Minutes of the Centerville City Council work session held Tuesday, January 7, 2020 at 5:30 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor
Clark Wilkinson

Council Members
Tamilyn Fillmore (arrived at 5:43 p.m.)
William Ince (arrived at 5:40 p.m.)
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT
Brant Hanson, City Manager
Lisa Romney, City Attorney
Jacob Smith, Administrative Services Director
Leah Romero, City Recorder
Bruce Cox, Parks and Recreation Director
Paul Child, Centerville Police Chief

VISITORS
Representative Tim Hawkes
Senator Stuart Adams
Senator Todd Weiler
Kim and Brian Curnow, 4th of July Committee Co-Chairs

MEETING WITH STATE LEGISLATORS REPRESENTING CENTERVILLE

Mayor Wilkinson thanked Representative Hawkes, Senator Adams, and Senator Weiler for meeting with the Council, and requested that they address tax reform and transportation, particularly the interchange at Parrish Lane.

Senator Adams commented that tax on food provides a stable tax base, and putting sales tax back on food would help fix the State's structural imbalance. Utah is the only state to replace the tax credit taken away by the Federal Government in 2017. Senator Adams added that the tax base is shrinking. He spoke of shifting taxes from products to some services, but stated that taxing all services would result in pyramiding. Councilmember Ivie stated she was not happy with recent tax legislation. Senator Adams responded that House Bill 441 had a lot of debate in the public arena. Councilmember Ivie said she was concerned with the short-term impacts of taxes on gas and food. Senator Adams stated that Utah cannot continue to support the level of growth it has experienced without finding a way to pay for necessary infrastructure. Councilmember Fillmore commented that the more resistant a city is to increases in density and intensity of growth, the more the cost of infrastructure is pushed onto others. Senator Adams stated the State needs to find a way to implement user fees for electric vehicles that are using the roads, but not using gas. He suggested express lane user fees as a possibility. Councilmember McEwan suggested it would be fairly simple to gather data via GPS regarding miles traveled by electric vehicles.

Mayor Wilkinson stated that the needed Parrish Lane interchange rebuild is a primary concern in Centerville. He asked what the City could do to speed up the process with UDOT. Senator Adams responded that more General Fund money would be needed to fund a rebuild of the interchange. The Legislature would need to find more revenue to allocate for UDOT.
Councilmember Fillmore asked if a summary of the tax reform public process is available. Councilmember McEwan complimented the Legislators for taking on the difficult tax subject. Senator Adams stated that Utah has the fastest growing population in the United States, and in his opinion is the number one state for families with the new tax credit. Representative Hawkes said how the State will manage infrastructure related to the growth going forward is an important question.

Councilmember McEwan expressed the opinion that UTOPIA is out of control and needs more State oversight. He said he does not see how Centerville will continue to pay UTOPIA without raising property tax. Councilmember McEwan suggested allowing UIA/UTOPIA to operate with its own white box offering so it does not have to go through an ISP. He stated the Board recently voted in favor of a $53 million bond – a decision that, in his opinion, should not be in the hands of a board. Senator Weiler said he thinks the State would have a hard time jumping in on this issue and setting a precedent they do not want to set.

Senator Adams and Representative Hawkes left the meeting at 6:15 p.m.

Senator Weiler explained that discussions of a financial structural imbalance in the State began when Governor Walker was in office. This is not a new issue, and it was realized early in 2019 that addressing it could no longer be postponed. He stated it was important for HB 441 to be resolved by the end of 2019 for budgeting and payroll purposes.

Brant Hanson, City Manager, commented that sales tax revenue from services have not been seen by the cities. Senator Weiler said it was his understanding that the cities would see a portion of the revenue from sales tax increases.

Senator Weiler asked the City Council about accessory dwelling units (ADUs). Councilmember Fillmore reported that a representative of Utah League of Cities and Towns (ULCT) shared with her that: “ULCT would be concerned about changes in the building code that could adversely impact the health, safety, and welfare of residents in both the primary structure and the ADU. That said, many cities have worked out ADU ordinances that don’t require a change in the building code. Our review of SB 34 compliance shows many cities that have selected authorizing ADUs as their option for moderate income housing. As such, there are ways for cities to plan for ADUs without diminishing the building code.”

Councilmember Fillmore said she responded to his statement with the following questions:

- How aware are the cities about the building code and its expense when they choose to pass the ADU ordinance?
- Are the different cities’ building inspectors applying the code uniformly to basement ADUs, or is there a variation among the inspectors’ interpretation of the code? If there is variation, is that acceptable?
- If the code is being applied uniformly, are the two-family-dwelling building code requirements cost prohibitive? How many retrofit basement ADUs are actually being permitted? How many have actually happened?
- If the cost is prohibitive and ADU numbers are actually very low, is that still an acceptable option for addressing the moderate-income housing issue?

Councilmember Fillmore said she asked if ULCT would be willing to poll cities for answers to her questions, but has not yet received a response. Mr. Hanson said he wants Staff
to research what other cities have done with ADUs. Councilmember Mecham suggested the City could allow a number of non-family members to occupy a family home without addressing it as an ADU. Councilmember McEwan said he would prefer for homeowners to be able to register and be compliant with an ADU and not go broke in the process.

Senator Weiler left the meeting at 6:30 p.m.

**4TH OF JULY CELEBRATION**

Kim and Brian Curnow, 4th of July Committee Co-Chairs, presented the idea of moving the 4th of July festivities from Smith Park to Community Park to accommodate larger crowds and allow more people to come together. They emphasized the desire to build on what has been done before and protect the feeling of the event, and the desire to be able to do more to cater to younger crowds. They said they do not propose moving the parade – just the park festivities. Mr. and Mrs. Curnow briefly explained some of their ideas for expanding the festivities.

Mr. Hanson stated Staff believe the change could be accommodated. Chief Child asked where the fireworks would be staged. Ms. Curnow proposed the southwest corner (new soccer field) for fireworks. Bruce Cox, Parks and Recreation Director, stated that Community Park and neighboring church parking lots would provide more parking than has been available at Smith Park. Chief Child stated that pedestrian crossing issues would need to be addressed on both 400 West and Frontage Road. He said he would not want parking allowed on the west side of the Frontage Road. Temporarily decreasing the speed limit on Frontage Road would be considered. Councilmember Mecham said she did not think fireworks were allowed that close to the freeway.

Councilmember Mecham commented that many families would resist a change in the established tradition. Councilmember McEwan commented that his family stopped attending parts of the festivities because there was not enough space. Councilmember Mecham said the City’s plan has always been to add the property between Smith Park and City Hall for more space. She added that the Children’s Parade ends at Smith Park. Councilmember McEwan suggested a compromise with some events at Smith Park and some at Community Park. Councilmember Mecham responded that the point is to have everything together with community members able to meet each other.

Councilmember Fillmore said she supports trying the change of location because more space is needed. Councilmember McEwan expressed support for trying the change of location. Ms. Curnow said she has found that everyone she talks to about the 4th of July festivities has said they do not attend because Smith Park is too crowded. She said she believes attendance would increase if there were more room. Councilmember Mecham said residents in South Centerville feel they established and created Centerville, and now everything is moving north. It was discussed that the change would not have to be permanent. Ms. Curnow said she does not want this to be a north/south issue – she wants the whole community to come together and do something fun. Councilmember McEwan said he sees the change as potentially being more inclusive of the entire community. Councilmember Ince commented that families have locations they traditionally view fireworks from. He expressed concern about parking and road logistics.

The issue will be placed on the agenda for the next Council meeting. The City Council thanked Brian and Kim Curnow for their amazing service.
ADJOURNMENT

At 7:02 p.m., Councilmember Ince made a motion to adjourn the work session. Councilmember Fillmore seconded the motion, which passed by unanimous vote (5-0).

Leah Romero, City Recorder

Katie Rust, Recording Secretary

January 21, 2020