

Minutes of the Centerville **City Council** meeting held Tuesday, January 17, 2023, 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
George McEwan
Robyn Mecham
Spencer Summerhays

STAFF PRESENT

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

VISITORS

Jon Haderlie, Larson & Company
Susan Becker, Zions Public Finance

PRAYER OR THOUGHT Councilmember Mecham

PLEDGE OF ALLEGIANCE

OPEN SESSION

Christopher Mebius, Centerville resident, said he had noticed an increase in dogs let loose from front doors with little to no oversight in Centerville. He said he believed the issue was a problem for the City as a whole, and suggested some form of re-education for the community.

AUDIT SERVICES – CONTRACT EXTENSION (FY 2023 – FY 2028) – LARSON & COMPANY, PC

Finance Director Nate Plaizier said the Internal Audit Committee met and discussed possible extension of the audit contract with Larson & Company, and a majority of the Committee recommended extension of the contract for at least three years, subject to renegotiation of prices. Mr. Plaizier presented a fee schedule negotiated with Larson & Company for FY 2023 – FY 2028. Mr. Plaizier said Larson & Company had been great to work with, and recommended extension of the contract. Jon Haderlie with Larson & Company said he appreciated working with Centerville City.

Mr. Plaizier said there were mixed opinions within the Audit Committee regarding how long to recommend extending the contract. He said extension through FY 2028 was proposed by Larson & Company. City Manager Brant Hanson said that given current inflation, he believed

1 contracting for the negotiated rates through FY 2028 would be beneficial. Mr. Haderlie said his
2 firm frequently entered into contracts with cities for both five-year and three-year terms (with
3 possible two-year extensions), and said he would be comfortable with whatever the Council
4 decided.

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6 Councilmember Ince said he would be comfortable with a three-year contract and possible
7 two-year extension. Mr. Haderlie confirmed the proposed fee schedule would stay the same for a
8 three-year or a five-year contract. The Council discussed a three-year versus a five-year term.

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10 Councilmember Ince **moved** to approve extension of audit services contract with Larson
11 & Company, PC for FY 2023 through FY 2028. Mr. Hanson advised that with the year or two
12 required for an auditor to become familiar with a city's finances, frequently changing auditing firms
13 would not be advantageous. He expressed the opinion that 8-10 years with an auditing firm was
14 ideal. Councilmember Summerhays seconded the motion. Staff clarified that the arrangement
15 was a five-year agreement, not a contract. The contract would be renewed each year with an
16 engagement letter. The motion passed by unanimous vote (5-0).

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18 **ZIONS PUBLIC FINANCE MARKET ANALYSIS PROPOSAL**
19

20 Administrative Services Director Jacob Smith said staff solicited several consultants to
21 help develop a market analysis for the west part of Centerville. Zions Public Finance, Inc.'s
22 proposal was the most competitive. Susie Becker with Zions Public Finance gave a presentation
23 of what Zions had done for other clients and what they could do for Centerville. Ms. Becker
24 answered questions from the Council regarding general cost to service different types of
25 development, highest and best use, infrastructure, high water table on the west side, and
26 uncertainty involved with current workforce trends.

27
28 Councilmember Summerhays said it would be helpful for the Council to see other
29 consultant proposals for comparison. Councilmember Hirst thanked staff for proactively taking
30 steps to move forward with west-side planning. The Council thanked Ms. Becker for the
31 presentation.

32
33 **PUBLIC HEARING – GENERAL PLAN AMENDMENTS – SECTION 12-490 –**
34 **MODERATE INCOME HOUSING ELEMENT**
35

36 Community Development Director Cory Snyder explained that implementation changes to
37 the City's Moderate Income Housing Element of the General Plan were required to comply with
38 State Statutes. Mr. Snyder presented five proposed strategies and implementation plans
39 forwarded by the Planning Commission. Mr. Hanson pointed out that cities across the state
40 combined, had entitled more than 90,000 residential units, but developers had slowed building,
41 slowing housing growth statewide. Mr. Snyder said he hoped for a change in legislation in the
42 next few years.

43
44 At 8:22 p.m., Councilmember Ince **moved** to open a public hearing. Councilmember
45 Mecham seconded the motion, which passed by unanimous vote (5-0). At 8:23 p.m.,
46 Councilmember Ince **moved** to close the public hearing. Councilmember Hirst seconded the
47 motion, which passed by unanimous vote (5-0). Responding to a question from Councilmember
48 Ince, Mr. Snyder said flag lot development was currently prohibited in Centerville.

49
50 Councilmember Summerhays **moved** to adopt Ordinance No. 2023-02, with the ability for
51 staff to finalize the "spelling" of the strategies to ensure compliance with the language of State
52 Statute. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – FY 2023 BUDGET AMENDMENT

Finance Director Nate Plaizier presented proposed amendments to the FY 2023 Budget, and answered questions from the Council. At 8:45 p.m., Councilmember Summerhays **moved** to open a public hearing. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0). Councilmember Ince **moved** to close the public hearing at 8:46 p.m. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

Councilmember Ince **moved** to adopt Resolution No. 2023-01 amending the FY 2023 Budget. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

RATIFY STREET VACATION ORDINANCE – VACATING PORTION OF 100 EAST FROM 100 NORTH TO 200 NORTH – ORDINANCE NO. 2023-01

On January 3, 2023, the Council approved Ordinance No. 2023-01 vacating a portion of 100 East from 100 North to 200 North, directing staff to eliminate the recommended reservation of public utility easements paragraph from the quitclaim deeds. The Council did not specifically direct staff to revise Ordinance No. 2023-01 to eliminate the reservation of public utility easements language. City Attorney Lisa Romney suggested the Council ratify a corrected version of Ordinance No. 2023-01.

Councilmember Ince **moved** to ratify Ordinance No. 2023-01 as revised. Councilmember Mecham seconded the motion, which passed by majority vote (3-2), with Councilmembers Mecham, Ince, and McEwan in favor, and Councilmembers Summerhays and Hirst against.

MINUTES REVIEW AND APPROVAL

Minutes of the January 3, 2023 Work Session and Council Meeting were reviewed. Councilmember Hirst **moved** to approve both sets of minutes. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

FINANCIAL REPORT

Mr. Plaizier presented a quarterly financial report for the period ending December 2022, and answered questions from the Council.

CITY COUNCIL REPORT

Councilmember Ince updated the Council regarding emergency preparedness projects and events. Police Chief Paul Child answered questions from the Council about possible Spring flooding.

MAYOR'S REPORT

- Mayor Wilkinson spoke of the current Legislative Session and LPC meetings.
- The Mayor said he intended to recommend appointments at the next Council meeting.
- Mayor Wilkinson commented on his goals as Chair of the Davis Council of Governments (COG).

CITY MANAGER REPORT

- Mr. Hanson spoke of cyber security resources available through URMMA (Utah Risk Management Mutual Association).
- Mr. Hanson reported on the progress of a City website update.
- Council photographs were scheduled for February 7, 2023.
- Mr. Hanson said he would provide the Council with a budget schedule at the next Council meeting.
- Mr. Hanson provided an update on planned Legacy Highway and I-15 closures for UDOT construction.
- Mr. Hanson spoke of getting community feedback regarding west side planning.

ADJOURNMENT

At 9:42 p.m., Councilmember Hirst **moved** to adjourn the meeting. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

2-7-2023
Date Approved

