

1 Minutes of the Centerville **City Council** meeting held Tuesday, May 18, 2021, at 7:00 p.m. with
2 participants present at Centerville City Hall, 250 North Main Street, Centerville, UT, and
3 electronically via Zoom.

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5 **MEMBERS PRESENT**

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7 Mayor Clark Wilkinson

8
9 Council Members Tamilyn Fillmore
10 William Ince
11 Stephanie Ivie
12 George McEwan
13 Robyn Mecham

14
15 **STAFF PRESENT**

16 Brant Hanson, City Manager
17 Lisa Romney, City Attorney
18 Jennifer Hansen, City Recorder
19 Cory Snyder, Community Development Director
20 Kevin Campbell, City Engineer
21 Mackenzie Wood, Assistant Planner
22 Bruce Cox, Parks and Recreation Director
23 Jacob Smith, Administrative Services Director

24 **VISITORS**

25 Dane Stone, South Davis Metro Fire Chief
26 Jason Utgaard, Momentum Recycling
27 Interested Citizens

28 **PRAYER OR THOUGHT**

Councilmember Ince

29
30 **PLEDGE OF ALLEGIANCE**

31
32 **OPEN SESSION**

33
34 Don Barton, Logan City resident – Mr. Barton said he was born and raised in Centerville
35 and hoped to live in Centerville again in the future. He referred to a City ordinance prohibiting
36 installation of monument stones in the City Cemetery until burial sites were opened. Mr. Barton
37 said he and his wife had a monument stone made last year for their cemetery space, and were
38 then informed of the ordinance. He described costs involved in purchasing and installing
39 monument stones, and commented that costs associated with installation may increase over time.
40 Mr. Barton said he sent a letter to the City for consideration.

41
42 **PUBLIC HEARING – ZONE MAP AMENDMENT – PASTURE BUSINESS PARK**

43
44 Assistant Planner Mackenzie Wood explained that applicants had purchased a parcel of
45 land from UDOT adjacent to their current parcel in Shorelands Commerce Park. She said the
46 intention was to combine the new parcel with their current parcel in order to use it in Phase 3 of
47 development. In order for the applicants to use the land, Parcel 06-003-0055 needed to be zoned
48 into the Shorelands Commerce Park. On April 28, 2021, the Planning Commission voted to
49 recommend approval for the Zone Map Amendment for Parcel 06-003-0055.

50
51 Mayor Wilkinson opened a public hearing at 7:13 p.m., and closed the public hearing
52 seeing that no one wished to comment. Councilmember McEwan **moved** to adopt Ordinance No.
53 2021-13. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

FIREWORKS RESTRICTION AREAS

The City was authorized by State law to prohibit the discharge of fireworks in restricted areas. In order to enforce these restrictions, the City was required to provide a map of the restricted area and to make a finding that the historical hazardous environmental condition had existed in the defined area before July 1 of at least two of the preceding five years. South Davis Metro Fire Chief Dane Stone stated he did not propose changes to the previously adopted fireworks restrictions and map, and answered questions from the Council.

Councilmember McEwan said he was interested in requiring that all fireworks retailers in the City display the restriction map where fireworks were sold, and asked Staff to find out if the State had such a requirement. The Mayor suggested displaying restriction maps of surrounding cities as well.

MOMENTUM RECYCLING PRESENTATION – GLASS RECYCLING

Jason Utgaard with Momentum Recycling gave a presentation about glass recycling and the Momentum curbside glass recycling program. He proposed an optional curbside program that would cost Centerville residents \$8.00 per month with a one-time \$25.00 activation fee. Mr. Utgaard explained two amendments to City Code that would be needed to begin curbside glass recycling in Centerville. Responding to a question from Councilmember McEwan, Mr. Utgaard explained water was not used in their recycling process.

Mr. Utgaard explained that a bulk glass collection pod for community collection, usually placed on municipal property, would cost \$700 to place and \$40 for each pick-up. Councilmember McEwan expressed interest in providing both curbside and bulk collection options. Councilmember McEwan **moved** to direct Staff to move forward with drafting appropriate ordinance changes to be presented to the Council during the month of June. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0). Mr. Utgaard commented that some neighbors or cul-de-sacs shared a glass recycling can between them. The Council discussed the possibility of requiring a glass recycling pod in multi-family developments. Councilmember Ince **moved** to instruct Staff to look into the possibility of requiring a glass recycling pod wherever possible in multi-family developments. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

UDOT FEDERAL AID AGREEMENT – PARRISH LANE INTERSECTIONS AT 400 WEST AND MARKETPLACE DRIVE

Staff applied for and obtained tentative approval to receive federal funding for improvements to the Parrish Lane intersections at 400 West and Marketplace Drive. Pursuant to federal regulations, UDOT had the responsibility to oversee federal aid projects. City Engineer Kevin Campbell explained the proposed UDOT Federal Aid Agreement described the respective roles and requirements of UDOT and the City to ensure compliance with the federal requirements for receipt of federal funding for the project. Under the terms of the Agreement, the total estimated project cost was \$3,667,100. The City would be required to match federal funds in the amount of \$387,060. Mr. Campbell said the hope was for construction to take place summer of 2022.

Councilmember Fillmore **moved** to approve the UDOT Federal Air Agreement. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

BID AWARD – STREET REBUILD PROJECT #20-144 – 400 EAST (CHASE LANE TO PARRISH LANE)

Mr. Campbell stated seven bids were received for the 400 East (Chase Lane to Parrish Lane) Street Rebuilt project. He recommended the Council award the project to Post Asphalt. Councilmember Fillmore **moved** to award the 400 East project to Post Asphalt in the amount of \$573,847.50. Councilmember McEwan seconded the motion, which passed by unanimous vote (5-0).

MASTER PLAN FOR WILLIAM R. SMITH PARK AND CITY HALL

In light of the recent purchase by the City of the Randall Property located at 285 North 100 East, Staff recommend reviewing the existing Master Plan for the William R. Smith Park and City Hall. Parks and Recreation Director Bruce Cox explained that the existing Master Plan showed the newly acquired property becoming additional open park space. He asked for Council input regarding whether the Master Plan needed to be updated or revised.

Responding to a question from Councilmember McEwan about the existing Ron Randall service station and its status on the historic register, Mr. Cox explained the historic status would not prevent the City from removing the building and placing a nice historic marker on the property. Mr. Cox expressed the opinion the City would benefit more from additional open park space than from a historic refurbished service station. Councilmember McEwan said he disagreed, and expressed the opinion that something would be lost from the character of the area if the service station were removed. Councilmembers Ince and Mecham expressed agreement with Councilmember McEwan. City Manager Brant Hanson commented that the City did not currently own the Ron Randall service station property, and may not want to acquire the property if historic preservation were the goal. He suggested a private party may be interested in acquiring the historic property.

Councilmember Fillmore suggested using the newly acquired Randall property as community garden space. Mr. Hanson asked the Council to consider the future of 4th of July celebrations and the need for more open park space. Mr. Cox added that the Randall property the City acquired would not be ideal for garden space because of boulders and rocks on the property. Councilmember Mecham said she agreed with the idea of putting down irrigation and grass to extend open park space for now. Mr. Cox said he believed the space could be a great continuation of the City Hall campus blending into Smith Park. Councilmember McEwan said he could agree with putting down grass on the newly acquired property, but wanted to make sure the Council revisited the Master Plan soon to make sure the alignment issue involving the service station property was resolved. Councilmember Ivie commented the need to update the Master Plan was urgent, and suggested Whitaker Museum representatives should be involved.

City Attorney Lisa Romney explained that changes to the Master Plan for the area would require a General Plan amendment. She recommended the Council allow Staff to move forward with irrigation and lawn on the newly acquired property, and schedule work sessions and budget funds to reevaluate the Master Plan.

Councilmember McEwan **moved** to direct Staff to proceed with putting in sprinkling systems and grass on the newly acquired property, and further direct Staff to prepare a budget for a Master Plan amendment for the park, and ordinance amendment for the General Plan, to bring back to the Council as a work session item in June. Councilmember Mecham seconded the motion. Mr. Hanson suggested increasing the budgeted amount for General Plan amendments by \$30,000.

1 Councilmember Fillmore said she was in favor of the sentiment of the motion, but said she
2 had been interested for a long time in creating a cohesive plan to beautify that whole area of Main
3 Street. She said she would want the Master Plan for City Hall and Smith Park to be part of the
4 bigger Main Street design plan, which the current Council chose to take off the table.
5 Councilmember McEwan suggested the plan for the Smith Park and City Hall area could be
6 developed as a "crown jewel" of a bigger design plan that could be completed at a later time.
7 Councilmember Fillmore said she hoped the Council would keep the need for a bigger design
8 plan in mind. Councilmember McEwan said he agreed all stakeholders should be involved in
9 discussions. Mr. Hanson cautioned against tapping into General Fund balance for the project.

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11 The motion passed by unanimous vote (5-0).
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13 **TRUTH-IN-TAXATION**

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15 On May 4, 2021, the Council approved a motion to direct Staff to prepare for the Truth-in-
16 Taxation process. Staff prepared various scenarios and possible infographics as options to
17 ensure the public were informed through various means. Mayor Wilkinson expressed the opinion
18 it would be difficult to convince citizens of the need for a property tax increase in FY2022.
19

20 Councilmember Fillmore commented that the previous property tax increase in 2017 was
21 not high enough to catch the City up to where it had been 20 years before, and the City was still
22 very behind. She said she believed a property tax increase could be justified solely on the need
23 for road maintenance. Councilmember Mecham said she could not tell citizens the City needed a
24 property tax increase considering the pandemic-related funds received from the federal
25 government. Councilmember Mecham commented that Staff were not pushing for a property tax
26 increase. Councilmember McEwan pointed out that use of the pandemic-related funds was
27 restricted. He spoke of on-going needs, rising construction costs, and rising labor costs. He
28 commented that the pandemic-related funds could help fill one-time needs the City had been
29 putting off, but could not help with on-going long-term needs. Councilmember McEwan said he
30 was concerned the City would get behind again, and even further behind, because of all the
31 external pressures. He said he agreed with Councilmember Fillmore that road maintenance alone
32 would justify a property tax increase. Councilmember Mecham said she wanted to wait and see
33 what happened, and maybe consider an increase in two years.
34

35 Councilmember Ince said he was concerned the City was not keeping up with inflation,
36 and said the Council needed to implement some increase to keep up with inflation in the long-
37 run. He suggested an increase of 14.5% in FY2022. He said citizens he had spoken with were
38 not opposed to an increase when he explained the situation. Councilmember Ivie said she did not
39 disagree that inflation was going up, and did not disagree the City would need the funds in the
40 future, but said she could not tell citizens she was increasing their property tax this year because
41 it would be needed next year. Councilmember McEwan responded the City was already not
42 meeting needs and was already behind. Councilmember Ivie said she did not think the City was
43 behind enough. Councilmember McEwan commented citizens still expected the City to provide
44 services, and said he did not believe prices were going to drop. He acknowledged that many
45 citizens were on fixed incomes, but stated that critical services needed to be provided.
46 Councilmember Ivie said the key word was "critical", said the City had had the luxury of providing
47 more than critical services, and suggested that was not the right direction. She stated she could
48 not approve a property tax increase at that time. Councilmember McEwan responded that a
49 community needed to reinvest in itself or the quality of the community would drop and the
50 community would suffer as a whole.
51

52 Mr. Hanson spoke of increasing on-going costs. Councilmember Fillmore commented that
53 the quality of a physical environment had an effect on policing. She said there was data showing

1 that maintained roads and beautified streetscapes helped reduce crime. Mayor Wilkinson added
2 that providing recreation opportunities also contributed to reduced crime. Responding to a
3 question from Councilmember Ince, Mr. Hanson stated a balanced FY2022 Budget was
4 presented to the Council, and adding \$30,000 into the Budget for the City Hall/Smith Park Master
5 Plan would require removing \$30,000 from something else. Mr. Hanson and Administrative
6 Services Director Jacob Smith answered questions about American Rescue Plan Act (ARPA)
7 funds. Mr. Hanson stated an increase in revenues (property tax increase) would allow the City to
8 expand services and meet needs. He said he agreed the City was still trying to catch up from
9 2009. Mr. Hanson said he supported using a portion of ARPA funds to recognize City employees
10 and show appreciation with a one-time bonus. Councilmember Mecham said she could support
11 a one-time employee bonus, but could not support an employee bonus in addition to a property
12 tax increase. Mr. Hanson stated Centerville compensation was low compared to neighboring
13 cities, which was reflected in the quality of applicants to fill City positions.

14
15 Nate Plazier, the City's new Finance Director, said in his experience working for Murray
16 City they were insistent that one-time revenues like the ARPA funds should only be used for one-
17 time expenses. He commented that salary increases were on-going expenses. Regarding
18 property tax increases, he said he had received feedback from Murray residents in the past in
19 favor of more frequent smaller increases rather than less frequent large increases.

20
21 Councilmember McEwan said he believed a 20% increase would be easier to explain to
22 citizens than a 14.5% increase. Councilmember Fillmore said she agreed. She said she favored
23 the approach of smaller, more frequent increases. She stated it was about inflation and providing
24 services at the same level they currently were. Councilmember McEwan commented that a 20%
25 increase would provide the City a small amount above inflation for a buffer. Councilmember Ince
26 said he preferred a 14.5% increase. Mr. Hanson explained that a 14.5% increase would put the
27 City back where it was in 2017 in terms of property tax revenue, but would not account for inflation
28 since then.

29
30 Councilmember Ince **moved** to direct Staff to prepare for Truth-in-Taxation at 14.5%, and
31 that the justification be for general cost inflation, not tied to any specific activity, recognizing that
32 inflation would continue to go up. Councilmember Fillmore seconded the motion. Mayor Wilkinson
33 said he believed a 20% increase made more sense than a 14.5% increase. To Councilmembers
34 Ivie and Mecham, Councilmember Ince said he recognized what they were saying, but he
35 believed it was in the long-term best interest of everyone not to have another 40% increase a year
36 or two down the road. He said he believed previous Councils did the residents of the City a
37 disservice at the same time they were trying to protect them from increasing taxes.
38 Councilmember Ince said he believed a 20% increase was probably the more proper number, but
39 in view of the arguments of Councilmember Mecham and Ivie, and everything that had happened,
40 he said he believed 14.5% was more salable and defensible. Councilmember Fillmore added
41 that the more united the Council could be in the situation the better. Councilmember Mecham said
42 she believed an annual property tax increase would be a disservice to the citizens. She repeated
43 that she wanted to wait and see what happened in the next year or two. Councilmember Ivie said
44 she could not vote in favor this year.

45
46 The motion passed by unanimous vote (3-2), with Councilmembers McEwan, Ince, and
47 Fillmore in favor, and Councilmember Ivie and Mecham dissenting.

48
49 Mayor Wilkinson asked Fire Chief Stone to talk about a recent structure fire in Bountiful.
50 Chief Stone spoke of the many difficulties encountered during the situation, and said he was
51 grateful for his staff.

FINANCIAL REPORT

Monthly financial statements were included in the agenda packet. The Council said they appreciated the notations included in the statements.

APPOINTMENT

Mayor Wilkinson recommended reappointment of Brian Hulse and Paula Tew to the Board of Adjustment. Councilmember McEwan **moved** to give advice and consent to the reappointment of Brian Hulse and Paul Tew to the Board of Adjustment. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).

MINUTES REVIEW AND ACCEPTANCE

Minutes of the May 4, 2021 Council Meeting and May 11, 2021 Special Council Meeting were reviewed. Councilmember McEwan **moved** to accept both sets of minutes. Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).

CITY COUNCIL REPORT

Councilmember Mecham reported the Transportation Board had not been meeting. She provided an update on UTOPIA/UIA.

MAYOR'S REPORT

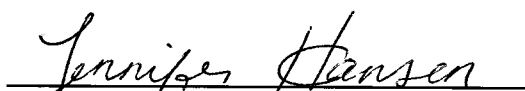
- Mayor Wilkinson recognized it was National Police Week and National Public Works Week.
- The Mayor reported the City Treasurer would retire at the end of June 2021.

CITY MANAGER'S REPORT

- Mr. Hanson explained the City Treasurer position would be open for applications internally.
- Mr. Hanson said he had delayed the City newsletter slightly to be able to include information about the Truth-in-Taxation process. He suggested the City begin a monthly online newsletter in addition to the existing printed newsletter.
- The City Manager made the Council aware of concerns related to increases in South Davis Metro Fire District funding.

ADJOURNMENT

At 10:00 p.m., Councilmember McEwan **moved** to adjourn the meeting. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0).


Jennifer Hansen, City Recorder

6/3/2021
Date Approved


Katie Rust, Recording Secretary

