

Minutes of the Centerville **City Council** meeting held Tuesday, June 18, 2024, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Council Members Spencer Summerhays, Mayor Pro Tem
Cheylynn Hayman
Gina Hirst
Robyn Mecham
Brian Plummer

MEMBER ABSENT

Clark Wilkinson, Mayor

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Robison, City Recorder
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Mike Eggett, Community Development Director
Bryce King, Administrative Services Director
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police Department
Cameron Woodbury, Drainage Supervisor
Dave Walker, Deputy Public Works Director

VISITORS

Tif Miller, South Davis Recreation District
Interested citizens

Mayor Pro Tem Summerhays called the meeting to order at 7:05 pm.

PRAYER OR THOUGHT

Mayor Pro Tem Summerhays

PLEDGE OF ALLEGIANCE

OPEN SESSION

Dan Bills, Centerville resident, said that they moved to Centerville from Draper 4 years ago. He shared that over the years they lived in Draper, more high density housing was being built, and that it didn't positively affect the community at all, including bringing more police action. He stated that Centerville is his favorite place he has ever lived.

Roger Barrus, Centerville resident, said that he owns a property at 80 East on Parrish Lane. He shared photographs of cars parked along both sides of 400 North, and said that it is creating visibility problems for residents trying to back out of their driveways. He shared his concern about the lack of parking in the Smoot commercial building, noting signs for 8 businesses and only 20 parking stalls.

Libby Dibb, Centerville resident, shared reasons why she believed the property located at 522 W Porter Lane is not fit for high-density housing, and would be better off remaining as medium-density.

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1 Rosalie MacMillan, Centerville resident, said that her family lives in the only single-family
2 home in the Porter Walton Townhomes. She said that they already suffer from lack of parking,
3 and shared concerns about what would happen if additional high-density housing were to be
4 added on the same block.

5
6 Julie Cahoon, Centerville resident, is the HOA president in the Porter Walton complex.
7 She echoed Rosalie's concerns regarding the lack of parking and public services. She asked the
8 council to please consider how changing the zoning of the Handy Andy property to R-H would
9 affect the surrounding community.

10
11 Kyle Green, Centerville resident, said that as long as he has lived in Centerville, two things
12 have been constant: tradition, and hatred for density. However, over the last several years, he
13 said he has seen density increased and tradition decreased. He shared his concerns about the
14 tradition of the Centerville 4th of July celebration at Smith Park becoming a large carnival for
15 surrounding cities. He also shared his opposition about approving more high-density housing in
16 Centerville, specifically at the Handy Andy property.

17
18 Andrea Richman, Centerville resident, said she wanted to echo what everyone else has
19 said, and that good things can happen if we listen to each other.

20
21 Lorraine Fisher, Centerville resident, said that she has Reactive Airway Disease, and that
22 high density traffic negatively affects her health and breathing. She asked the Council to consider
23 the health of others as they consider the zoning of the Handy Andy property.

24
25 Stephanie Ivie, Centerville resident, said that when she served on the Council, they were
26 told that the zoning change for the Handy Andy property was originally for an assisted living
27 center, but was later changed to density housing. She shared that she regrets approving that
28 change more than anything, and doesn't want to see the current council make a similar decision
29 to approve more density.

30
31 Cami Layton, Centerville resident, said that if the City approves this density change that it
32 opens the door to other developers that would want to do similar developments, and she doesn't
33 want that. She also shared concerns about lack of cemetery space, and that the City needs to
34 provide single-level homes to care for the senior citizens.

35
36 Betty Jo Garlock, Centerville resident, said that spot rezones for medium and high density
37 are necessary for growth and improvement, because the City is growing whether we like it or not.
38 She said that she agrees we need to care for our elderly, but she also said that we need to look
39 out for our children and the youth of the future. She spoke in favor of change and mixed-use
40 housing that would allow more children to walk to school and allow families to live closer to their
41 work.

42
43 Tami Bryson, Centerville resident, said that she doesn't want any density at all, and
44 doesn't want one more person coming to Centerville.

45
46 Wendy Connors, Centerville resident, said her family has lived in Los Angeles and New
47 York, so they are familiar with high-density. They chose to come to Centerville because it's not
48 high-density. She shared that when she first got married they couldn't live in her hometown
49 because they couldn't afford it, and that is sometimes how life is. You start somewhere else and
50 can eventually make your way back. She said she is adamantly against high-density. She also
51 said that the City needs more cemetery space, because if you live in a community your whole life
52 you deserve to be buried there.

53

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1 Bruce Madsen, Centerville resident, talked about the growth and changes he has seen
2 over the 32 years he has lived in Centerville. He shared his concern that the City Council is making
3 decisions in areas that they don't live and that they are not being affected by. He shared the
4 negative impacts that he believes would come from high-density housing.

5
6 Jerry Fisher, Centerville resident, shared similar concerns and difficulties regarding high-
7 density developments, including traffic and parking problems.

8
9 Brian Richman, Centerville resident, said that a large problem with high-density
10 developments is bad planning; leaky roofs, bad sprinkler systems, bad parking, etc. He said that
11 if the City allows development to happen, it should be good work, and we shouldn't allow builders
12 to come in and build junk.

13
14 Michael Connors, Centerville resident, added his voice of opposition to high-density
15 housing in Centerville. He mentioned that high-density housing is highly correlated with other
16 undesirable things over time.

17
18 Katherine Gardner, Centerville resident, said that she is also opposed to high-density
19 coming to Centerville, and would hope that it would not be approved.

20
21 **PRESENTATION – SOUTH DAVIS RECREATION DISTRICT UPDATE**

22
23 Tif Miller, Executive Director of the South Davis Recreation District, gave an update on
24 current and upcoming programs at the rec center. He reported on changes to the recreation
25 center, including operating hours, staff restructuring, budget highlights, and current registration.

26
27 **PUBLIC HEARING – FY 2025 FINAL BUDGET**

28
29 Finance Director Nate Plaizier provided an overview of the final budget details, noting
30 minor adjustments including the 2024 certified tax rate, amounting to \$2,275,565 in property tax
31 revenue.

32
33 Mayor Pro Tem Summerhays opened a public hearing for this item.

34
35 Kyle Green thanked the council for going through the budget process and being stewards
36 of the City funds.

37
38 Mayor Pro Tem Summerhays closed the public hearing.

39
40 Councilmember Hayman **moved** to approve Resolution No. 2024-15 adopting the FY
41 2025 Final Budget. Councilmember Mechem seconded the motion, which passed by unanimous
42 vote (5-0).

43 Councilmember Hayman **moved** to approve Resolution No. 2024-14 setting the 2024 Real
44 and Personal Property Tax Rate for the General Fund at 0.001210. Councilmember Mechem
45 seconded the motion, which passed by unanimous vote (5-0).

46
47 **PUBLIC HEARING – FY 2024 BUDGET AMENDMENT #2**

48
49 Mr. Plaizier detailed multiple budget adjustments including event fees, grants, and other
50 financial reallocations relevant for FY 2024.

51
52 A public hearing was held for this item. No comments were made.

53

1 Councilmember Hirst **moved** to adopt Ordinance No. 2024-12 adopting the FY 2024
2 Budget Amendment #2. Councilmember Plummer seconded the motion, which passed by
3 unanimous vote (5-0).
4

5 **PUBLIC HEARING – ZONING MAP AMENDMENT – O'TOOLE REZONE – 522 WEST**
6 **PORTER LANE FROM RESIDENTIAL-MEDIUM (R-M) TO RESIDENTIAL-HIGH (R-H)**
7

8 This item was cancelled.
9

10 **WATER RATE INCREASE**
11

12 Public Works Director Mike Carlson outlined the need for a 4% increase in the culinary
13 water rate, citing rising costs in supplies, labor, and increasing rates from water suppliers.
14

15 Councilmember Hirst shared that she would like to see the City implement an inclining
16 block rate structure. This type of structure will promote water conservation for those that must use
17 culinary water for outdoor watering.
18

19 Councilmember Hirst **moved** to approve Resolution No. 2024-16 amending the Fee
20 Schedule to increase the Culinary Water Rate by 4%. Councilmember Hayman seconded the
21 motion, which passed by unanimous vote (5-0).
22

23 **DRAINAGE RATE INCREASE**
24

25 Deputy Public Works Director Dave Walker explained the need for a 53% increase in the
26 drainage utility fee to cover upcoming projects and rising operational costs, which translates to
27 roughly a \$4 increase per household.
28

29 Councilmember Hirst commented that she would like to see more regular small increases
30 to avoid sudden large increases after falling behind. Mr. Walker responded that over the next year
31 they will have better understanding of all the projects coming up, and that will help guide their
32 funding decisions in the future.
33

34 Councilmember Hayman **moved** to approve Resolution 2024-17, amending the Fee
35 Schedule to increase the Drainage Utility Fee by 53%. Councilmember Hirst seconded the motion,
36 which passed by unanimous vote (5-0).
37

38 **SUMMARY ACTION CALENDAR**
39

- 40 1. Bid Award – Centerville Culinary Water Maintenance 2024 to Ormond Construction in
41 the amount of \$110,435.00
42

43 Councilmember Hirst **moved** to approve all Summary Action items as listed above.
44 Councilmember Mecham seconded the motion, which passed by unanimous vote (5- 0).
45

46 **MINUTES REVIEW AND APPROVAL**
47

48 Minutes of the June 4, 2024 Work Session and City Council Meeting were reviewed.
49 Councilmember Hayman **moved** to approve both sets of minutes. Councilmember Mecham
50 seconded the motion, which passed by unanimous vote (5-0).
51

52 **MONTHLY FINANCIAL REPORT**
53

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The May 2024 financial report was provided for review.

COUNCIL LIAISON REPORT

- Councilmember Summerhays updated the Council on filling positions on the Recreation board.
- Councilmember Summerhays shared about a Trails Summit event where Trails Committee members will discuss connectivity through the trail system and trying to create better hiking and bike access.
- Councilmember Hirst reminded the council of the Sewer District public hearing regarding rate increases on Thursday, June 20, 2024 at 7:00 pm.

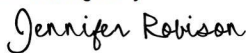
CITY MANAGER REPORT

- Mr. Hanson said the UTOPIA/UIA public hearing regarding rate increases on Monday, June 24, 2024 at 6:00 pm.
- Mr. Hanson said South Davis Fire approved their budget with no property tax increase.
- Mr. Hanson said that the City is planning on holding the July 2nd council meeting.
- Mr. Hanson gave an update on the branding effort with Jibe media, and said that staff will work on scheduling a special meeting for continued branding discussion.
- Mr. Hanson gave clarification on payouts for employees that have retired or otherwise ended their employment with the City.

ADJOURNMENT

At 9:30 pm, Councilmember Hirst **moved** to adjourn the meeting, which passed by unanimous vote (5-0).

DocuSigned by:



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Jennifer Robison, City Recorder

7/5/2024 | 12:36 PM MDT

Date Approved

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