

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

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Jennifer Hansen, City Recorder
Jacob Smith, Administrative Services Director
Kevin Campbell, City Engineer
Nate Plaizier, Finance Director
Mike Carlson, Public Works Director
Bryce King, Recreation Coordinator
Paul Child, Centerville Police Chief

VISITORS

Marcus Keller, Zions Public Finance
Larry Wright
David Flowers
Adam Herbets

PRAYER OR THOUGHT

Councilmember Fillmore

PLEDGE OF ALLEGIANCE

OPEN SESSION

David Flowers – Mr. Flowers said he moved to Centerville about 22 years ago and loved the community. He questioned the use of the Centerville Cares Facebook page for campaign purposes. Mr. Flowers said he expected honesty and fair play from elected officials, and challenged the City Council to investigate if City property was used inappropriately.

Councilmember McEwan stated he believed it was unfortunate Centerville Cares and the Community Foundation were used for campaign purposes, and **moved** to place discussion of the issue on an emergency agenda within 24 hours. Councilmember Ince suggested more than 24 hours would be necessary. Councilmember McEwan **revised the motion** to direct staff to place discussion of the issue brought up by Mr. Flowers on an emergency agenda on Friday at 5:00 p.m., or Saturday morning, schedules dependent. Councilmember Ince seconded the revised motion, which passed by unanimous vote (5-0).

GENERAL OBLIGATION BOND ELECTION FOR CEMETERY BOND

The City Council directed staff to pursue a ballot proposition for the upcoming municipal election to obtain input from voters on whether to bond for a new or expanded cemetery. On June 15, 2021, the City Council entered into an agreement with Zions Public Finance, Inc. for Municipal Advisory Services for assistance and financial services regarding proposed ballot proposition and

1 bonding for the cemetery project. Finance Director Nate Plaizier presented three potential General
2 Obligation Bond scenarios provided by Zions Public Finance, with terms of 15, 20, and 25 years,
3 and the following estimated annual impact on the average \$400,000 FMV home. He stated staff
4 recommended the Council adopt a resolution to place a bond with a term of 20 years on the ballot.

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6 Estimated Annual Impact on the Average \$400,000 FMV Home:

7 15 year - \$84.28

8 20 year - \$66.76

9 25 year - \$56.46

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11 Marcus Keller with Zions Public Finance further explained the recommendation to adopt
12 a resolution to initiate the bond election process for a General Obligation Bond for up to \$7 million
13 to be used toward a cemetery project. He answered questions from the Council, and explained
14 the obligation would likely include a 9–10-year call feature. Councilmember McEwan said he
15 believed a 25-year term seemed the most reasonable approach, and asked how long potential
16 cemetery space would be available. Mr. Hanson responded the amount of time it would take to
17 fill potential spaces would depend on policy set by the Council. Given the number of property tax
18 increases already initiated by entities all over the County in 2021, Councilmember McEwan said
19 he felt a 25-year term would have the best chance of success on the ballot.

20
21 Mr. Plaizier stated the average market value of a home in Centerville as provided by the
22 County was \$414,000. Councilmember Ince said an average value of \$400,000 did not seem
23 realistic to him given the current market. Mr. Hanson explained the value on the ballot could be
24 increased or decreased as desired by the Council, with the impact adjusted accordingly. The
25 Council discussed possibly listing the annual impact per \$100,000 in home value. Mr. Keller said
26 he suspected from what he had seen done throughout the State, that using a \$100,000 value may
27 give the impression the Council was trying to make the impact appear lower. Mr. Hanson
28 suggested using \$500,000 FMV if \$400,000 seemed too low.

29
30 Councilmember McEwan **moved** to adopt Resolution No. 2021-31 as presented.
31 Councilmember Ince seconded the motion. He repeated his concern that \$400,000 was not a
32 realistic average market value. Mr. Plaizier clarified that \$414,000 represented average taxable
33 value, not market value. Councilmember Ince stated he had been under the impression the
34 intention of the ballot proposition was to gauge citizen interest in bonding for additional cemetery
35 space, not to seek approval.

36
37 Ms. Romney recommended the Council follow staff advice and go with standard industry
38 practice of using the average \$400,000 home value. Councilmember McEwan **withdrew his**
39 **motion**. Councilmember McEwan **moved** to approve Resolution No. 2021-31, amending the term
40 to be 26 years with the associated tax impact. Councilmember Ivie seconded the motion, which
41 passed by unanimous vote (5-0).

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43 Mr. Plaizier presented a cemetery profitability analysis, explained factors that would
44 influence profitability, and commented that policy set by the Council would influence how quickly
45 burial spaces would sell.

46
47 **CDBG GRANT APPLICATION FOR ADA PEDESTRIAN RAMPS**

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49 Centerville City applied to the Davis County 2021 CDBG Program to receive funding for
50 improvements to ADA pedestrian ramps within the City. As part of the application process, a
51 resolution from the governing body indicating support for the ADA pedestrian ramp project, as
52 well as support for applying for CDBG Program funds was required. Ms. Romney recommended
53 approval of proposed Resolution No. 2021-32. Administrative Services Director Jacob Smith

1 explained the grant was already approved for \$75,000 with a \$75,000 match from the City. Mr.
2 Campbell estimated one-third to one-half of the pedestrian ramps within Centerville were currently
3 ADA compliant. Councilmember Mecham commented from experience that the newer ADA ramps
4 were very slick when cold and wet. Mr. Campbell responded that a brick material could be used
5 instead of the plastic material.
6

7 Councilmember Ince **moved** to approve Resolution No. 2021-32 supporting the ADA
8 pedestrian ramp project and submitting an application to Davis County for 2021 CDBG Program
9 funds. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0).
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11 **MUNICIPAL CODE AMENDMENTS – GOLF CARTS – CMC 14.07.240**

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13 At the last City Council meeting the Council directed Staff to prepare an ordinance allowing
14 golf carts on City streets in accordance with recent State law amendments set forth in HB 184
15 (2020). Pursuant to Utah Code 41-6a-1510, a municipality may, by ordinance, allow a person to
16 operate a golf cart on specified highways under the jurisdiction of the municipality and to set forth
17 sufficient parameters regarding such operation. Mr. Romney presented proposed Ordinance No.
18 2021-17 prepared for that purpose. Golf carts would be permitted to operate on City streets posted
19 25 miles per hour or less.
20

21 Police Chief Child stated that as existing law was written, golf carts would be allowed to
22 operate on sidewalks unless expressly prohibited in the proposed ordinance. He recommended
23 the Council disallow operation of golf carts on sidewalks. The Chief expressed concern related to
24 potential speeds and stability of golf carts, and said he did not recommend adopting the proposed
25 ordinance. Chief Child said he would not be as opposed to the ordinance if golf carts were only
26 allowed on residential streets and not allowed to cross streets like 400 East or Main Street. Staff
27 shared regulations in cities that had a golf course. Councilmember McEwan said he would be
28 interested in hearing regulations in cities without a golf course. Councilmember Fillmore said she
29 agreed with continuing to gather information in order to mitigate potential issues, and spoke of
30 the many different modes of transportation on city streets. Councilmember Mecham said she
31 would want to look more at the age limit.
32

33 Councilmember McEwan **moved** to table Ordinance No. 2021-17 referencing golf carts
34 for up to two calendar months. Councilmember Mecham seconded the motion, which passed by
35 unanimous vote (5-0).
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37 **MINUTES REVIEW AND ACCEPTANCE**

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39 Minutes of the July 8, 2021 Closed Session, and July 20, 2021 Work Session and Council
40 Meeting were reviewed. Councilmember McEwan **moved** to accept the minutes as recorded.
41 Councilmember Ivie seconded the motion, which passed by unanimous vote (5-0).
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43 **CITY COUNCIL REPORT**

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45 Councilmember Ivie reported the Whitaker Museum phone tour was available to the public
46 as of May 1, 2021, and encouraged Councilmembers to stop by the Museum.
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48 **MAYOR'S REPORT**

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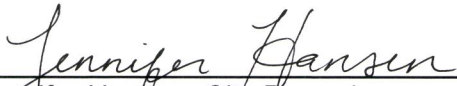
- 50 • Mayor Wilkinson spoke of the need to continue encouraging water conservation.
- 51 • The Mayor reported on visits to businesses in the City.
- 52 • Mayor Wilkinson expressed appreciation to all those who helped with relocating
- 53 residents from the former mobile home park.

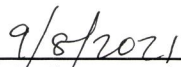
CITY MANAGER'S REPORT

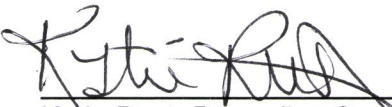
- Mr. Hanson suggested diverting the \$48,000 budgeted for a Police Department compensation study to fund pay raises for the officers. He recommended Administrative Services Director Jacob Smith review compensation in the department versus compensation in comparable departments throughout the State, and make recommendations for fair compensation.

CLOSED SESSION AND ADJOURNMENT

At 8:43 p.m., Councilmember McEwan **moved** to go into closed session in Council Chambers, following a break, for the purpose of discussing the purchase of real property, and adjourn from there. Councilmember Mecham seconded the motion, which passed by unanimous vote (5-0). In attendance in person or electronically were: Clark Wilkinson, Mayor; Councilmembers Fillmore, Ince, Ivie, McEwan, and Mecham; Brant Hanson, City Manager; Lisa Romney, City Attorney; Jennifer Hansen, City Recorder; Jacob Smith, Administrative Services Director; Mike Carlson, Public Works Director; and Kevin Campbell, City Engineer.


Jennifer Hansen, City Recorder


Date Approved


Katie Rust, Recording Secretary

