

1 Minutes of the Centerville City Council **work session** held Tuesday, July 7, 2015 at 5:30 p.m. at  
2 the City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Paul A. Cutler

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8 Council Members Ken S. Averett  
9 Tamilyn Fillmore  
10 John T. Higginson  
11 Stephanie Ivie  
12 Lawrence Wright

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14 **STAFF PRESENT**

Blaine Lutz, Finance Director/Assistant City Manager  
Lisa Romney, City Attorney  
Katie Rust, Recording Secretary

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18 **STAFF ABSENT**

Steve Thacker, City Manager

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20 **VISITORS**

Jeff Bassett, South Davis Metro Fire Chief  
Dave Powers, Deputy Fire Chief  
Karl Hendrickson, Fire Agency Attorney  
Gary Hill, Bountiful City Manager

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25 **WORK SESSION – SOUTH DAVIS METRO FIRE AGENCY**

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27 Councilman Averett disclosed that his youngest son is a part-time fire fighter for the  
28 South Davis Metro Fire Agency. Chief Bassett briefly explained the history of the South Davis  
29 Metro Fire Agency, and stated that the intention from the beginning had been to eventually  
30 become a district. The current movement toward creating a district at this time is driven by a  
31 need to meet existing debt, and begin specific capital projects. The Centerville Station needs a  
32 remodel/rebuild, and the Mueller Park and Foxboro Stations have issues that need to be  
33 addressed. Councilman Averett commented that one of the City Council candidates has  
34 claimed that the Fire Agency is planning to leave Main Street in Centerville, and asked Chief  
35 Bassett to respond. Chief Bassett stated that the Agency has looked, but not found a better  
36 location. They are working with architects to find a solution at the present location. Karl  
37 Hendrickson, Fire Agency Attorney, added that it is very difficult for an interlocal entity to sell  
38 bonds in the market. The Agency would not be able to finance the needed capital.

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40 Councilman Wright expressed concern that voters would no longer have any control  
41 over the taxes with a special district. He stated it is his understanding that a referendum is not  
42 possible at the district level, and asked Mr. Hendrickson if any mechanism for citizen control  
43 would be put in place. Mr. Hendrickson explained that the Board of Trustees is required to be  
44 made up of elected officials. The District would need to follow the Truth-in-Taxation process just  
45 like cities. Each city council chooses which official represents them on the Board. Mr.  
46 Hendrickson added that he suspects the Supreme Court would probably allow a referendum in  
47 a special district in matters of a tax increase, although the matter has not been fully addressed.  
48 Percentages required for a referendum would apply across the entire district rather than just a  
49 municipality.

50  
51 Councilman Higginson asked how the Agency would raise capital if a district is not  
52 created. Chief Bassett responded that many options have been researched, and the only option  
53 available would be to assess the cities. He added that not every city in the Agency could afford  
54 the necessary assessments. Gary Hill, Bountiful City Manager, stated that the Bountiful City  
55 Council's greatest concern regarding a taxing district has been ensuring that there be more

1 financial oversight and accountability. With the inclusion of a Budget Oversight Committee,  
2 made up of city managers, the Bountiful Council agreed with the creation of a district. Chief  
3 Bassett would present his proposed annual budget to the Budget Oversight Committee, and the  
4 Committee Chair, as Budget Officer, would present the budget to the Board. If the Fire Chief  
5 and the Oversight Committee were ever to strongly disagree over a budget issue, the Chief  
6 would have an opportunity to present his point of view to the Board. Mr. Hill stated that the  
7 Bountiful City Council is reluctant to limit property tax to capital use in the resolution, suspecting  
8 that the limitation would be regretted down the road. He said the Bountiful Council feels that  
9 between the Budget Oversight Committee and the Fire Board there would be enough  
10 accountability. Chief Bassett added that he already meets with the city managers regarding the  
11 budget, but the proposed process would be a little more formal and begin earlier. The budget  
12 year would change from a calendar year to a fiscal year to be more in line with the cities.  
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14 Councilman Wright stated he is sensitive to giving appointed officials any more authority  
15 than they already have. He compared the situation to UTOPIA, and suggested the Budget  
16 Oversight Committee could provide recommendation without statutory authority. He recognized  
17 that fire services need to be funded, but since the money will come from the people either way,  
18 he feels it should remain as an assessment to the cities, with the cities increasing taxes if  
19 necessary.  
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21 Mayor Cutler pointed out that the proposed resolution does not specify assessment  
22 values for levying city assessments, and asked if the values would be clearly stated in the  
23 bylaws. Mr. Hendrickson said he anticipates that the new interlocal agreement and bylaws  
24 would specify the assessment values. The Mayor asked for clarification regarding the protest  
25 period for creation of a district. Mr. Hendrickson stated that protest by 25% or more of the  
26 registered voters would stop the action, and added that he suspects the protest level would  
27 apply individually by city. Mr. Hendrickson and Ms. Romney were in agreement that the second  
28 Resolution, not the first, could be subject to referendum. Councilman Wright pointed out that  
29 this process will be simultaneous with the City's Council election period, and expressed concern  
30 about citizen information overload. The new district would begin to collect taxes in November of  
31 2016. Any subsequent tax increase would require a Truth-in-Taxation process. Mayor Cutler  
32 and Mr. Hill explained that the cities can currently choose to pay the Fire Agency assessment  
33 from any city revenue source. To protect the property tax revenue source for the cities, the  
34 initial property tax amount levied by the district would take into account that the cities will have  
35 to proportionately reduce their property tax revenue.  
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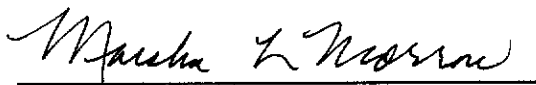
37 Mr. Hendrickson read aloud from the current Interlocal Agreement that failure to pay any  
38 assessment within 90 days may be grounds for expulsion. It was pointed out that the  
39 Centerville Station building belongs to the Fire Agency, and the land belongs to the City.  
40 Councilman Higginson asked if the end result would be the same if the Board chose to remain  
41 an Agency and the cities were assessed the amount needed for capital projects. Mr. Hill  
42 responded that the situation would be worse as an Agency, because the Agency would not be  
43 able to spread the finances over time by bonding. All construction would have to be put off  
44 longer than would be feasible. The current Interlocal is a difficult tool for what needs to be  
45 accomplished because bonds cannot be issued, and not all of the cities would be able to  
46 contribute what is needed. Councilman Wright said he would like to see another course of  
47 action for comparison. Chief Bassett responded that they have looked at numerous other  
48 funding mechanisms, and none are feasible. Mayor Cutler added that the other cities have  
49 evaluated various courses of action and would like to move forward with a district. Bountiful  
50 was the only other city to hold out, and is now willing to move forward with the addition of the  
51 Oversight Committee.

1 Councilwoman Fillmore asked Chief Bassett how much the proposed process would be  
2 an additional drain operationally on his time and resources. Chief Bassett responded that it  
3 would be similar to what he does now. He expressed a desire to make sure South Davis can  
4 afford needed improvements as all of the cities continue to grow. Chief Bassett stated that  
5 evaluating and meeting needs is a priority for him. Mayor Cutler commended the Chief for his  
6 willingness to change from traditional methods to meet the needs of the cities. Councilman  
7 Wright clarified that his hesitation in approving a district is related to removing the rights of  
8 citizens. Chief Bassett asked if the citizens that would oppose creation of a district truly  
9 understand the situation and the needs of the firefighters. Councilman Averett agreed that  
10 everyone needs a better understanding of what the Agency has been up against for the last  
11 several years. Councilman Averett repeated that he feels citizens deserve better emergency  
12 services than have been possible in the past, and acknowledged that paramedic services cost  
13 money. Councilman Wright agreed that a presentation should be made to the citizens.  
14 Councilwoman Ivie expressed appreciation for what Chief Bassett has accomplished, but stated  
15 that in a transition of leadership she would not have assurance that the processes and same  
16 level of integrity would be continued. She expressed concern with the reduced ability of the  
17 citizens to say "no". Chief Bassett agreed that a succession plan is important, and he likes to  
18 think he has passed his vision on to his Assistant Chiefs. Councilman Wright added that the  
19 ability of the City to leave the district should be articulated to the citizens. It was also discussed  
20 that the advantages of a district versus the Agency should be presented to the citizens.  
21 Councilman Wright asked what advantage is gained by having an appointed official serve as  
22 Budget Officer versus a member of the Fire Board. Mr. Hill responded that the point is to put a  
23 check on the ability of the Chief to set the budget.  
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25 Regarding the 1250 West Parrish Lane intersection, Mayor Cutler reported that UDOT  
26 will require the City to pay for the addition of an Opticom system as a betterment. Chief Bassett  
27 stressed the value of an Opticom system in ensuring the safety of civilian drivers and Fire  
28 Agency staff. Chief Bassett offered to obtain an independent bid from an approved contractor.  
29 Councilman Wright expressed a desire to look at including an Opticom system in all of the  
30 intersections on Parrish Lane. Councilman Wright repeated his recommendation that the City or  
31 the Fire Agency invest in a drone.  
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33 **ADJOURNMENT**

34 Mayor Cutler adjourned the work session at 6:55 p.m.  
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41 Marsha L. Morrow, City Recorder

8-4-2015  
\_\_\_\_\_  
Date Approved

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46 Katie Rust, Recording Secretary  
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