

1 Minutes of the Centerville City Council **work session** held Tuesday, November 15, 2016 at 5:30  
2 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

3  
4 **MEMBERS PRESENT**

5  
6 Mayor Paul A. Cutler

7  
8 Council Members Tamilyn Fillmore  
9 William Ince  
10 Stephanie Ivie  
11 George McEwan  
12 Robyn Mecham

13  
14 **STAFF PRESENT**

15 Steve Thacker, City Manager  
16 Lisa Romney, City Attorney  
17 Bruce Cox, Parks and Recreation Director  
18 Katie Rust, Recording Secretary

19 **STAFF ABSENT**

20 Blaine Lutz, Finance Director/Assistant City Manager  
21 Jacob Smith, Assistant to the City Manager

22 **COMMUNITY PARK EXPANSION PROJECT**

23  
24 Steve Thacker, City Manager, reported staff believes it would be realistic to complete  
25 Phases 2 and 3 of the Community Park Expansion Project in 2017, if the funding is available.  
26 He presented a cash flow analysis of estimated RAP Tax revenue and construction costs,  
27 assuming a September 2017 completion, with a projected cash shortfall of between \$400,000  
28 and \$450,000. Mr. Thacker also presented three bond debt scenarios provided by the City's  
29 financial advisor.

30  
31 Bruce Cox, Parks and Recreation Director, commented there is a high demand for  
32 soccer fields, especially in the spring. The Council and staff discussed when the expanded park  
33 space would be usable. Mr. Thacker responded to a question from Councilwoman Mecham  
34 stating that construction costs typically increase 2-3% per year on average. A majority of the  
35 Council indicated they are in favor of asking the Recreation District Board for a loan for the  
36 Community Park Expansion Project. Mr. Thacker informed the Council that the Federal grant  
37 application being prepared by the Parks and Recreation Committee for Island View Park  
38 improvements is not due until May of 2017.

39  
40 **DISCUSSION OF BURIAL SPACE OPTIONS**

41  
42 In response to the Council's directive, staff discussed several ways to increase burial  
43 capacity within the existing cemetery or vicinity. Mr. Thacker suggested the basic question to  
44 answer is whether or not the Council feels it is the City's responsibility to continue to provide  
45 burial space for its residents. Using aerial photos, Mr. Thacker explained staff's suggestion to  
46 put a retaining wall at the base of the steep slope on the west end of the cemetery and fill the  
47 slope in with soil to add approximately 500 burial spaces. Councilwoman Fillmore asked if the  
48 retaining wall could be a mausoleum wall.

49  
50 Mr. Cox and Mr. Thacker explained the City's policy for selling plots to non-residents,  
51 and stated that burial costs in Centerville are still low compared to private cemeteries. Lisa  
52 Romney, City Attorney, explained that plots are non-transferrable, unless the transfer is  
53 facilitated by the City.

1 Staff estimates the first phase of the suggested project could be available within the next  
2 year. The retaining wall would be engineered to ensure the soil would stay in place. Mr. Cox  
3 explained that existing single-depth plots cannot be converted to double-depth plots for safety  
4 reasons. He suggested the new project could include pre-positioned double vaults.  
5 Councilwoman Fillmore asked if the project could be accomplished as a public/private  
6 partnership, with a mortuary fronting the cost of construction. Mr. Cox recommended requiring  
7 ground-level grave stones in the sloped area. The Council indicated they would like staff to  
8 continue researching this option.  
9

10 Mr. Thacker presented the idea of putting a mausoleum wall on the east side of the  
11 cemetery along the 700 East right-of-way. This project would require more capital, and staff  
12 could explore public/private partnership options. Staff estimates the mausoleum wall could  
13 accommodate approximately 500 burial spaces. The wall could also include a columbarium.  
14 Mr. Cox pointed out the possibility of adding a columbarium on the northwest corner of the  
15 cemetery as well. Councilman McEwan mentioned he has seen free-standing columbarium  
16 columns placed throughout a cemetery, providing visual accent as well as burial space.  
17

18 Mayor Cutler commented the City could spend the money and add more burial spaces  
19 for 10-20 years, but after that time the city will once again be out of burial spaces. Councilman  
20 McEwan agreed with the Mayor that the question is whether or not the City needs to be in the  
21 business of providing burial space. Mr. Thacker suggested the Council not accept the  
22 responsibility of perpetually providing burial sites. Councilwoman Mecham said she knows  
23 people are upset right now that no more sites are available, and right now she would like to  
24 provide more. Councilman Ince said that half of the residents he has talked to about this issue  
25 said they would be willing to pay a per household fee to enable the City to continue providing  
26 burial space. Councilman McEwan said he does not think a majority of residents would agree to  
27 such a fee. Councilwoman Fillmore suggested beginning the project on the west side of the  
28 cemetery first. Mr. Thacker agreed that staff can proceed most quickly with an analysis of the  
29 west side. An analysis of the east side will take more time.  
30

31 Mr. Thacker suggested the Cemetery Perpetual Care Fund could provide the capital for  
32 the west side project. Councilman McEwan suggested funding the west side project with pre-  
33 sales. Ms. Romney reminded the Council that the city is only able to sell the burial right. The  
34 Council indicated a desire to move forward with further analysis of both ideas discussed.  
35

36 **ADJOURNMENT**

37  
38 Mayor Cutler adjourned the work session at 6:46 p.m.  
39  
40

41  
42   
43 \_\_\_\_\_  
44 Marsha L. Morrow, City Recorder

45  
46  
47 12-6-2016  
48 \_\_\_\_\_  
49 Date Approved

46  
47  
48   
49 \_\_\_\_\_  
50 Katie Rust, Recording Secretary

