cost might be approximately the same as the upgrade to Island View, however, it would be done solely at the city expense without the benefit of the grant money.

We have reason to believe that conversion of use can also reduce the likelihood of receiving grant money in the future. (if the Federal government decides to fund program in the future.) If this were the case, we could be forfeiting the opportunity to obtain matching funds for bowery, playground and restroom facilities in the new portion of community park as well as upgrades to the other existing parks.

Before you make a decision to go through the conversion of use, we recommend that you meet with Susan Zakekarizi from the Utah State Parks department to fully explain the process and explain the impact for the City.

Impact on the Surrounding Neighborhood.

We believe that converting the park to cemetery use would negatively impact the surrounding neighborhood. An upgraded Island View Park

would add a greater level of desirability and perhaps home values for families currently living or moving into the area than the cemetery.

Other Options

The committee believes the Council has other options and we would support the City partnering in some way with a private cemetery company to provide future cemetery space.

We would welcome the opportunity to meet with the Council in a work session to discuss this issue.

Thank you for your consideration

Lynn Keddington

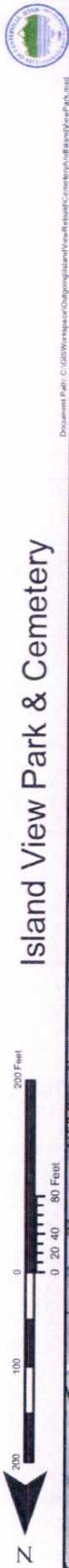
Parks and Rec Committee Chairman

Summary of the Conversion of Use process:

A conversion of use of any 6F project area should be avoided if at all possible. Conversions of use must be approved by the NPS and they may refuse to grant approval for a conversion. For this reason, the locality that has jurisdiction over the 6F site is strongly encouraged to contact the LWCF grant coordinator very early in the planning process.

Conversion of use process includes, but is not limited to the following:

- Early consultation with LWCF grant coordinator to outline proposal.
- Formal request in writing for permission to convert LWCF assisted property.
- All conversion proposals must include a Proposal Description and Environmental Screening Form ([PD-ESF](#)), environmental assessment, appraisal, and boundary maps as part of the conversion process. All expenses associated with the development of these documents are the sole responsibility of the project sponsor/locality with jurisdiction over the LWCF area.
- All practical alternatives to the conversion must be evaluated and rejected on a sound basis.
- The fair market value of the property to be converted has been established and the property proposed for substitution is of at least equal fair market value as established by an approved appraisal ([see appraisal guidance](#)) excluding the value of structures or facilities that will not directly enhance its outdoor recreation utility.
- The property proposed for replacement must be of reasonably equivalent usefulness and location as that being converted. Depending on the situation, and at the discretion of the NPS, replacement property need not provide identical recreation experiences or be located at the same site, provided it is in a reasonably equivalent location. Generally, the replacement property should be administered by the same political jurisdiction as the converted property.
- The replacement property must constitute or be part of a viable recreation area. Viability and recreational usefulness are dependent upon the proposed outdoor recreation development plan and timetable for the development of the replacement parks. If full development of the replacement site(s) will be delayed beyond three years from the date of conversion approval, the conversion proposal shall explain why this is necessary.
- The replacement land may not have been previously dedicated or managed by for recreation purposes while in public ownership.
- If the 6f area is to be only partially converted, then the remainder of the existing facility must be a viable recreation facility.
- The environmental analysis must be conducted in a neutral and factual manner and result in statements reflecting this same neutrality so the interested and affected public can focus on and understand the details of the proposed federal action of converting parkland including the replacement of new parkland according to 36 CFR 59. The environmental analysis documents should not include statements that promote or justify the action precipitating the conversion, such as proclaiming that the subject parkland is the best location for a new fire station.
- For more detailed information on the conversion process, download the [conversion of use procedure](#).



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Item No. 3

Short Title: Discuss options for creating more burial spaces in Centerville

Initiated By: City Council

Scheduled Time:

SUBJECT

RECOMMENDATION

Allow the Mayor and staff to report on a number of options for creating more burial spaces in Centerville. The Council will discuss these options and possibly others mentioned by council members.

BACKGROUND

As reference materials during this discussion, aerial photos of the current cemetery/Island View Park and hillside area are attached or will be attached when available.

ATTACHMENTS:

Description

 Island View and Cemetery Aerial



Island View Park & Cemetery



Document Path: C:\GIS\Workspace\Outgoing\Island View\Island View Cemetery\Map\Island View Park.mxd

