

1 Minutes of the Centerville **City Council** meeting held Tuesday, May 7, 2024, at 7:00 p.m. with
2 participants present at Centerville City Hall, 250 North Main Street.

3

4 **MEMBERS PRESENT**

5

6 Mayor Clark Wilkinson

7

8 Council Members Cheylynn Hayman

9 Gina Hirst (arrived at 7:27 p.m.)

10 Robyn Mecham

11 Brian Plummer

12 Spencer Summerhays

13

14 **STAFF PRESENT**

15

16 Brant Hanson, City Manager

17 Lisa Romney, City Attorney

18 Whittney Black, Assistant Planner

19 Nate Plaizier, Finance Director

20 Mike Carlson, Public Works Director

21 Mike Eggett, Community Development Director

22 Dave Walker, Deputy Public Works Director

23 Bryce King, Administrative Services Director

24

25 **VISITORS** Joani Stevens

26

27 **PRAYER OR THOUGHT** Councilmember Plummer

28

29 **PLEDGE OF ALLEGIANCE**

30

31 **OPEN SESSION**

32

33 No comments

34

35 **PUBLIC HEARING – ZONE MAP AMENDMENT – 1193 N MAIN STREET AND 1167 N
MAIN STREET**

36

37 Community Development Director Mike Eggett explained the applicant requested a zone
38 map amendment for 1193 North Main Street and 1167 North Main Street. The applicant desired
39 to rezone the properties from Agricultural-Low (A-L) to Residential-Low (R-L). Both properties
40 currently contained one single-family home, with a few accessory buildings on the 1193 North
41 property. The combined properties totaled 3.34 acres. The Planning Commission reviewed the
42 request and recommended approval.

43 Responding to a question from Councilmember Summerhays, Mr. Eggett explained
44 current ownership of the properties. Mr. Eggett said existing accessory buildings would not
45 conform with current R-L setback requirements, and would need to be removed before any
46 development could occur. Assistant Planner Whittney Black clarified that the accessory buildings
47 were already nonconforming in the A-L Zone. The Council and staff discussed whether
48 compliance would be necessary prior to a rezone. Councilmember Summerhays said he
49 interpreted City ordinance to state compliance was necessary for a rezone to occur. Mr. Eggett
50 said he agreed clarification was needed in the Zoning Code.

51

52 Mr. Eggett said it was his understanding the property owners intended to develop a cul-
53 de-sac. Joani Stevens, representing the applicant, described planned access to the properties.

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1 She said everyone involved in the project loved making Centerville their home, and said she
2 hoped the Council approved the request.

3
4 Mayor Wilkinson opened a public hearing at 7:24 p.m., and closed the public hearing
5 seeing no one come forward. Councilmember Hirst arrived at 7:27 p.m.

6
7 Councilmember Summerhays **moved** to adopt Ordinance No. 2024-06 regarding a Zone
8 Map Amendment for the properties located at 1193 North and 1167 North Main Street, from the
9 A-L Zone to the R-L Zone. Councilmember Hayman seconded the motion, which passed by
10 unanimous vote (5-0).

11
12 **PUBLIC HEARING – FY 2025 TENTATIVE BUDGET**

13
14 Finance Director Nate Plaizier presented a FY 2025 Proposed Budget. The FY 2025
15 Proposed Budget included a 3.6% cost of living increase to employee compensation with an
16 additional 2% allocated to each department for possible merit increases, and a 9.9% increase in
17 medical and dental insurance costs. Mr. Plaizier said staff did not recommend a property tax rate
18 increase with the FY 2025 Proposed Budget. Mr. Plaizier highlighted budget items that had
19 changed since the Council Budget Retreat in March, and answered questions from the Council.

20
21 Mr. Plaizier spoke of planned drainage projects and the need for a drainage utility fee rate
22 increase. Mr. Hanson said the FY 2025 Proposed Budget included a 100% drainage utility fee
23 rate increase, but staff had discussed the possibility of spreading the drainage utility fee rate
24 increase over multiple years (perhaps 25-50% per year), and looking into possible outside funding
25 sources and cost-share options. The Council and staff discussed planned utility infrastructure
26 projects and funding needs in the future. Mr. Plaizier recommended the Council adopt the
27 Proposed Budget as the FY 2025 Tentative Budget and set a public hearing for the Final Budget
28 for June 4, 2024.

29
30 Councilmember Hirst said she heard at an American Consulting Engineers Council of Utah
31 conference that the average private sector compensation increase that year would be 5-6%, and
32 asked if staff and the Council would be interested in considering a 5.6% cost of living increase to
33 employee compensation without a separate merit increase for FY 2025. Mr. Hanson spoke in
34 favor of allowing department heads some leeway with the merit increases. Mr. Hanson
35 emphasized that employees were the City's greatest asset.

36
37 Mayor Wilkinson opened a public hearing at 9:16 p.m., and closed the public hearing
38 seeing no one come forward. Councilmember Hayman **moved** to adopt the FY 2025 Proposed
39 Budget as the FY 2025 Tentative Budget and set a public hearing for the FY 2025 Final Budget
40 for June 4, 2024 at Centerville City Hall. Councilmember Summerhays seconded the motion,
41 which passed by unanimous vote (5-0).

42
43 **SUMMARY ACTION**

44
45 1. Bid Award – 1250 North Culinary Waterline to Ormond Construction in the amount of
46 \$283,421.42.
47 2. Bid Award – 1250 North Culinary Waterline Materials to Mountainland Supply in the
48 amount of \$63,964.46.
49 3. Purchase of new Toyota Tundra for the Parks Department in the amount of
50 \$28,292.00.

51
52 Councilmember Hirst **moved** to approve all Summary Action items as listed above.
53 Councilmember Hayman seconded the motion, which passed by unanimous vote (5-0).

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1 **MINUTES REVIEW AND APPROVAL**
2

3 Minutes of the April 9, 2024 Special City Council Meeting; April 16, 2024 Work Session
4 and City Council Meeting; and April 24, 2024 Special City Council Meeting were reviewed.
5 Councilmember Mecham **moved** to approve all four sets of minutes. Councilmember
6 Summerhays seconded the motion, which passed by unanimous vote (5-0).

7 **APPOINTMENTS**
8

9 Mayor Wilkinson recommended appointment of Jeff Lewis to the Parks and Recreation
10 Committee. Councilmember Summerhays **moved** to appoint Jeff Lewis to the Parks and
11 Recreation Committee. Councilmember Hirst seconded the motion, which passed by unanimous
12 vote (5-0).

13 **COUNCIL LIAISON REPORT**
14

15 Councilmember Plummer reported on the Centerville Tree Board and the Centerville
16 Citizen Corps. Councilmember Summerhays provided an update on the South Davis Recreation
17 Board and spoke of a multi-city cooperative trails effort.

18 **MAYOR REPORT**
19

- 20 Mayor Wilkinson said the Internal Audit Committee met on May 6, 2024, and would
21 bring a report to the Council at a future meeting.
- 22 Mayor Wilkinson spoke of recent and upcoming events in the community, and reported
23 on the General Plan update process.

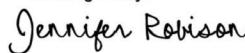
24 **CITY MANAGER REPORT**
25

- 26 Mr. Hanson spoke of changes to Wasatch Integrated Waste Management programs,
27 and reported on a recent Utah City Management Association (UCMA) meeting.

28 **ADJOURNMENT**
29

30 At 9:44 p.m., Councilmember Mecham **moved** to adjourn the Council Meeting and move
31 to a closed session in Council Chambers for the purpose of discussing the individual character,
32 competence, and physical or mental health of an individual, and strategy regarding pending or
33 reasonably imminent litigation, with no intent to return to open meeting. Councilmember Hirst
34 seconded the motion, which passed by unanimous vote (5-0). In attendance at the closed session:
35 Mayor Wilkinson; Councilmembers Mecham, Summerhays, Hayman, Hirst, and Plummer; City
36 Manager Brant Hanson; City Attorney Lisa Romney; and Assistant Planner Whitney Black.

37 DocuSigned by:

38 
39 Jennifer Robison

40 744B22DE1D2445C
41 Jennifer Robison, City Recorder

42 5/23/2024 | 10:31 AM MDT

43 Date Approved

44 DS

