

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

**MEMBERS PRESENT**

Mayor Clark Wilkinson

Council Members Cheylynn Hayman  
Gina Hirst (arrived at 7:27 p.m.)  
Robyn Mecham  
Brian Plummer  
Spencer Summerhays

**STAFF PRESENT**

Brant Hanson, City Manager  
Lisa Romney, City Attorney  
Whittney Black, Assistant Planner  
Nate Plaizier, Finance Director  
Mike Carlson, Public Works Director  
Mike Eggett, Community Development Director  
Dave Walker, Deputy Public Works Director  
Bryce King, Administrative Services Director

**VISITORS**

Joani Stevens

**PRAYER OR THOUGHT**

Councilmember Plummer

**PLEDGE OF ALLEGIANCE**

**OPEN SESSION**

No comments

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

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

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

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

Centerville City Council  
Minutes of Meeting of May 7, 2024

Page 2 of 3

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**

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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).

## MINUTES REVIEW AND APPROVAL

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

## APPOINTMENTS

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

## COUNCIL LIAISON REPORT

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

## MAYOR REPORT

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

## CITY MANAGER REPORT

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

## ADJOURNMENT

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

DocuSigned by:

Jennifer Robison

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Jennifer Robison, City Recorder

5/23/2024 | 10:31 AM MDT

Date Approved

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