

1 Minutes of the Centerville **City Council** meeting held Tuesday, May 5, 2026, at 7:00 p.m. with
2 participants present at Centerville City Hall, 250 North Main Street.

3
4 The meeting was called to order at 7:15 pm.

5
6 **MEMBERS PRESENT**

7
8 Mayor Clark Wilkinson

9
10 Council Members Robyn Mecham
11 Brian Plummer
12 Gina Hirst
13 Rick Bangerter

14
15 **MEMBERS ABSENT**

16
17 Council Members Cheylynn Hayman

18
19 **STAFF PRESENT**

20 Brant Hanson, City Manager
21 Lisa Romney, City Attorney
22 Nate Plaizier, Finance Director
23 Bryce King, Administrative Services Director
24 Bruce Cox, Parks and Recreation Director
25 Mike Carlson, Public Works Director
26 Mike Eggett, Community Development Director
27 Sydney DeWees, Planner
28 Allen Ackerson, Chief of Police
29 Dave Walker, Deputy Public Works Director
30 Will Barnes, Centerville Police Department
31 Haley Turner, Community Services Manager
32 Kevin Campbell, City Engineer

33 **VISITORS**

34 Sarina Ehrgott, Bountiful Davis Arts Center
35 Mark Leong
36 Scott Argyle
37 Interested citizens

38 **PRAYER OR THOUGHT**

Councilmember Robyn Mecham

39
40 **PLEDGE OF ALLEGIANCE**

41
42 **OPEN SESSION**

43
44 Kathy Helgerson, Centerville resident, urged the Council to consider tighter fireworks
45 restrictions due to dry foothill conditions, low snowpack, and increasing fire risk. She also
46 recommended increased enforcement during fireworks holidays.

47
48 Mayor Wilkinson noted that the Fire Chief is scheduled to present the annual fire map to
49 the Council in two weeks, at which time fireworks restrictions will be discussed.

50
51 **BOUNTIFUL DAVIS ARTS CENTER PRESENTATION**

52

1 Bountiful Davis Art Center Executive Director Sarine Ehr Gott presented an overview of
2 BDAC's programs, including free public exhibitions, Family Art Nights, student art shows,
3 recitals, and Summerfest. She noted that 14 Centerville students were accepted into the current
4 Davis School District student exhibition, and requested that the city consider increasing its
5 annual contribution from \$3,000 to \$5,000 to help support programming costs.
6

7 Council members expressed appreciation for the organization's impact, with several
8 praising the quality of recent events and exhibits. City Manager Brant Hanson clarified that
9 Centerville's current contribution comes from the General Fund rather than RAP tax revenues,
10 since RAP tax funds are limited to in-city capital projects. No action was taken, and the funding
11 request will be considered as part of the budget process.
12

13 **INTRODUCTION TO STATE TRUTH IN TAXATION AMENDMENTS – HB 236 (2026)**
14

15 City Attorney Lisa Romney and Mr. Hanson outlined the requirements of House Bill 236,
16 passed during the 2026 Legislative Session, and its impact on Centerville's budget and property
17 tax process. They explained that the bill is intended to improve transparency by involving the
18 public earlier in truth-in-taxation discussions and preventing the appearance that tax increases
19 are predetermined before a public hearing is held. To comply with the new law, the Council's
20 agenda was divided into four separate action items, each requiring its own resolution to document
21 compliance for the Utah State Tax Commission. Staff noted that HB 236 also restricts the city
22 from spending or encumbering funds tied to proposed property tax increases until final budget
23 adoption and the certified tax rate are established later in the year.
24

25 **NOTICE TO THE PUBLIC THAT THE BUDGET OFFICER INTENDS TO STATE IN THE**
26 **PUBLIC MEETING THAT THE FY 2027 TENTATIVE BUDGET INCLUDES A PROPOSED**
27 **PROPERTY TAX RATE INCREASE**
28

29 Mayor Wilkinson formally read into the record, as required under Utah Code § 59-2-
30 919(4)(a)(ii), that this agenda item serves as public notice that the Budget Officer intends to state
31 at this public meeting that the FY 2027 Tentative Budget includes a proposed property tax rate
32 increase.
33

34 **BUDGET OFFICER STATEMENT IN THE PUBLIC MEETING THAT THE FY 2027**
35 **TENTATIVE BUDGET INCLUDES A PROPOSED PROPERTY TAX RATE INCREASE –**
36 **RESOLUTION NO. 2026-09**
37

38 Mr. Hanson, acting as Budget Officer, formally stated for the record that the FY 2027
39 Tentative Budget includes a property tax increase, as required under Utah Code § 59-2-
40 919(4)(a)(i). Ms. Romney clarified that this action satisfies the Budget Officer's statutory
41 notification requirement, while the Council's separate obligation to formally state the specific
42 amount, purpose, and percentage of the increase under section 4(b)(i) will occur at the next
43 meeting within the state-mandated timeline. Councilmember Bangerter noted for the record that
44 the proposed increase is approximately 15.5 percent.
45

46 Councilmember Plummer **moved** to approve Resolution No. 2026-09 acknowledging the
47 Budget Officer's statement of a proposed tax rate increase. Councilmember Mecham seconded
48 the motion which passed unanimously (4-0).
49

50 **BUDGET OFFICER PRESENTATION OF PROPERTY TAX IMPACT SCHEDULE –**
51 **RESOLUTION NO. 2026-10**
52

1 Mr. Hanson presented the Proposed Property Tax Impact Schedule, as required under
2 Utah Code § 59-2-919(4)(a)(i). He noted that all figures are estimates, as final county assessor
3 data will not be available until mid-to-late June, and that the estimated 15.5 percent increase may
4 shift accordingly.

5
6 Key figures presented were as follows: the current certified tax rate of 0.0012 generates
7 approximately \$2,330,249 annually; the proposed rate of 0.001386 would generate approximately
8 \$2,691,889 annually, representing an increase of \$361,640. The estimated impact on a primary
9 residence valued at \$582,000 is approximately \$59.61 per year; for a comparably valued business
10 property (taxed at full market value with no residential exemption), the estimated impact is
11 approximately \$108.39 per year. The total combined rate increase to residents is estimated at
12 approximately 2 percent.

13
14 Mr. Hanson identified the following affected departments and the impact if there were to
15 be no property tax increase:

- 16
- 17 • **Police** (\$250,000): Unable to hire an additional officer, purchase a patrol vehicle, or
18 fund associated operational costs; may impact response capacity.
- 19 • **Fire** (\$35,702): Unable to absorb the increased South Davis Metro Fire assessment;
20 other general fund departments would need to reduce budgets or fund balance would
21 be drawn upon.
- 22 • **City Attorney** (\$15,813): Unable to fund interns or outside legal consultants; may
23 increase legal risk exposure.
- 24 • **Court** (\$12,000): Unable to fully fund increased prosecution service costs.
- 25 • **Administration** (\$22,765): Unable to implement the Yapify resident communication
26 platform or fund an interim position.
- 27 • **Streets** (\$15,860): Rising electricity and maintenance costs may necessitate reducing
28 street lighting or delaying repairs.
- 29 • **Trails Committee** (\$1,500): Unable to fund trail signage and recommended
30 maintenance.
- 31 • **Mayor and City Council** (\$8,000): Unable to attend recommended training on
32 evolving state and federal laws and best practices.
- 33

34 Council discussion focused on the proposed property tax impact schedule and the
35 rationale for the items included. Councilmember Bangerter expressed concern that out of 46
36 budget line items he identified as having increases exceeding 5 percent, only 8 were included in
37 the impact schedule, and questioned the basis for the selection. He also noted the cumulative
38 impact on residents and businesses in light of anticipated increases from other taxing entities.
39 The Mayor and City Manager responded that the items selected represent those most directly
40 tied to the proposed property tax increase, while other increases are covered by sales tax revenue
41 growth and fund balance draws. Mr. Hanson acknowledged that many factors contribute to overall
42 budget growth but said the schedule is intended to provide the public with the most transparent
43 and defensible examples.

44
45 Councilmember Hirst observed that the items selected tend to represent ongoing,
46 recurring costs, which she stated is a sound rationale for funding them through property tax rather
47 than more volatile revenue sources. Staff noted that adoption of this schedule this evening
48 represents the Budget Officer's recommendation, and that the Council retains full authority to
49 modify both the impact schedule and the budget prior to adoption.

50
51 Councilmember Plummer **moved** to approve Resolution No. 2026-10 accepting the
52 Budget Officer's presentation of the Property Tax Impact Schedule. Councilmember Hirst
53 seconded the motion which passed (3-1) with Councilmember Bangerter dissenting.

1
2 **PUBLIC HEARING – FY 2027 TENTATIVE BUDGET – RESOLUTION NO. 2026-11**
3

4 Finance Director Nate Plaizier presented the FY 2027 Tentative Budget, describing it as
5 balanced and focused on public safety, infrastructure maintenance, employee retention, and
6 capital improvements. Key highlights included General Fund revenues of approximately \$13.9
7 million, with a 2.9 percent COLA for employees, a 2 percent merit pool, funding for one additional
8 police officer, and updated insurance and retirement cost estimates. Other notable items included
9 expanded ski school capacity in the Recreation Fund, \$550,000 in RAP tax revenues allocated
10 primarily to parks projects, nearly \$1.9 million in Capital Projects expenditures, and approximately
11 \$3.9 million in Transportation Fund grant-supported projects such as the 400 East rebuild and
12 Porter Lane widening. The budget also includes the proposed interfund loan for the Main Street
13 waterline replacement, a projected 7 percent water rate increase pending completion of the
14 Waterworth study, a recommended \$1 per-can sanitation fee increase to cover rising tipping
15 costs, and increased drainage maintenance funding to address system repair needs.
16

17 Mr. Plaizier also provided an overview of Utah’s property tax system, explaining the
18 certified tax rate, residential exemption, and Truth in Taxation process. He noted that Centerville
19 currently ranks tenth among fifteen Davis County cities for property tax rate and would move to
20 approximately eighth if the proposed increase is adopted, assuming other rates remain
21 unchanged. Council discussion addressed the impact on commercial properties, the city’s
22 relatively low reliance on property tax as a General Fund revenue source, and the importance of
23 clearly communicating how the system works to residents. Councilmember Plummer also noted
24 anticipated state-level changes to the definition of “new growth,” which are expected to narrow
25 qualifying categories primarily to new construction.
26

27 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
28 closed the public hearing.
29

30 A discussion followed regarding the Council’s process for reviewing detailed budget line
31 items prior to interim budget adoption. Councilmember Bangert stated he intended to vote
32 against the tentative budget, expressing the view that additional reductions were possible and
33 indicating he could support a property tax increase closer to 12.5 percent. Other Council members
34 acknowledged his concerns but emphasized that the tentative budget remains a working
35 document and not a final decision. The Mayor encouraged members to submit specific line items
36 and feedback to staff by May 12 so a focused work session could be scheduled ahead of the May
37 19 meeting. The Council also confirmed that the public hearing on the final budget and interim
38 adoption is scheduled for June 2, 2026, at 7:00 PM at Centerville City Hall.
39

40 Councilmember Plummer **moved** to approve Resolution No. 2026-11 adopting the FY
41 2027 Tentative Budget and setting the time and date for the public hearing for June 2, 2026 at
42 7:00 pm at Centerville City Hall. Councilmember Hirst seconded the motion which passed (3-1)
43 with Councilmember Bangert dissenting.
44

45 Staff announced plans to host a public open house prior to the June 2 hearing, at which
46 residents would be able to discuss the proposed property tax increase, potential water rate
47 increase, and sanitation fee increase with staff, and have their individual bills calculated based on
48 proposed changes. The date is to be determined and communicated to the Council.
49

50 **EXTENSION REQUEST FOR SUBDIVISION PLAT APPROVAL – ROLLING HILLS**
51 **STREET VACATION PLAT – 350 EAST AND ROLLING HILLS DRIVE**
52

1 Community Development Director Mike Eggett presented a request to extend the
2 approved Rolling Hills Street Vacation Plat for six months under Centerville City Municipal Code
3 § 15.09.170, noting that the original approval from May 6, 2025 has now expired. The extension
4 request was submitted by co-applicants Scott Argyle and Mark Leong due to ongoing coordination
5 challenges with Weber Basin Water regarding service area and project cost issues. Staff reported
6 that the applicants remain actively engaged, and expressed support for the extension given the
7 project’s potential to resolve long-standing development complications on a difficult, historically
8 constrained site that would ultimately result in a two-lot configuration.
9

10 Staff also noted that a related amended minor subdivision plat was approved on August
11 4, 2025 and remains under administrative review. Under city code, only one six-month extension
12 may be granted; if the plat is not recorded within that timeframe, the applicants would be required
13 to restart the approval process.
14

15 Councilmember Bangerter **moved** to approve a six-month extension of Rolling Hills Street
16 Vacation Plat, as previously approved on May 6, 2025. Councilmember Plummer seconded the
17 motion which passed unanimously (4-0).
18

19 **PUBLIC HEARING – INTERFUND LOAN BETWEEN THE CAPITAL PROJECTS FUND**
20 **AND THE WATER FUND**
21

22 Mr. Plaizier summarized the proposed interfund loan to fund the Main Street waterline
23 replacement, noting the project’s urgency due to a recent major leak that lost over one million
24 gallons of water and incurred more than \$100,000 in repair costs. The estimated project cost is
25 approximately \$2.4 million, while the Water Fund currently holds about \$1.2 million, requiring
26 additional financing. Staff recommended a 10-year interfund loan from the Capital Projects Fund
27 (approximately \$6.1 million balance) at 3.8 percent interest, with flexible drawdowns, annual
28 repayment terms, and a rate-adjustment trigger tied to PTIF fluctuations.
29

30 The Council agreed to refine the interest rate trigger range to 3.3 to 4.3 percent to better
31 protect both funds, and also converted repayment from annual to monthly installments to reduce
32 total interest. Councilmember Hirst supported the structure as consistent with affordability
33 principles and noted that alternative state financing would likely come at higher rates. Mr. Hanson
34 confirmed the loan carries no prepayment penalty, allowing the Water Fund to repay early or draw
35 funds incrementally as needed.
36

37 Mayor Wilkinson opened a public hearing for this item. No comments were made, so he
38 closed the public hearing.
39

40 Councilmember Hirst **moved** to approve an interfund loan between the Capital Projects
41 Fund (lender) and the Water Fund (borrower) in an amount up to \$2.4 million, for a term of 10
42 years, with payments due monthly, at an annual interest rate of 3.8%. If the PTIF rate increases
43 above 4.3% or decreases below 3.3%, the terms of the loan shall be reconsidered by City Council.
44 Councilmember Mecham seconded the motion which passed unanimously (4-0).
45

46 **SUMMARY ACTION**
47

- 48 1. Bid Award – Main Street (SR106) Waterline Replacement from Chase Lane to Jennings
49 Lane to 3XL Construction in the amount of \$1,393,748.00
- 50
- 51 2. Bid Award – Water Line Materials for the Main Street Waterline Replacement from Chase
52 Lane to Jennings Lane to Ferguson Waterworks in the amount of \$567,335.47.
53

1 Councilmember Hirst **moved** to approve the summary action calendar as outlined above.
2 Councilmember Plummer seconded the motion which passed unanimously (4-0).
3

4 **MINUTES**

5
6 Minutes from the April 12, 2026 Work Session and City Council meetings were reviewed
7 and several amendments were made.
8

9 Councilmember Bangarter **moved** to approve the April 12, 2026 Work Session minutes
10 with suggested changes. Councilmember Mecham seconded the motion which passed
11 unanimously (4-0).
12

13 Councilmember Plummer **moved** to approve the April 12, 2026 City Council minutes with
14 suggest changes. Councilmember Bangarter seconded the motion which passed unanimously (4-
15 0).
16

17 **COUNCIL REPORT**

- 18
19 • Councilmember Bangarter reported on the Centerville Citizen Corps Council, noting focus
20 on radio backup communications for emergencies, strong participation in the Great Utah
21 ShakeOut on April 16, and an upcoming Emergency Preparedness Fair on September 26
22 at the Western Sports Park.
23 • Councilmember Bangarter reported on Centerville Deuel Creek Irrigation, noting system
24 pressurization beginning May 11 with full delivery by May 16, followed by meter installation
25 work progressing through the city with expected completion by November 1.
26 • Councilmember Bangarter noted the June 18 shareholder meeting and election,
27 requested a city representative attend in his absence, and confirmed there will be no
28 irrigation rate increase this year.
29

30 **MAYOR REPORT**

- 31
32 • Mayor Wilkinson reported on the Utah League of Cities and Towns/UCMA Conference,
33 highlighting sessions on impact fees and transportation utility fees, and noted a follow-up
34 discussion with the City Manager about potentially updating Centerville's impact fees.
35 • Mayor Wilkinson shared interest in a UVU historian's presentation and suggested it could
36 be used for an America 250 community event, potentially in partnership with neighboring
37 cities.
38 • Mayor Wilkinson noted that Fourth of July event co-chairs are rotating out after three years
39 and requested Council input on new candidates with strong organizational skills and
40 community engagement interest.
41

42 **CITY MANAGER REPORT**

- 43
44 • Public Works Director Mike Carlson reported early concerns about irrigation water use
45 prior to the May 15 start date, monitoring of cross-connections, and plans for a stronger
46 fall enforcement and education effort.
47 • Mr. Carlson noted that Deuel Creek Irrigation will obtain an excavation permit for upcoming
48 meter installations to ensure proper coordination and emergency contact procedures.
49 • City Manager Brant Hanson congratulated City Recorder Jennifer Robison on earning her
50 Certified Municipal Clerk (CMC) designation after five years of work.
51

52 **ADJOURNMENT**

53

1 At 11:08 pm, Councilmember Hirst **moved** to adjourn the meeting. Councilmember
2 Plummer seconded the motion which passed by unanimous vote (4-0).
3

4
5 *Jennifer Robison*
6 Jennifer Robison, City Recorder

05/19/2026
Date Approved

