

Minutes of the Centerville **City Council** meeting held Tuesday, June 6, 2023, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

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
Dave Walker, Deputy Public Works Director
Bryce King, Community Services Manager
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department

VISITORS

Chad Morris, South Davis Home Rentals, LLC
Alex Hall, Zions Public Finance
Suzie Becker, Zions Public Finance

PRAYER OR THOUGHT Councilmember Hirst

PLEDGE OF ALLEGIANCE

OPEN SESSION

None

PUBLIC HEARING – FINAL SUBDIVISION PLAT – CANYON POINT DEVELOPMENT

Community Development Director Cory Snyder explained the applicant had joined several properties together to build a multi-family and single-family mixed-residential development at approximately 347 North 400 East called Canyon Point in Centerville. The applicant was seeking a Final Subdivision Approval from the City. It was proposed the dwellings in the development be platted as a "planned unit development" (PUD) to allow for dwelling units to be individually owned. The Planning Commission reviewed the application and recommended approval.

Chad Morris, applicant, answered questions from the Council and said he had appreciated going through the process. Councilmember Mecham thanked Mr. Morris for his willingness to work with the neighbors.

At 7:24 p.m., Councilmember Ince **moved** to open a public hearing. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0). Seeing that no one wished to comment, Councilmember Hirst **moved** to close the public hearing at 7:25 p.m. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

1 Mr. Snyder answered questions about private road specifications. Councilmember Hirst
2 made a **motion** to approve the Canyon Point Development Final Subdivision Plat.
3 Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).
4

5 **ZIONS PUBLIC FINANCE MARKET ANALYSIS**

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7 Alex Hall with Zions Public Finance described the process and methodology used for a
8 market analysis for the west side of Centerville City. He said his team recommended two main
9 uses for real estate on the west side of Centerville: flex office and higher-density housing. Mr. Hall
10 said the west side of the freeway would be difficult for retail, and shared observations reported by
11 area businesses. He showed estimated fiscal impacts of different development types, potential
12 developer returns, commercial improvement values, spoke of benefits of creating an employment
13 center, and shared projected future Centerville housing needs.
14

15 Responding to a question from Councilmember Summerhays, Mr. Hall said interviews with
16 a couple development firms were included in the analysis. Councilmember Summerhays
17 requested that insights from developers, who bore risk of development, be included in the report
18 to help the Council better understand the highest and best use. City Manager Brant Hanson spoke
19 of the importance of aesthetics and potential to improve the appearance of the west side.
20 Councilmember McEwan said the market analysis results supported the idea of transit-oriented
21 development on the west side considering UTA plans to double-track FrontRunner with potential
22 for a stop in Centerville.
23

24 Suzie Becker with Zions Public Finance spoke of potential for tax increment participation
25 with potential development to improve existing roads and lighting. The Council and staff discussed
26 potential for a UTA FrontRunner stop in Centerville north of Parrish Lane. Mr. Snyder emphasized
27 the need to include the public in discussions to gauge community support. Responding to a
28 request from Councilmember Summerhays, Ms. Becker said she would contact developers and
29 add information to the market analysis report. Mayor Wilkinson thanked Mr. Hall and Ms. Becker
30 for their presentation.
31

32 **PUBLIC HEARING – FY 2024 FINAL BUDGET**

33
34 Finance Director Nate Plaizier expressed appreciation to everyone who worked on the FY
35 2024 Budget. He said the City had until June 30 to adopt a final budget, unless the Council voted
36 to pursue a property tax increase through truth in taxation. Fiscal Year 2024 property tax numbers
37 were due from the County no later than June 8. Mr. Plaizier highlighted projects and position
38 changes, and Mr. Hanson explained expanded funding for TecServ services included in the
39 Tentative Budget. Councilmember McEwan expressed support for expanding services from
40 TecServ.
41

42 At 8:12 p.m., Councilmember Hirst **moved** to open a public hearing. Councilmember
43 Summerhays seconded the motion, which passed by unanimous vote (5-0). Seeing no one come
44 forward to comment, Councilmember Ince **moved** to table the matter and continue the public
45 hearing to the next Council meeting. Councilmember Mecham seconded the motion, which
46 passed by unanimous vote (5-0).
47

48 **PUBLIC HEARING – ADOPTION OF THE EMPLOYEE COMPENSATION SCHEDULE** 49 **AND JUSTICE COURT JUDGE COMPENSATION**

50
51 Mr. Plaizier presented proposed amendments to the Centerville Positions and
52 Compensation Schedule for FY 2024, explained State parameters for calculating Municipal
53 Justice Court Judge compensation, and answered questions from the Mayor and Council.
54

55 At 8:24 p.m., Councilmember Summerhays **moved** to open a public hearing.
Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

Councilmember McEwan **moved** to close the public hearing at 8:25 p.m. Councilmember Summerhays seconded the motion, which passed by unanimous vote (5-0).

Councilmember McEwan **moved** to adopt Ordinance No. 2023-12 updating and amending the Centerville Positions and Compensation Schedule. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0). Councilmember Hirst **moved** to adopt Resolution No. 2023-15 fixing the compensation of the Municipal Justice Court Judge of the Centerville City Justice Court. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

SOCIAL MEDIA POLICY

City Attorney Lisa Romney presented a proposed Social Media Policy, previously reviewed and discussed by the Council during multiple work sessions. She answered questions from the Council, and said she expected changes would be made over time as needed.

Councilmember Ince **moved** to approve Resolution No. 2023-17 adopting the Social Media Policy regarding the use of social media by City employees and elected officials and providing guidelines for the public use of City social media accounts. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

FRAUD RISK ASSESSMENT

Finance Director Nate Plaizier presented an annual Fraud Risk Assessment. For FY 2023, the City's assessment received 375 total points out of a possible 395 points, placing Centerville in the "Very Low" risk level category. Mayor Wilkinson thanked Mr. Plaizier for the report.

SUMMARY ACTION

1. Bid Award to Black Forest Paving in the amount of \$845,875 for Street Rebuild Projects 2023

Councilmember McEwan **moved** to approve the Summary Action item. Councilmember Hirst seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the May 16, 2023 Work Session and Council Meeting were reviewed. Councilmember Hirst **moved** to approve the minutes. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

CITY COUNCIL REPORT

Councilmember Mecham provided an update on UTOPIA and the Landmarks Commission. Councilmember Ince reported that the snow pack was gone, and the flood threat had passed. He commented that sandbags needed to be disposed of, and suggested possible dump locations. Councilmember Hirst reported on the recent Whitaker Museum Tea Party event, and thanked the Museum Director and Board.

MAYOR'S REPORT

- Mayor Wilkinson reported on a recent community dinner, and a recent Veterans Day event in Bountiful City.
- Mayor Wilkinson provided an update on plans for the 4th of July.
- The Mayor spoke of meeting with the Youth Council.

CITY MANAGER REPORT

- Deputy Public Works Director Dave Walker expressed appreciation for Council support during flood prevention efforts. He reported on the Spring snow-melt season.
- Councilmember Mecham suggested waiting a couple weeks to decide whether or not to cancel the Council meeting scheduled for July 5th.
- Mr. Hanson reported Bryce King had been selected to fill the Administration Services Director position.
- Responding to a question from Councilmember Summerhays, Mr. Hanson said it would not be feasible to designate a "subcommittee" to help with enforcement issues in order for the City to qualify to participate in water-wise landscaping rebate programs. He explained the City did not currently have sufficient administrative staff to support participation. He said he would discourage passing enforcement responsibility to a volunteer citizen committee.

ADJOURNMENT

At 9:05 p.m., Councilmember Summerhays **moved** to adjourn the meeting. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).

Jennifer Robison
Jennifer Robison, City Recorder

6-20-2023
Date Approved

