CENTERVILLE WORK SESSION AGENDA

Due to Centerville City Mayor Clark Wilkinson's Determination (contained in body of below agenda) public meetings will be held electronically via Zoom and live streamed on the Centerville City YouTube channel. Public meetings conducted via Zoom may be terminated at any time due to hackers or inappropriate content.

NOTICE IS HEREBY GIVEN THAT THE CENTERVILLE CITY COUNCIL WILL HOLD ITS WORK SESSION MEETING AT 5:30 PM ON OCTOBER 6, 2020 AT THE CENTERVILLE CITY HALL COUNCIL CHAMBERS, 250 NORTH MAIN STREET, CENTERVILLE, UTAH. THE AGENDA IS SHOWN BELOW.

Meetings of the City Council of Centerville City may be conducted via electronic means pursuant to Utah Code Ann. 52-4-207, as amended. In such circumstances, contact will be established and maintained via electronic means and the meeting will be conducted pursuant to the Electronic Meetings Policy established by the City Council for electronic meetings.

Centerville City, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance, including hearing devices. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call Jacob Smith, Administrative Services Director, at 801-295-3477, giving at least 24 hours notice prior to the meeting.

The full packet of backups materials can be found at http://centerville.novusagenda.com/agendapublic.

A. ROLL CALL

B. BUSINESS

1. Centerville City Mayor Wilkinson Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

   In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

   Zoom Information:

   Dial: 1 346 248 7799
   Meeting ID: 986 4446 1104

Passcode: 471032
URL: https://zoom.us/j/98644461104?pwd=bmJveXozT2c3UkMrTzhKREEyMXo4UT09

You Tube Link: https://www.youtube.com/user/centervillecityutah

2. Parrish Lane - Market Place Drive and 400 West Intersection Discussion

   UDOT representatives along with Staff will discuss the following projects with City Council:

   - UDOT SPUI Concept – Projected future concept for updating the interchange at Parrish Lane and I-15.
   - Parrish Lane Preliminary Layout_9-28-2020 – Preliminary layout for intersection improvements at Market Place Drive and 400 West.

3. Cemetery Discussion

   Discussion on the status of available cemetery space.

C. CLOSED SESSION (Closed Meeting, if necessary, for reasons allowed by State Law, including, but not limited to, the provisions of section 52-4-205 of the Utah Open and Public Meetings Act, and for the Attorney-Client matters that are privileged pursuant to Utah Code ann. 78B-1-137, as amended)

D. ADJOURNMENT

Leah Romero
Centerville City Recorder

CENTERVILLE

Staff Backup Report
10/6/2020

Item No. 1.

Short Title: Centerville City Mayor Wilkinson Determination - Electronic Meetings without an Anchor Location Due to Substantial Health and Safety Risk

Initiated By:

Scheduled Time:

SUBJECT

In accordance with Utah Code 52-4-207(4) of the Utah Open and Public Meeting Act, I have determined that conducting an electronic meeting of the Centerville City Council with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the facts and circumstances surrounding the COVID-19 pandemic. Considering the continued number of COVID-19 case counts in Utah, meeting in an anchor location presents substantial risk to the health and safety of those in attendance because physical distancing measures may be difficult to maintain at City Hall.

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RECOMMENDATION

BACKGROUND

CENTERVILLE

Staff Backup Report
10/6/2020

Item No. 2.

Short Title: Parrish Lane - Market Place Drive and 400 West Intersection Discussion

Initiated By:

Scheduled Time:

SUBJECT

UDOT representatives along with Staff will discuss the following projects with City Council:

- UDOT SPUI Concept – Projected future concept for updating the interchange at Parrish Lane and I-15.
- Parrish Lane Preliminary Layout_9-28-2020 – Preliminary layout for intersection improvements at Market Place Drive and 400 West.

RECOMMENDATION

BACKGROUND

ATTACHMENTS:

Description

- UDOT SPUI Concept
- Parrish Lane Preliminary Layout_9-28-2020

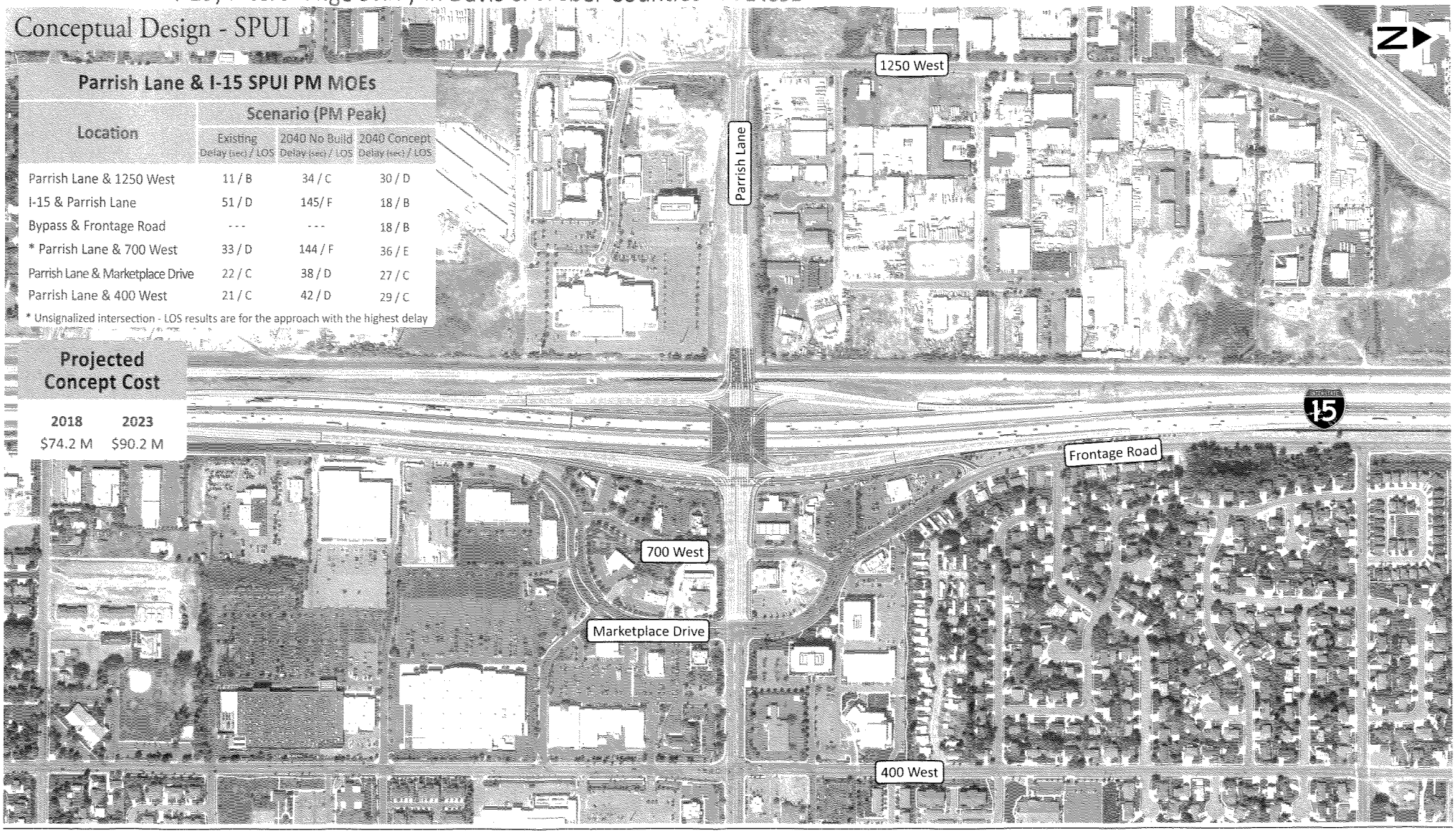
Parrish Lane & I-15

DRAFT

October 27, 2016

I-15; Interchange Study in Davis & Weber Counties PIN 14651

Conceptual Design - SPUI



Parrish Lane & I-15 SPUI PM MOEs

Location	Scenario (PM Peak)		
	Existing Delay (sec) / LOS	2040 No Build Delay (sec) / LOS	2040 Concept Delay (sec) / LOS
Parrish Lane & 1250 West	11 / B	34 / C	30 / D
I-15 & Parrish Lane	51 / D	145/ F	18 / B
Bypass & Frontage Road	---	---	18 / B
* Parrish Lane & 700 West	33 / D	144 / F	36 / E
Parrish Lane & Marketplace Drive	22 / C	38 / D	27 / C
Parrish Lane & 400 West	21 / C	42 / D	29 / C

* Unsignalized intersection - LOS results are for the approach with the highest delay

Projected Concept Cost

2018	2023
$74.2 M	$90.2 M

REVISIONS				UTAH DEPARTMENT OF TRANSPORTATION			SHEET NO
NO.	DATE	APPROVED BY	REMARKS	APPROVED	DRAWN BY CDP	PROJECT	PARRISH AT MARKET PLACE
			PRELIMINARY	PROFESSIONAL ENGINEER DATE 9-28-2020	QC CHECKED BY	PROJECT NUMBER PIN	INTERSECTION IMPROVEMENTS

PARRISH LANE: MARKET PLACE AND 400 WEST INTERSECTION IMPROVEMENTS

LEGEND
PROPERTY LINE
ROW LINE
IMPROVEMENTS
STRIPING

PARRISH LANE (SR-105)
400 WEST
700 WEST
MARKET PLACE
The Hive Development
Colonial
Quick Quack
Dairy Queen
Chili's
Legacy Theatre
Zions
America First
MTC
IHOP
Chevron
Bank
Chic-fil-A
12' LANE
10' SHOULDER
11' SHOULDER

CENTERVILLE

Staff Backup Report
10/6/2020

Item No. 3.

Short Title: Cemetery Discussion

Initiated By: Bruce Cox, Brant Hanson

Scheduled Time:

SUBJECT

Discussion on the status of available cemetery space.

RECOMMENDATION

BACKGROUND

Below is an update on the number of reclaimed lots, repurchased, and resold provided by Staff since the last City Council discussion in November of 2019:

Since 2019, Centerville has reclaimed ten burial spaces in Plat A and repurchased six spaces for a total of 16 burial spaces, 15 spaces have been sold with one burial space remaining.

Over time Centerville has been selling burial rights for the available space in its cemetery. About eighteen years ago the City had an appraisal done on the then undeveloped horse property adjacent to the west side of the cemetery and made some efforts to negotiate the City buying the property to expand the cemetery. An agreement could not be reached on the sale of the land and elected officials then and up until about eight years ago decided to let the cemetery sell out and allow private industry to pick up the future demand for cemetery space.

About eight years ago the remaining available space was becoming limited, in an effort to build up the perpetual care fund City staff recommended that the City improve and open the north section, section E, of the cemetery for burial space and to double the fee per burial right. Along with opening this section staff also recommended the City implement a test section in which double depth graves could be dug that would cost the same as a single depth space but would collect two perpetual care fees along with opening and closing fees for each grave. At the same time the Council approved these recommendations, they also put in place a restriction limiting the sale of burial rights to only four per household, in an effort to allow more people to benefit from the space left. The single depth spaces sold out in about 4 years and the current City Council decided the City should continue to provide cemetery space for its residents. The Council voted to restrict the sale of burial rights of the remaining spaces to Centerville residents and only at time of need, allowing the purchase of the needed space plus one additional space.

The Council expressed the desire to maximize the space in the existing cemetery while looking for and considering any other options to continue providing cemetery space for its residents.

A few years ago, the expenditure of several thousand dollars was approved to study the possibility of

building a retaining wall on the west slope of the cemetery in order to provide a few hundred more spaces where the steepness of the slope does not currently allow. The Council decided against this option for various reasons including cost, liability risks and opposition from adjacent residents.

A little over a year ago the Council directed staff to implement a proposed buyback program to encourage individuals that owned unused burial rights to sell them back to the City. Letters were sent to owners who had the rights for four or more spaces, informing them of the incentives. To date, only a few have been offered back and repurchased by the City.

At the same time staff was directed to gather information for building a mausoleum wall for full size remains and or a niche wall for cremains. Staff reported at a later Council meeting that a mausoleum option would be possible but would be very costly as the excavation and narrowing of 700 E. would also require moving overhead power lines, in addition to the high cost of building the mausoleum. This was further discouraged by data from local mortuaries that show very little demand for mausoleum space as compared to a larger and increasing demand for niche space. Staff presented cost estimates and possible locations where niche walls could be built in the existing cemetery.

The Parks and Cemetery staff has also identified "extra spaces" that physically exist between existing graves but do not show up in the cemetery records. Staff has begun the measuring process of each space to find exactly where and how many "extra spaces" exist. Staff has been able to add ten spaces from the first row of plat A to the records for sale. Cemetery staff estimates there to be between 150 - 200 extra spaces that could be identified and made available through further measuring and study of the existing cemetery.

Mayor Wilkinson has also spent some time and effort considering options of developing cemetery space on possible parcels within the City as well as partnerships with other cities or private businesses.

ATTACHMENTS:

	Description
🗋	Mayor Wilkinson - Additional Cemetery Spot Information

Mayor Wilkinson – Additional Cemetery Space Information 10/1/2020

Starting early in 2018 the following ways for additional cemetery space have been worked on:

- I have met with a mortuary to talk about doing a joint venture. They were expanding their mortuary operations and didn't want to spend the money at that time.

- I originally met and then I brought in Councilman Ince and Bruce Cox to have discussions with the Fruit Heights City Manager and their cemetery committee about a joint venture on cemetery space in their city. They had plans and concepts drawn and written up. Fruit Heights determined they didn't want to proceed with it at that time. Also, interest in that concept was divided by the Centerville City Council.

- I got from our map department all land parcels that had 5+ acres. I engaged one of our better-known residents to contact some of the owners of the parcels. Of the 3 or 4 that he contacted they wanted to use their property personally or develop it for the allowed purposes on those parcels.

- I also contacted many of those property owners about the availability of their property and received much of the same responses.

- In the estate planning world, some estates benefit for income tax and estate tax purposes by gifting property and especially appreciated property. A letter was sent out to these property owners signed by the Mayor and all of the City Council about the gifting of their properties for cemetery purposes. One owner had some interest in that but was hopeful that something else could be done with other properties they owned.

- I formed a cemetery exploratory "group" with a dozen or so residents, staff, and two of the City Council in around November 2019.

- One idea from that group was the concept of the LDS church selling their ball fields as this was happening in some areas of the world. Centerville has two such properties in our city. I contacted the LDS church real estate department and at this time neither of those properties were for sale. They put a note on those two properties that if they ever were for sale that Centerville would have interest.

- Another idea was to do something such as Fruit Heights did and obtain some federal land. I have Congressman Stewarts office ready to move on this. We need to identify the land. The problem with this concept is that the federal land is on the east hillside and in many areas between where developed land presently ends and the federal land is privately owned land. We are presently exploring the option of access through land owned by Bountiful to some federally owned land.

- I have also contacted the Farmington City Mayor (as they are running tighter on cemetery space) about a joint venture with them. He got back to me and it appears there is not much interest from them on doing that presently.

Resident's Comments and Input – Submitted to Mayor Wilkinson

- Allocate a portion of the existing cemetery for extremely small spots for cremation.
- What about on city owned property on the hillside?
- No cemetery. It just facilitates a particular custom.
- Cremation in Utah is not keeping up with other states. Lakeview Memorial Park in Bountiful has 40 acres many of which are undeveloped.
- Creation of a Cemetery in some of our existing park space.
- No new cemetery space.
- Layer of dirt over existing cemetery space thereby going two deep.