

Minutes of the Centerville **City Council** meeting held Tuesday, May 6, 2025, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Robyn Mecham
Brian Plummer
Gina Hirst
Spencer Summerhays
Cheylynn Hayman

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Nate Plaizier, Finance Director
Mike Eggett, Community Development Director
Mike Carlson, Public Works Director
Bryce King, Administrative Services Director
Sydney DeWees, Planner
Dave Walker, Deputy Public Works Director
Haley Turner, Community Services Manager

VISITORS

Tif Miller, South Davis Recreation District
Centerville Youth City Council
Scott Argyle, Entellus Engineering
Michael Petrogeorge,
Interested citizens

PRAYER OR THOUGHT Pastor Pankratz

PLEDGE OF ALLEGIANCE

OPEN SESSION

Mark Whitaker, Centerville resident, presented his idea for "mechanical biodegradation" to turn landfills into dirt. He proposed building a 10 square mile landfill in Utah to process waste from multiple states.

Brian Plummer, Centerville resident, expressed concerns about growing costs of government, and stated he does not support any new spending or tax/fee increases without identifying cuts first.

CENTERVILLE CITY YOUTH COUNCIL – GRADUATION SENIOR RECOGNITION AND USU LEADERSHIP CONFERENCE REPORT

Community Services Manager Haley Turner presented graduating seniors Eva Wright, Bridget Lowe, and Ella Stevens from the Youth Council. Custom pen and pencil sets were given as tokens of appreciation. The seniors and other Youth Council members shared their experiences from the recent leadership conference, highlighting lessons learned about leadership, networking, and implementing skills in their council work.

Mayor Wilkinson and the Council thanked the Youth Council members for their service and involvement in city events. The mayor encouraged the graduating seniors not to forget their hometown as they move forward.

PROFESSIONAL DEVELOPMENT ACADEMY GRADUATE PRESENTATION

Administrative Services Director Bryce King introduced the Professional Development Academy, facilitated through the International City Managers Association. Four city employees completed the program: Jace Witherby, Ron Wright, Jeremy Brown, and Lisa Bednarz. Jeremy and Lisa shared a few key takeaways from their time in the Academy.

SOUTH DAVIS RECREATION DISTRICT UPDATE

Tif Miller, Executive Director of the South Davis Recreation District, reported strong 2024 financials with \$499,000 in revenue, increased memberships, and a new budgeting process. He highlighted added mental wellness programs, a board reduction from eight to seven members, and rising utility and maintenance costs. The first quarter of 2025 showed continued growth, with upcoming projects including parking lot renovations, roof membrane replacement, and the purchase of two drainage trucks. A new sponsorship package was launched, and summer program registration is underway. Mr. Miller answered council questions and emphasized water conservation and efficient resource management.

PUBLIC HEARING – PUBLIC STREET AND RIGHT-OF-WAY VACATION – NORTH PORTION OF ROLLING HILLS DRIVE – 350 EAST ROLLING HILLS DRIVE

Community Development Director Mike Eggett presented a request to vacate the public street and right-of-way at the northern end of Rolling Hills Drive as part of a subdivision application for the Jensen property. The proposal includes vacating the curved end of the street to connect it to a future lot and adding a new cul-de-sac further south. Most utility providers consented, with the South Davis Sewer District requesting an easement be retained. Councilmembers asked about the right-of-way's market value, future development, Firebreak Road access, and long-term plans. Scott Argyle, representing the applicant, noted the vacation was encouraged by the city to address access and maintenance concerns.

Mayor Wilkinson opened a public hearing for this item. No comments were made, so he closed the public hearing.

Councilmember Hayman **moved** to approve Ordinance No. 2025-09 regarding the public street and right-of-way vacation request for the northern end of Rolling Hills Drive as located north of the intersection between Rolling Hills Drive and 350 East, with the following conditions and findings. Councilmember Summerhays seconded the motion which passed unanimously (5-0).

Conditions:

1. Applicant shall prepare for recording and provide to the City the public street and right-of-way vacation exhibit and associated documentation prior to the recording of the Rolling Hills Subdivision Plat H (subject to approval of the Rolling Hills Subdivision Plat H).
2. Applicant shall continue to receive and thereafter provide to the City signed consent letters from all utility companies who would have access interest to utilize the public street and right-of-way vacation area prior to the recording of the public street and right-of-way vacation documentation.
3. Applicant shall update the vacation exhibit and supporting documentation to fulfill requirements of the South Davis Sewer District consent, in addition to similar request from

1 other entities who may hereafter respond to this request with identified modifications
2 needs connected to this vacation request.

- 3 4. Approval of the public street and right-of-way vacation shall be contingent upon the
4 approval of the minor subdivision request for the Rolling Hills Subdivision Plat H.
5 5. The City Engineer shall verify and confirm the legal description for the public street and
6 right-of-way vacation area for the documentation submitted for the recording of this
7 vacation approval.
8 6. Resolve all outstanding comments and concerns identified by the City Engineer, City
9 Attorney, and City Staff before recording the public street and right-of-way vacation
10 documentation.
11 7. The final documentation for the public street and right-of-way vacation shall be prepared
12 and submitted to the City Recorder and shall be reviewed and deemed acceptable by the
13 City Engineer and City Attorney, prior to recording the public street and right-of-way
14 documentation.
15

16 Findings:
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- 18 a. The City Council finds that there is good cause for the requested vacation of the public
19 street and right-of-way in accordance with applicable ordinance requirements and
20 compliance with Utah State Code 10-9a-609.5;
21 b. No public interest or any person will be materially injured by this public street and right-of-
22 way vacation;
23 c. The public street and right-of-way vacation will not injure the intended use of the property,
24 the residents of Centerville, the neighboring properties, or the public infrastructure serving
25 the area;
26 d. The requested public street and right-of-way vacation will allow for the continuation of the
27 existing use of neighboring properties and will continue to provide for property
28 development as permitted in the City Code (and);
29

30 **AMENDMENT TO FINAL SUBDIVISION PLAT APPROVAL – CENTERVILLE**
31 **CORPORATE PARK SECOND AMENDED – 500 NORTH MARKETPLACE DRIVE**
32

33 City Attorney Lisa Romney presented the request to amend the conditions of approval for the
34 Centerville Corporate Park Second Amended subdivision plat. The amendment would remove the
35 requirement for grant of easement amendments to be recorded concurrently with the plat.
36

37 The applicant, Michael Petrogeorge, explained that they wanted flexibility to record the
38 boundary line adjustment without being held up by potential issues with the easement
39 amendments.
40

41 Councilmember Spencer Summerhays **moved** to amend the Conditions of Approval for the
42 Final Subdivision Plat for Centerville Corporate Park Second Amended, as approved by the City
43 Council on January 21, 2025 with the deletion of the second sentence of condition number 10.
44 Councilmember Hirst seconded the motion which passed unanimously (5-0).
45

46 **PUBLIC HEARING – FY 2026 TENTATIVE BUDGET**
47

48 Finance Director Nate Plaizier presented the FY 2026 tentative budget, highlighting a
49 balanced approach focused on supporting key city services, employee recruitment and retention,
50 and infrastructure maintenance. The budget included a 2.5% COLA and 2% merit increase for
51 employees, no property tax increase, and flat sales tax revenue projected at \$5.5 million.
52 Increases were noted in power and gas franchise taxes and Justice Court revenue, now at
53 \$350,000. General Fund expenditures allocated 40% to public safety and 25% to parks and public

works. A 5% water rate increase and \$40,000 for a water rate study were proposed, along with various capital projects. The Council engaged in extensive discussion, focusing on the fund balance transfer, employee pay comparisons, the code enforcement officer position, the Ferguson Group grant contract, and water rate timing.

Mayor Wilkinson opened a public hearing for this item. No comments were made, so he closed the public hearing.

Councilmember Hirst moved to adopt the FY 2026 Proposed Budget as the FY 2026 Tentative Budget and set the date for the public hearing on the FY 2026 Final Budget for June 3, 2025 at 7:00 PM at Centerville City Hall. Councilmember Summerhays seconded the motion which passed unanimously (5-0).

INTERLOCAL AGREEMENT – DAVIS COUNTY ELECTION SERVICES – 2025 MUNICIPAL ELECTIONS

Councilmember Hirst **moved** to approve Resolution No. 2025-05 approving an Interlocal Agreement with Davis County for Election Services for the 2025 Municipal Elections. Councilmember Summerhays seconded the motion which passed unanimously (5-0).

2025 MUNICIPAL ELECTION – POLLING PLACE AND VOTING CENTERS

Ms. Romney outlined that the Centerville Library would serve as the polling place for Centerville City for the 2025 Municipal Election.

Councilmember Hirst **moved** to approve Resolution No. 2025-06 approving the polling place and voting centers for the 2025 Municipal Elections. Councilmember Hayman seconded the motion which passed unanimously (5-0).

PERSONNEL POLICIES AMENDMENT – REGISTERED SEX OFFENDER CHECK FOR YOUTH WORKERS – CPP 3.070

Ms. Romney presented a new section of the personnel policies regarding registered sex offender checks for employees and volunteers working with youth. This policy is required by recent state legislation.

Councilmember Hayman **moved** to approve Resolution No. 2025-04 enacting Section 3.070 of the Centerville Personnel Policies regarding Registered Sex Offender Checks for employees and volunteers who are considered youth workers in accordance with SB 158 (2024). Councilmember Hirst seconded the motion which passed unanimously (5-0).

SUMMARY ACTION

1. Bond Reduction - Summerhill Lane Amended 3 - Abe Millet Drive Access - \$1,750.00
2. Bid Award - Miscellaneous Waterline Work Project – Strong Excavation - \$170,025.16

Councilmember Hirst **moved** to approve the summary action calendar as outlined above. Councilmember Summerhays seconded the motion which passed unanimously (5-0).

MINUTES REVIEW AND APPROVAL

Minutes of the April 1, 2025 Work Session, April 1, 2025 City Council, April 8, 2025 Special Budget Retreat, and April 10, 2025 Special Budget retreat meetings were reviewed.

1 Councilmember Mecham **moved** to approve all sets of minutes. Councilmember Summerhays
2 seconded the motion, which passed unanimously (5-0).
3

4 **APPOINTMENTS**

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6 Councilmember Summerhays **moved** to approve the appointment of Andy Loosle to the
7 Parks and Recreation Committee. Councilmember Hayman seconded the motion which passed
8 unanimously (5-0).
9

10 **FINANCIAL REPORT**

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12 The financial report for the quarter ending March 2025 was provided in the packet for
13 review.
14

15 **ADJOURNMENT**

16
17 At 11:06 pm, Councilmember Summerhays **moved** to adjourn the meeting which passed
18 by a unanimous vote (5-0).
19

20
21 *Jennifer Robison*
22 Jennifer Robison, City Recorder
23

5/20/2025

Date Approved

