Minutes of the Centerville City Council work session held Tuesday, October 17, 2017 at 5:45 p.m. in the Centerville City Council Chambers, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor                              Paul A. Cutler
Council Members                    Tamilyn Fillmore
                                      William Ince
                                      Stephanie Ivie (arrived at 5:57 p.m.)
                                      George McEwan
                                      Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Management Services Director
Bruce Cox, Parks and Recreation Director
Katie Rust, Recording Secretary

WORK SESSION REGARDING CEMETRY

Steve Thacker, City Manager, explained that staff has evaluated the suggestion to remove the road that runs through the center of the cemetery and advised against removal, since the road is necessary for City access. Councilman McEwan suggested that if the road were removed to provide additional burial space with flat in-ground markers required, the space could still be accessed by City vehicles. Bruce Cox, Parks and Recreation Director, commented that drainage from the road east of the cemetery runs down the center road gutters to the storm drain system at the west end of the cemetery. If the road were removed, storm drain pipes would need to be installed, using some of the potential burial space.

Mr. Cox said staff conducted an inventory of Section A in the cemetery, measuring the land stone by stone. Gaps were found where more space exists between headstones and burial spaces sold but not yet filled than is accounted for in the City’s computer system. Staff estimated the gaps could provide an additional 195 burial spaces. However, if a family has purchased a group of burial spaces to have family members together, and not all of the spaces have been filled, the family may object to the City allowing someone else to purchase a gap space that would separate family members. Mr. Cox added that there are 98 people buried in the Centerville cemetery whose specific location is unknown because of records lost before the

City took over administration of the cemetery. City records include names and dates, but not specific locations. It is possible that some of those remains may be located in gap spaces.

Mr. Cox explained that when staff encounters unmarked remains when opening a burial space, the discovered remains are reburied deeper, and the current burial proceeds as planned. The current software program used by the City does not allow staff to add spaces between existing spaces. Mr. Cox said the software company would be able to reconfigure the program to accommodate the City’s needs for a cost of $2,500. Council members Mecham and Ivie agreed that making gap spaces available within a family grouping might be a problem. The Council and staff discussed ways to try to mitigate the potential problem.

Councilman McEwan suggested it would be helpful to know how many burial spaces would be purchased at time of need in the space of one year. Mr. Cox estimated 20. Mr. Thacker asked if the Council would want to allow nonresidents with immediate need to purchase the gap spaces if made available. Councilman Ince said, if possible, he would want to sell to nonresidents with a significant tie to Centerville. Mr. Thacker suggested the nonresident fee could be increased to be comparable to fees at private cemeteries, allowing nonresidents to be
buried in Centerville if really desired. Mr. Thacker asked if the Council would want resident fees to be comparable to fees in other city cemeteries, or closer to fees at private cemeteries. Council members McEwan and Mecham responded that City cemetery fees should be on par with fees in other city cemeteries rather than private cemeteries. Councilwoman Fillmore said she leans more toward the private cemetery fee level even for residents because the City is providing a service not provided by all cities. Councilwoman Mecham said she is more comfortable raising the nonresident fee.

Ms. Romney stated that, in her opinion, both the resident and nonresident fees are too low. She pointed out that according to the City Fee Schedule, nonresidents can purchase burial spaces at time of immediate need. She said she believes it is a better policy decision to make the burial spaces available only to residents. Councilman McEwan stated he is in favor of maintaining a moratorium on nonresident sales until new cemetery space is available. Councilwoman Mecham said she supports saving existing space for immediate need of residents, and increasing interment price for nonresidents who already purchased burial space.

A majority of the Council appeared to agree with prohibiting sale of burial space to nonresidents, even at time of need, and not increasing resident fees at this time. Mr. Cox confirmed that the current opening and closing fees fully covered City costs when last evaluated. A majority of the Council appeared to agree with changing the City Fee Schedule to reflect one flat nonresident interment fee. Mayor Cutler and Council members Mecham and Ince expressed support for raising the nonresident interment fee to $1,200 more than the resident fee. Mayor Cutler suggested authorizing funds for a more in-depth survey of the gap spaces, as well as a software upgrade. Councilwoman Fillmore expressed interest in further researching the possibility of taking out the north road, and further exploring possibilities on the west side of the cemetery. Ms. Romney pointed out that single and double-depth burial spaces both cost $600 on the City Fee Schedule. She suggested the Council consider increasing the fee for double-depth burial spaces.

**ADJOURNMENT**

The work session was adjoumed at 6:50 p.m.
Minutes of the Centerville City Council meeting held Tuesday, October 17, 2017 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Paul A. Cutler
Council Members Tamelyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT Steve Thacker, City Manager
Jacob Smith, Management Services Director
Lisa Romney, City Attorney
Bruce Cox, Parks and Recreation Director
Cory Snyder, Community Development Director
Cassie Younger, Assistant Planner
Marcus Arbuckle, Keddington & Christensen
Katie Rust, Recording Secretary

VISITORS Interested Citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT Pastor Loren Pankratz, The Bridge Community

PRESENTATION

Mayor Cutler presented Proclamation No. 2017-06 declaring October 22, 2017 as the 200th Anniversary of the Bahá’u’lláh.

OPEN SESSION

Mark Oligschlaeger, Trails Committee Vice-Chair — Mr. Oligschlaeger said he knows several residents of the Island View Drive area as well as other interested citizens are in attendance to share opinions about the proposed mountain bike trails. He said he knows many more would have attended to express opinions if the trails issue had been scheduled for a public hearing.

Richard Parker — Expressing his support for the proposed mountain bike trails, Mr. Parker suggested the City consult the Police Department about possible negative impacts of constructing mountain bike trails on the hillside. He pointed out that anything built can be used for good or for bad, and asked if the potential for negative use is a reason to stop building entirely. Mr. Parker added that mountain biking is a relatively safe activity.

Baely Smith — Ms. Smith said she has four children, and her family enjoys getting outside and biking together. She said she believes mountain biking builds confidence, and she would love to have trails closer to home.

Brent Jones — Mr. Jones said he lives on Island View Drive, and is excited at the prospect of mountain bike trails on the hillside above his home. He expressed the opinion that it would be a benefit to the community. He said residents on Island View Drive do not like dirt bikes racing up and down their street to access the hillside. Mr. Jones said he and his neighbors feel mountain bike trails on the hillside would be a much better use of the land.
Doug Larson – Mr. Larson said he has lived in this neighborhood on and off his whole life, and he loves Centerville because of the beautiful mountains. He said he hikes and bikes on the hillside, but there is not really an established trail system that is useful. Other cities through Davis County have established trailheads, which makes use easier. Mr. Larson said mountain biking is a family friendly activity, and the mountain biking program for youth is the fastest growing sport in the state. He suggested mountain bikers would be willing to help construct the trails.

Matt Larson – Mr. Larson said he is a student at Centerville Junior High and a member of the Ascent Academy mountain biking team. He expressed the hope that local trails would increase participation in the youth teams.

Ladd Marshall – Mr. Marshall said he lives on the corner of Island View Drive and 100 South. He said he supports a study and consideration of developing the hillside for mountain bike trails. He stated he believes the trails would be a great form of conservation and a benefit to residents, and would contribute to the sense of community Centerville is so proud of. Mr. Marshall said he supports construction of the trails even considering the possible traffic impact on Island View Drive because he feels the benefits would outweigh any traffic concerns. He said he knows his neighbor across the street also supports the proposed trails.

Isaac Dunsen – Mr. Dunsen said he is really into mountain biking and would very much like to have trails in Centerville. He expressed interest in helping build some of the trails for his Eagle Scout project.

Jamison Yardley – Mr. Yardley said he bought his first mountain bike in 1991, and tries to ride almost daily on the existing trails. He expressed support for the proposed mountain bike trails. Mr. Yardley said he believes improved trails would help some of the youth become more active and fit, and would be a great benefit to the community.

Matt Larsen – Mr. Larsen commented that mountain bike trails would help youth get active and out of the house, and help with the growing obesity epidemic in the community. He commented that many people want to live in the Centerville area because of immediate access to the mountain. He expressed the opinion that it would be a shame to miss this opportunity.

Blair Parrish – Mr. Parrish said he rode bikes on the hillside as a child, but a lot of those trails have gone away over time. He said he thinks the proposed mountain bike trails would really benefit the community.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the October 3, 2017 work session and regular Council meeting, and the October 5, 2017 work session were reviewed. Councilman Ince made a motion to accept all three sets of minutes. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

a. Accept list of poll workers for 2017 municipal general election
b. Michelson Meadows Subdivision – commence warranty period
c. Award bid to Delco Western in the amount of $33,709.00 for installation of Irrigation Reservoir pumps for Community Park Expansion Phase 3
Councilwoman Fillmore made a motion to approve all three items on the Summary Action Calendar. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

PUBLIC HEARING – ZONING CODE AMENDMENT – “CATERING, LIMITED” IN C-M ZONE

On September 27, 2017, the Planning Commission reviewed and recommended approval of proposed amendments to the Zoning Code to add a new definition for “Catering, Limited” and add this new use to the Table of Uses in the Commercial Medium (C-M) Zone. Cassie Younger, Assistant Planner, explained the needs of the applicant, Cupbop Korean BBQ, currently interested in a site on Main Street and 200 South. They need an industrial standard kitchen space to prepare food to sell off site in entertainment venues. There would not be seating or food available for purchase for individuals at this location. Jade Hill Restaurant used to operate at the location under a Conditional Use Permit (CUP), but with the change in tenants and uses, this Permit expired.

Ms. Younger stated the General Plan encourages restoration of the Main Street area. She said staff believes the best way to accomplish this goal is to open up uses in the area. The Catering, Limited definition would limit the number of trucks and transport vehicles to mitigate traffic concerns, and allow conditions to be placed with the CUP process. Ms. Younger said the Planning Commission expressed concern that Catering, Limited would be more of an accessory use without the benefit of a primary use. She said staff, however, feel the use would have very little impact on the area – less than some of the uses already permitted. Mayor Cutler referred to complaints in the past of smells associated with food preparation, and asked if the Planning Commission discussed any ways to control odors. Ms. Younger responded that with this applicant most food would be brought off site, and she does not see odor as a huge concern. The Planning Commission discussed, but did not dwell on the concern. She said the motion to recommend the Zoning Code Amendment was passed by majority vote of the Planning Commission (4-2).

Councilwoman Fillmore pointed out that the existing Main Street Overlay encourages front commercial space to be inviting to the public, and said she sees this proposed use as contrary to that intent. Ms. Younger said she personally thinks opening up as many uses as possible would benefit Main Street. Mr. Snyder spoke of the need to balance the success of Main Street with the impact on adjoining residential, and the difficulty in trying to regulate that every business has to have walk-in capability. He stated staff views Catering, Limited as an opportunity for local business growth. Councilwoman Fillmore asked if the definition could be written to encourage inviting the public in. Mr. Snyder pointed out that not all uses on Main Street serve the general public. Synergy exists between retail businesses that invite the public such as Don’s Meats, and other businesses that serve a more limited group.

Nate Hatch, applicant, thanked the Planning staff for drafting the Zoning Code Amendment. Responding to Councilwoman Fillmore’s suggestion, Mr. Hatch said he would love to open the location to the public, but the C-M Zone is not currently set up to allow restaurant use. He expressed that Cupbop contributes to a feeling of community at every event attended, and donates 10% of proceeds when participating in a school event. Mr. Hatch said Cupbop would love to be more involved in Centerville, and would love to open as a restaurant if allowed. He explained that only noodles and rice would be cooked at the Main Street location, and odor would not be a problem. Mr. Hatch stated one vendor would visit the location twice a week, with very little impact. He answered questions from the Council, explaining that two Cupbop mobile units would be parked on the side or behind the building, not in the front parking lot, although he would love to operate a food truck out of the parking lot if allowed. Meat is cooked in the mobile units and would not be cooked at the Main Street location.
Mayor Cutler opened a public hearing at 7:48 p.m.

Astrid Paxton – Ms. Paxton said she lives directly behind the subject location. She said she really likes Cupbop, but is concerned about the safety of children in the neighborhood if large delivery trucks are parked along 200 South. Regarding odor, Ms. Paxton said she recognizes that she lives next to commercial property.

Nancy Smith – Ms. Smith spoke on behalf of Syl Turnblom, a neighbor to the south of the subject property who feels he would be directly affected by the proposed change. She said Mr. Turnblom feels the City has a General Plan with a Table of Uses, and he does not like seeing the uses changed without major consideration and input, or major reasons for change. Ms. Smith shared her own concerns, and suggested the reasons for the current restrictions on Main Street need to be reevaluated. She read from the 2007 Main Street study, and said the City cannot pretend that single-family homes are compatible next to uses that are not compatible. Ms. Smith suggested whatever is allowed on Main Street should not be allowed anywhere else in the City, or should only be conditional everywhere else. She said she thinks it would be premature to make the proposed change to the Table of Uses until the citizenry know what direction the Council is going with Main Street.

Jennifer Turnblom – Ms. Turnblom said she finds it ironic that the Council is discussing a change to Main Street on the same night they will discuss the possibility of a hotel on the west side, which she feels would further kill the commercial viability of Main Street. She said she also finds it ironic that restaurants and small eateries are not currently an allowed use on Main Street, because they are the only ones doing business on Main Street. Ms. Turnblom expressed the opinion that Catering, Limited is probably one of the more desirable things for Main Street if the definition limits businesses to stay small. She said she finds it frustrating that neighbors have to come back to Council meetings so often to defend their homes and their neighborhood.

Mr. Hatch confirmed that timing and access of deliveries can be set for whenever is most convenient for the neighborhood. He explained that he signed a lease for the property knowing the location was formerly a restaurant, but not realizing the conditional use had expired. Equipment was delivered, but all activity stopped as soon as he was made aware the use is not currently permitted. Mr. Hatch said he agrees with staff that Catering, Limited is in line with the General Plan. The chief condition placed with the Catering, Limited definition is on the number of mobile units allowed.

Councilman Ince said the proposed Zoning Code Amendment seems like putting the cart before the horse considering the work going on regarding the Overlay District. Mr. Snyder compared the situation to throwing darts. The Planning staff is using existing policies as best they can to give guidance to individuals who come in. Ms. Younger stated the concerns expressed can be mitigated with the Limited definition and the CUP. She suggested allowing Cupbop to operate as a restaurant if the Council really wants businesses on Main Street to open doors to the public. Councilwoman Mecham agreed with Councilman Ince that it feels like a cart before the horse situation, and pointed out that the definition would open up opportunity to more than Cupbop. She said Main Street should be looked at holistically to ensure that everything can coexist. Councilman McEwan commented that if the Council does not consider Main Street to be unique, the Table of Uses does not matter. If Main Street is considered unique, the Council needs to determine what the uniqueness entails. Mayor Cutler said that in his mind he can separate types of uses from design standards. The Council has already turned down other uses, and if all proposed uses are turned down the business community gets frustrated.

Councilwoman Fillmore commented that someplace is needed where small businesses can survive, and asked where that will be if not on our nation's main streets. She said she is
convincing this is a use that fits the area, considering there is no evidence the proposed use would have a greater negative impact than any uses currently allowed on Main Street. Councilwoman Fillmore said she would like to encourage success of business on Main Street, and she is in support of adding this new use to the Table of Uses.

Councilwoman Fillmore made a motion to approve Ordinance No. 2017-27 amending various sections of the Zoning Code, including CZC 12.12.040 regarding Definitions and CZC 12.36.040 regarding Table of Uses, to add a new definition for “Catering, Limited” and to add this new use to the Table of Uses in the Commercial Medium Zone. Councilman Ince stated he is sympathetic to Councilwoman Fillmore’s comments as well as the business owner, but does not feel it appropriate for the Council to vote at the conclusion of a public hearing because of the message it sends to the public. The motion died for lack of a second. Councilman Ince made a motion to table consideration of the Zoning Code Amendment to the next Council meeting. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0). Mr. Hatch commented that with the CUP process, the City has complete control and sets the conditions for every applicant that comes in. Councilman McEwan responded that some conditional use situations have led to enforcement problems in the past.

PUBLIC HEARING – ZONING CODE AMENDMENT – DENSITY GRADATION IN R-M ZONE

On September 27, 2017, the Planning Commission reviewed and recommended for approval the proposed amendments to the Zoning Code, creating density gradations for the Residential Medium (R-M) Zone, determined by conditional use permit, and enacting additional development standards for residential development within the R-M and Residential High (R-H) Zones. Mr. Snyder presented proposed changes, summarized as follows (presentation available with the agenda on NovusAgenda):

- Creates three base density tiers and eliminates any density ranges
  - Tier 1 — a permitted density of four units per gross acre
  - Tier 2 — a conditional density of six units per gross acre
  - Tier 3 — a conditional density of eight units per gross acre
- Defines each tier, describes how each is to be used, and identifies the expected type of development for each tier
- Adjusts the permitted and conditional gross density allowances to reflect the new tiered system
- Creates a new use listing of “Allowed” and/or adjusts some uses in the R-M Zones
- Adds new development provisions for the architectural design, adjustments to landscaping, and use of private rights-of-ways.

Mr. Snyder stated that most of the complaints he hears about any development are related to design details rather than density. Councilwoman Mecham said she is not comfortable with shifting approval from the Council to the Planning Commission. Mr. Snyder responded that the Council would have to be comfortable with the standards and the expectations, and comfortable with the Planning Commission applying those standards. Councilwoman Fillmore agreed, stating it is the role of the Council to set the standards, and the role of the Planning Commission to apply the standards.

Councilman Ince stated that five units per acre in Tier 1 makes more sense to him than four units per acre, since four units per acre is allowed in Residential Low (R-L) Zones. Mr. Snyder said he included four units per acre in the R-M to provide flexibility for infill opportunities in the future.
Mayor Cutler opened a public hearing at 9:03 p.m.

Nancy Smith – Ms. Smith said she believes the proposal represents a move in a good direction. She suggested applying the proposed principles to Main Street as well.

The Mayor closed the public hearing at 9:05 p.m. Councilman McEwan made a motion to table further discussion to the next Council meeting. Councilman Ince seconded the motion, and thanked Mr. Snyder and the Planning Commission for their work on this issue. The motion to table passed by unanimous vote (5-0).

PUBLIC HEARING – PDO ZONE MAP AMENDMENT AND CONCEPTUAL PLAN – LEGACY COMMONS – 1250 WEST PARRISH LANE (NORTHWEST CORNER)

Mr. Snyder presented the proposed Planned Development Overlay (PDO) and Conceptual Plan for Legacy Commons located at 1250 West Parrish Lane. He stated UDOT will not allow sidewalk or access along Parrish Lane at that location because of proximity to the Legacy Parkway on/off ramps, so the development is designed to front 1250 West. The mixed-use conceptual plan includes restaurant space, small retail, a hotel, and multi-family residential. Mr. Snyder said he believes hotel use is a good fit at that location between the two interchanges. He stated that Randy Randall, Public Works Director, recommends the City not allow street parking on 1250 West.

Spencer Wright with Wright Development Group, applicant, stated Wright Development Group currently owns the eastern two-thirds of the property. They have the UDOT parcel under contract. If successful, that purchase would allow all commercial in the development to move to Parrish Lane. He said they have not given up on the possibility of drive access along Parrish Lane. Mayor Cutler said he would prefer the commercial element to be constructed and commercial tenants secured in phase one, with the residential element in phase two. Mr. Wright responded that Wright Development Group is under contract with the hotel buyer, but cannot dictate when construction occurs. He stated it is his impression the buyer has a desire to move quickly. Wright Development Group intends to retain ownership of the residential portion of the development, and can therefore guarantee construction of the residential in phase one.

Mayor Cutler opened a public hearing at 9:37 p.m.

Mark Oligschlaeger – Mr. Oligschlaeger said this is the first time he has seen this development plan, and he likes what he sees. He said it would be unfortunate if the development is not granted access off Parrish Lane. Mr. Oligschlaeger said he believes the proposed location is the best site for a hotel in Centerville, and stated he would rather see multi-family residential than storage or industrial use in this development.

Mayor Cutler closed the public hearing at 9:40 p.m. Councilman McEwan stated he can see potential in the concept, but he has concerns with traffic on 1250 West. He stated he would prefer 1250 West remain off limits to street parking, and he is opposed to drive access on Parrish Lane considering proximity to the on/off ramps. Councilwoman Ivie stated she is concerned about the density. She said she knows people need places to live, but she does not believe the City is adequately staffing the Police force to continue adding this many people. Agreeing with Mayor Cutler, Councilwoman Mecham stated she would feel better if the commercial element were in place before the residential. Mr. Snyder commented that phasing can be negotiated. Councilwoman Mecham stated she would like to see a little less density in the residential element.

Councilwoman Fillmore said, considering the amount of work that has obviously been done to give the City as positive a product as possible, she would be comfortable approving the
conceptual plan with conditions. Councilman Ince asked the approximate size of the residential units. Mr. Wright estimated 900-1,200 square feet, with multiple layout options. Councilman Ince asked about public school access, and staff agreed to obtain a definitive answer regarding school boundaries and school bus access. Councilman McEwan said he would prefer to allow staff to address concerns with the applicant prior to approval. Councilman Ince made a motion to direct staff to work with the applicant to address concerns stated by the Council, and table further discussion to the next Council meeting. Councilman McEwan seconded the motion. Councilman Ince said he is more concerned about traffic on 1250 West than access on Parrish Lane.

Responding to a question from the Council, Mr. Wright said he is open to a Development Agreement if the Council desires, although he expressed the opinion that the PDO process gives the Council enough structure to ensure a desired product. Mr. Wright clarified that Wright Development Group is solely seeking a right-turn access from Parrish Lane into the development. They are not seeking any exit access onto Parrish Lane. Mr. Snyder said he believes the desired outcome can be achieved without a Development Agreement in this situation. Councilwoman Mecham asked the other Council members if they would prefer a lower density. Councilman McEwan responded that the market threshold, given the footprint of the property, needs to be considered. He said he suspects the conceptual plan is already at the threshold. Councilman Ince encouraged Mr. Wright to keep in mind that new units in a different development in the City recently sold for more than originally anticipated, and the desired financial outcome may be possible with a lower density.

Councilman Ince made a motion to amend the motion directing staff to pursue a PDO agreement without a development agreement. Councilman McEwan seconded the motion to amend. The amended motion passed by unanimous vote (5-0).

The Council took a break at 10:06 p.m., and returned at 10:16 p.m.

CITY COUNCIL LIAISON REPORT — COUNCILWOMAN MECHAM — TRAILS COMMITTEE

Councilwoman Mecham stated she supports the request of the Trails Committee for Council support of a study regarding the proposed mountain bike trails on the hillside, and approves of a letter of intent for a grant application for a joint Active Transportation Plan with Bountiful City. Mark Oligschlaeger, Trails Committee Vice-Chair, said the Trails Committee is hopeful that Bountiful will join with Centerville in the grant application, with the local match split between the two cities. Councilwoman Mecham made a motion to authorize a letter of intent for a joint grant application for an Active Transportation Plan. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

Mr. Oligschlaeger explained the request for up to $3,000 for a professional study to obtain scope of work and cost estimates for the proposed mountain bike trails. Mr. Thacker recommended the Council authorize up to $3,000 from the contingency portion of RAP Tax revenues to hire a consultant. Councilman McEwan suggested the Trails Committee lead a fundraising effort to fund half of the study to show that the community is interested in the bike trail project. Mayor Cutler responded that significant fundraising will occur for the build stage, but he is comfortable with the Council authorizing $3,000 to develop a professional plan. Fundraising is often easier when a plan is in place. Councilman Ince said he is willing to support authorizing the $3,000, but he would like to know how a majority of the community feels about the project. Councilman Ince asked Ms. Romney for her opinion of gathering community input with a survey. Ms. Romney clarified that she is not opposed to surveys. She said her concern from a legal standpoint has been with straw polls on a ballot. Mayor Cutler commented that people will respond positively if they are asked if they like parks or biking. He suggested
that a survey would gain more useful feedback with a specific plan to present for consideration. Councilman McEwan said he is not sure a survey would provide statistical data. Mr. Oligschlaeger said he would support something like a Survey Monkey because he is confident the interest is widespread.

Councilman McEwan commented that a specific area on the hillside would need to be designated as not available, since the location of future cemetery space has not yet been decided. Councilwoman Fillmore said she would want the study to include information regarding the portions of construction that need to be done professionally and the portions that could utilize volunteer labor. Councilwoman Ivie said she is unsure of the proportion of the community in support of the proposed bike trails on the hillside. She said she has been frustrated in the past that the City funds so many studies that result in an expectation to follow through. Councilwoman Ivie said a cost-share situation for the study would help her feel better. Councilwoman Fillmore expressed concern that fundraising for the study would result in enthusiastic citizens contributing to a study without a commitment from the City that the project would happen. She said she would rather the City pay the $3,000 for the study and then go to the community with a plan in place. Mr. Oligschlaeger stated he is confident he could easily fill the Council chambers with supporters. Mayor Cutler commented that other City groups are not required to fundraise for the planning stage. Mr. Oligschlaeger said he feels the Trails Committee has shown their commitment with the hours they have put into the project to this point. He said he does not feel the requirement to come up with $1,500 to help fund the study would be a fair representation of community interest because he believes he could raise the funds with just the people currently in the room. He said the Trails Committee is confident construction can occur without City funds, and has only requested the City authorize and pay for a professional study. He commented that there are 160 acres of open space on the hillside – plenty of space for bike trails and a cemetery.

Councilman Ince made a motion to approve a contract for up to $3,000 from RAP Tax discretionary funds for a study for potential bike trails. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).

FINANCIAL REPORT

Marcus Arbuckle with Keddington & Christensen provided a financial report for the period ending September 30, 2017, and answered questions from the Council.

MAYOR’S REPORT

- South Davis Metro Fire financial statements are available with the agenda on NovusAgenda. Mayor Cutler reported that the existing Centerville Fire Station property will be offered publicly for sale for a period of 90 days.
- UTOPIA and UIA August 2017 financials and a UIA bond summary are available with the agenda on NovusAgenda. Councilman McEwan expressed the opinion that with continued UIA bonding, the UTOPIA debt will go full term.

CITY MANAGER’S REPORT

The Council scheduled a work session for November 8, 2017 prior to the regular Council meeting to review the City’s Moderate Income Housing Plan.

MISCELLANEOUS BUSINESS

Councilman Ince reported on a recent CERT competition.
ADJOURNMENT

At 11:21 p.m., Councilman McEwan made a motion to adjourn the meeting. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

Marsha L. Morrow, City Recorder

Katie Rust, Recording Secretary

11/8/2017

Date Approved