Minutes of the Centerville City Council work session held Tuesday, May 2, 2017 at 8:40 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
                            George McEwan
                            Robyn Mecham

STAFF PRESENT

Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Assistant to the City Manager
Katie Rust, Recording Secretary

VISITOR

Marcus Arbuckle, Keddington & Christensen

FY 2018 BUDGET

The Council agreed to meet in work sessions to discuss the budget on May 16th prior to the regular Council meeting, and on May 30th. Steve Thacker, City Manager, reported that, in his opinion, the City cannot continue to provide General Fund services at the current level without additional General Fund revenue. He said he met with department heads and ultimately cut a lot of equipment out of the FY 2018 Budget. The equipment cuts will be manageable this year, but cannot continue every year. Mr. Thacker also emphasized that the City has not been spending enough on street maintenance. A consistent revenue stream is needed that will keep equipment updated and streets maintained.

Mayor Cutler pointed out that Centerville has not had a property tax increase in 20 years. Mr. Thacker showed budgeted and 12-month estimated revenues and expenditures for FY 2017, stating that he feels the 12-month estimate for sales tax revenue is conservative. He discussed franchise tax revenue with the Council, noting the decline in telecommunications tax revenue, and said he feels the cable television tax cannot be relied on to grow because of the direction the industry is going. The Centerville Justice Court has had a 20-25% reduction in caseload over the last four years, resulting in reduced revenue from the Court. In summary, Mr. Thacker estimates total General Fund revenues in the current fiscal year will be about $400,000 below the budgeted amount. Mr. Thacker explained that the estimated employee health insurance cost to the City for FY 2018 is calculated more tightly on the assumption that each employee will enroll with the same status as in FY 2017. Traditionally the City budget has included the assumption that each employee may enroll with “family” status, giving the budget a cushion.

Councilman McEwan asked what the actual fund balances are. Mr. Thacker showed an estimated General Fund shortfall of $95,000 in FY 2017, but explained that he thinks the shortfall will be something less. State law requires a General Fund balance of at least 5% of General Fund revenues. Mr. Thacker explained that money originally intended to be set aside in a Cemetery Perpetual Care Fund (PCF) was actually deposited in the General Fund, combined with other General Fund revenues, and spent without realizing the funds were not in a PCF. During the time between when the PCF was approved by the Council in 2002, and the ordinance was amended in 2003 to allow the PCF principal to be spent to cover maintenance expenses, $37,000 should have accumulated in the PCF. The Council needs to determine what the current balance of the PCF will be. Mr. Thacker showed that $878,410 has come into the
General Fund between 2003 and 2016 from revenues that were supposed to be put into the PCF. An estimated $938,000 has been spent maintaining the Cemetery during the same period of time. Marcus Arbuckle with Keddingston & Christensen stated that a representative of the State Auditor’s Office emphasized that the funds must be spent for purposes specified in the ordinance.

Mayor Cutler said his inclination is to be pragmatic – the funds were spent on Cemetery maintenance but were spent sooner than originally intended. Mr. Arbuckle said the PCF has not yet been created – the beginning balance needs to be determined. Councilwoman Fillmore said she does not have a problem with saying the PCF money was spent on maintenance, and the Council does not need to worry about cushioning the Parks Budget because Cemetery maintenance is already part of the usual Parks Budget. Councilman McEwan asked if the PCF could be closed. Mr. Thacker responded that the PCF will continue to get funds from those who did not pay the Perpetual Care Fee at the time of purchase. Councilwoman Fillmore said it would be helpful to know how much of the revenue came in over the last five years. Mr. Thacker responded that revenue in the last five years would be significantly higher than the previous five years because the Perpetual Care Fee was increased, and half of the Burial Right Fee from Section E was supposed to be going into the PCF.

The Council discussed how much should be put in the PCF. Mayor Cutler said he would rather deal with a small PCF than a shortfall in the General Fund. Councilwoman Fillmore commented there are other ways to deal with perpetual care of the Cemetery in the future, including a plot tax (similar to a property tax). She agreed with keeping the PCF balance lower at this point to be safer in the General Fund. Mr. Arbuckle commented that, with a true perpetual care fund, only the interest would be used. Regular maintenance is not usually taken from a perpetual care fund balance. However, the City’s ordinance has been written in a way that allows funding maintenance. Councilwoman Fillmore said she feels it makes sense to put $37,000 in the PCF. Councilman Ince agreed that the $37,000 seems logical and defensible. Councilman McEwan agreed. Ms. Romney agreed that $37,000 is defensible, but asked if the Council feels it is responsible. Councilwoman Fillmore said the Council can discuss ways to build the PCF balance at a different time.

Councilman Ince said he attended a meeting at which a representative of Lindquist Mortuary stated the City cannot do anything with perpetual care funds. Ms. Romney responded that private cemetery care funds are regulated differently than municipal cemetery care funds. Councilwoman Mecham suggested the Council could put a certain amount in the PCF each year for the next 10 years or so to build it back up. Mayor Cutler commented that Cemetery maintenance is funded each year by the General Fund. The City has an obligation to take care of the Cemetery whether there is a PCF or not. Councilman Ince said he is not opposed to starting the PCF with a balance of $37,000, and adding fifty percent of Cemetery revenues in the future.

Councilman Ince said he feels the difficulty at the end of the day is the fact that the City was spending $50,000 more in the General Fund than was realized, resulting in the structural imbalance. Councilman McEwan agreed it is concerning, and said he can support the $37,000 because it is a rational number, and it will not change what happens maintenance-wise at the Cemetery. Councilman McEwan asked if the numbers in the Proposed Budget would put the City below a good level of service. Mr. Thacker responded that the departments will not be in a position to add personnel, but the current level of service is sustainable for the next year. The Council determined that putting a balance of $37,000 in the PCF would leave the General Fund with a balance as of July 1, 2016 that is 8% of General Fund revenues.
Property Tax Increase

Councilman Ince said he thinks everyone would agree the City has gone too long without a property tax increase. The South Davis Metro Fire Area and Davis County are both implementing a property tax increase this year. Councilman Ince suggested that a Centerville property tax increase could get lost in the mix. Councilwoman Fillmore said she thinks Centerville has not been charging enough property tax for a long time to maintain the desired level of services and street maintenance. Mayor Cutler said he is more in favor of small increases every year. Councilwoman Fillmore said the current Council cannot assume that future Councils will be willing to be responsible and continue tackling this issue. She said she does not see the point in going to all the pain of an increase and not have it be a big enough increase to be helpful. Councilman McEwan said he can understand the point of view of those on fixed incomes that this would be a bad year for Centerville to add to the property tax increases. He stressed the need to be sensitive to those needs. Mr. Thacker pointed out that the Centerville property tax levy is 8% of the total household tax levy – one of the lowest in Davis County. If the Council chooses to go through the truth in taxation process, they would have until August to make a final decision.

Councilman McEwan stated there is a cost for a high-grade community that people want to live in. Therefore, some increment needs to take place, but he said he does not know yet what that number should look like. Councilman McEwan asked Mr. Thacker what, in his opinion, is the ideal number to provide needed services and maintenance. Councilman Ince estimated that a 25% increase would be needed. Mr. Thacker said at least a 50% increase would be needed just for street maintenance. Councilman Ince said he thinks a 25% increase now and another 25% increase in a few years would be more palatable.

Councilman Ince asked Mr. Thacker how much of the decision to not increase the City property tax in the last 20 years has been a push from his office rather than previous Councils. Mr. Thacker responded that, generally speaking, the resistance has come from the Councils. He said he has recommended property tax increases to fund street maintenance, and has been criticized by former Council members for that recommendation. Mayor Cutler responded that Mr. Thacker has advised a number of times that former Councils consider a property tax increase, and the Councils have chosen to put it off. Mr. Thacker said this is the year he has felt most reticent because of the Davis County and Fire Service Area increases, but he thinks it would be wise for the City to at least keep up with inflation. Mayor Cutler commented that some cities have an automatic 3% increase built in every year for inflation. Councilwoman Fillmore said this might be the best time for a City increase because of the education that will be happening from lots of different angles. The Fire Service Area increase will be $30-$50 for an average household, according to Mayor Cutler, and the Davis County increase will be $50-$60, plus a $10 library tax.

Councilman McEwan said he does not think it would make sense to wait if the City has a significant need now. A property tax increase is going to hurt no matter when it occurs. Mayor Cutler said he feels it would be wise to set the expectation that property tax increases will occur on a regular basis. Ms. Romney responded that the need would have to be reevaluated each time, but the Council could set the expectation. Councilman McEwan suggested starting with a 25% increase the first year, with 2-3% increases expected every subsequent year. Mr. Thacker commented that some cities are imposing a transportation user fee on the utility bill. Councilman McEwan said it would be helpful to see what a 25% increase would look like, and what impact subsequent 2-3% increases would make. A majority of the Council indicated agreement. Councilman Ince emphasized a desire to discuss the issue as much as possible and make sure citizens are aware of the needs. Councilwoman Fillmore commented that Sandy
City sent out several informative mailers and fliers before implementing a property tax increase. The Council discussed a possible public notice timeline.

**Employee Health Insurance**

Councilman McEwan repeated the desire to learn more about changes to the County’s employee health insurance options. The premiums for employee health insurance will increase 4.78% in FY 2018. Mr. Thacker asked the Council their comfort level in sharing the increase with the employees. Councilwoman Mecham said she is concerned with offering too big an incentive to switch to an HSA this year, with all the changes in healthcare that may occur. Mayor Cutler said he was pushing for a big incentive in the first year, but he is coming around to agreeing with a smaller incentive, letting some employees get used to it, and offering a bigger incentive in the next year. Councilman McEwan asked if employees would be locked into an HSA for a specific period of time. Councilwoman Mecham said a lot of companies are saying they will spend a set amount on health insurance per employee, and the employees decide how the amount is applied for them. Councilman McEwan said the out of pocket maximum is a big factor.

The Council looked at the options on a spreadsheet, and expressed some support for the following numbers:

- Traditional Select Care: 82%/18%
- Traditional Select Med: 86%/14%
- HSA: 90%/10%, with contributions of $500/$1,000/$1,500 (single/two-party/family)

Councilwoman Ivie said she is worried about how it would work out for the Police Department. Councilwoman Mecham said she is not willing to have the employees absorb the full 4.7% increase. Councilwoman Ivie pointed out that an HSA does not work for everyone. She said she would rather keep the City’s Police officers than have them leave to make more money elsewhere. Councilwoman Fillmore said the Council could talk about changing the pay for Police officers. Mayor Cutler suggested they could consider different incremental changes for the Police Department. Councilwoman Ivie responded that the pay increase message would need to be presented to the Police Department at the same time as the health insurance message. Councilman McEwan said he feels healthcare administration needs to be consistent for all City employees. He commented that the whole City is suffering from the lack of revenue, and employee benefits needs to be added to the list of needs presented to the citizens as justification for a property tax increase.

Mr. Arbuckle reported there are six City funds that are no longer used that could be deleted, putting about $20,000 back in the General Fund. He added that the City is now reconciling the monthly bank statement early in the month.

**ADJOURNMENT**

The work session was adjourned at 10:48 p.m.

Marsha L. Morrow, City Recorder

Date Approved

Katie Rust, Recording Secretary

5-16-2017
<table>
<thead>
<tr>
<th>Year</th>
<th>Cemetery Combined Budget</th>
<th>$</th>
<th>2003-2010</th>
<th>$</th>
<th>2003-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>$76,494.00</td>
<td>$</td>
<td>76,439.55</td>
<td>$</td>
<td>76,395.96</td>
</tr>
<tr>
<td>2004</td>
<td>$77,745.00</td>
<td>$</td>
<td>77,691.44</td>
<td>$</td>
<td>77,648.36</td>
</tr>
<tr>
<td>2005</td>
<td>$81,375.00</td>
<td>$</td>
<td>81,321.88</td>
<td>$</td>
<td>81,279.84</td>
</tr>
<tr>
<td>2006</td>
<td>$84,075.00</td>
<td>$</td>
<td>83,971.90</td>
<td>$</td>
<td>83,930.00</td>
</tr>
<tr>
<td>2007</td>
<td>$90,905.00</td>
<td>$</td>
<td>90,831.75</td>
<td>$</td>
<td>90,790.50</td>
</tr>
<tr>
<td>2008</td>
<td>$96,744.00</td>
<td>$</td>
<td>96,686.75</td>
<td>$</td>
<td>96,646.00</td>
</tr>
<tr>
<td>2009</td>
<td>$108,545.00</td>
<td>$</td>
<td>108,487.25</td>
<td>$</td>
<td>108,450.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Percent of County Budget</th>
<th>Revenue Budget</th>
<th>Revenue Budget</th>
<th>$</th>
<th>2003-2010</th>
<th>$</th>
<th>2003-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>10%</td>
<td>100%</td>
<td>100%</td>
<td>$</td>
<td>100%</td>
<td>$</td>
<td>100%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Types</th>
<th>2003-2010</th>
<th>2003-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks Budget</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Cemetery Fund</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fiscal Years</th>
<th>2003-2010</th>
<th>2003-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2004</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2005</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2006</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2007</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2008</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>2009</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Centerville Cemetery Maintenance Cost Analysis 2003-2016
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Salt Lake City Corp</td>
<td>$1,500</td>
<td>96%</td>
<td>$1,563</td>
<td>96%</td>
<td>$760</td>
<td>96%</td>
<td>Ogdan City</td>
<td>$1,656</td>
<td>100%</td>
<td>$1,656</td>
<td>100%</td>
<td>$553</td>
<td>100%</td>
<td>Trad</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
<td>$1,600</td>
</tr>
<tr>
<td></td>
<td>$1,563</td>
<td>96%</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$1,656</td>
<td>South Jordan City</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
<td>$1,656</td>
<td>Layton City</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
</tr>
<tr>
<td></td>
<td>$1,563</td>
<td>96%</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$1,656</td>
<td>Lehi County</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
<td>$1,656</td>
<td>Centerville City</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
</tr>
<tr>
<td></td>
<td>$1,563</td>
<td>96%</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$1,656</td>
<td>Sandy City</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
<td>$1,656</td>
<td>South Ogden City</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
</tr>
<tr>
<td></td>
<td>$1,563</td>
<td>96%</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$1,656</td>
<td>Davis School District</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
<td>$1,656</td>
<td>Davis County</td>
<td>$1,300</td>
<td>96%</td>
<td>Trad</td>
<td>$800</td>
<td>100%</td>
<td>Trad</td>
</tr>
</tbody>
</table>
Minutes of the Centerville City Council meeting held Tuesday, May 2, 2017 at 7:00 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

MEMBERS PRESENT

Mayor Paul A. Cutler
Council Members Tamilyn Fillmore
William Ince (arrived at 7:06 p.m.)
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT Steve Thacker, City Manager
Lisa Romney, City Attorney
Jacob Smith, Assistant to the City Manager
Cory Snyder, Community Development Director
Katie Rust, Recording Secretary

VISITORS Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE Led by Bryce Jenson, BSA Troop 1200

PRAYER OR THOUGHT Pastor Joshua Knight, Flourishing Grace Church

Mayor Cutler thanked Pastor Knight and the Flourishing Grace Church for the donation of electronic flares to the Centerville Police Department.

OPEN SESSION

John Jensen – Mr. Jensen said his family had a good time at the recent Public Safety Open House. He said it was very informative, and he expressed appreciation for the opportunity.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the April 11, 2017 work session, and the April 18, 2017 work session, regular Council meeting, and closed meeting were reviewed. Councilwoman Fillmore requested an addition to the April 11, 2017 work session minutes. Councilman McEwan made a motion to accept the three sets of minutes from April 18, 2017, and the April 11, 2017 work session minutes as amended. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

SUMMARY ACTION CALENDAR

a. Accept Public Utility Easements for Legacy Crossing Storage
b. Consider Amendment No. 1 to Cooperative Agreement between UDOT and Centerville City regarding Maintenance of the Connector Trail to the Legacy Parkway Trail

Councilwoman Fillmore made a motion to approve both items on the Summary Action Calendar. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).
PUBLIC HEARING – ZONING CODE AMENDMENT – CHURCH OR PLACE OF WORSHIP IN I-H ZONE

Cory Snyder, Community Development Director, explained that The Bridge Community with Pastor Loren Pankratz is considering relocating from the Pages Lane Commercial Area. Some of the properties available for consideration are in the West Centerville area, currently zoned Industrial-High (I-H). However, places of worship are not currently allowed in I-H Zones. Therefore, the petitioner is asking the City to reconsider the allowable uses of the I-H Zone to include "church or place of worship" as a "permitted" use. In most cases, places of worship are allowed upon approval of a Conditional Use Permit. The Planning Commission reviewed the request, held a public hearing, and voted to recommend approval of the proposed Zoning Ordinance Amendment, with a modification to allow places of worship as a conditional use rather than permitted use.

Councilman Ince asked the average size of an LDS church building. Mr. Snyder estimated 10,000-15,000 square feet. The maximum allowed size of a building in the I-H Zone is 50,000 square feet. Councilwoman Mecham asked if the Council could approve something less than 50,000 square feet. Mr. Snyder responded the Council could specify a different cap for this type of use, but administration and implementation could be complicated. Councilwoman Fillmore commented that The Bridge Community will most likely rent an existing building. She pointed out that places of worship are currently not allowed in the Industrial-Medium (I-M) and Agricultural-Medium (A-M) Zones, and asked if the Planning Commission considered adding places of worship as conditional use in I-M and A-M as well. Mr. Snyder responded that the petition came in for a particular zone, and the matter was not noticed for a broader decision. Centerville does not currently have agricultural industry at the A-M Zone, and staff chose not to address the other zones along with the private petition for I-H. Councilwoman Fillmore asked if it is a big deal for staff to include clean-ups as they come across them, to improve consistency. Mr. Snyder agreed it is good to clean-up the ordinances, but private petitions could get wrapped up in bigger issues if staff adds to what is requested.

At 7:21 p.m., Mayor Cutler opened a public hearing.

Steve Allen – Mr. Allen asked how the maximum 50,000 square feet compares to the MTC office building. Mr. Thacker responded that each of the four floors of the MTC building is 20,000 square feet, for a total of 80,000 square feet.

Shay Stark – Mr. Stark stated that he is a planner, and he totally agrees with the conditional use recommendation. He commended that some places of worship draw congregation members from outside the community, and some draw primarily from within the community. He suggested the Council consider pedestrian access on the west side as part of the conditional use process.

Mayor Cutler closed the public hearing at 7:25 p.m. Councilwoman Mecham expressed concern about the possible impact of this type of use in a 50,000 square foot building. Mr. Snyder responded that the I-H Zone is already designed for that level of use. Councilwoman Fillmore added that the Council recently approved a reception center in the I-H Zone, which brings people into the community in a similar way. Councilman McEwan said any time a community of faith wants to get together he is in support.

Councilwoman Fillmore made a motion to approve Ordinance No. 2017-10 amending Section 12.36.030 of the Centerville Zoning Code to allow churches or places of worship as a conditional use in the Industrial-High (I-H) Zone, with findings recommended by the Planning Commission. Councilman McEwan seconded the motion. Responding to a question from
Councilman Ince, Mr. Snyder stated that sidewalks in the I-H Zone would be addressed as part of the Conditional Use Permit. The motion passed by unanimous vote (5-0).

Findings:

a. The Council finds that the “decision to amend the . . . Zoning Ordinance is a matter within the legislative discretion of the City Council as described in Section 12.21.060(a)(1)(B).

b. The Council finds that the Land Use Hierarchy Standards in the General Plan only gives clarity on the classification of a church use intensity, and not what zone is appropriate for a church to be located within.

c. The Council further finds that the intensity policy states that such church uses within facilities less than 10,000 square feet are appropriate at “all levels of intensity.”

d. The Council finds that Section 12-480-6 (West Centerville Neighborhood) lists a goal to “Enhance the Business Park District,” which is predominately comprised of the I-H Zoning District.

e. The Council further finds that Objective 1.H of the same Goal states a desire to limit lands uses to light manufacturing, office, professional service, and specialty retail type uses.

f. The Council also finds that the other listed allowable uses of the I-H Zone include vocational schools and other personal instruction uses. Therefore, a church use is compatible due to its primary focus in providing a place of worship for personal instruction and edification.

g. The Council finds that although the General Plan uses a “level of intensity” measurement, it appears that the Zoning Ordinance does not make a distinction between worship facilities above or below the 10,000 square feet measurement.

h. The Council finds that a church or place of worship is predominately currently listed as a Conditional Use within the A-L, R-L, R-M, R-H, C-M, C-H and C-VH Zones.

i. The Council finds that it appears that the Zoning Ordinance chooses to use the Conditional Use Permit process to allow a level of scrutiny to mitigate any potential conflicts or excess burdens on a case-by-case basis.

j. The Council further finds that the maximum size building for the I-H Zone is 50,000 square feet. Therefore, a worship facility at this size may have need of mitigating some impacts such as traffic, parking, or other such matters.

REVOCABLE ENCROACHMENT LICENSE AND MAINTENANCE AGREEMENT –
170 WEST – BLEAKS AND GOODFELLOW-TULLIUS TRUST

The Bleaks and Goodfellow-Tullius recently purchased a portion of the Holbrook property behind their existing lots located at 149 West 1850 North and 215 West 1850 North, respectively. The purchased property has been combined with their existing lots as required by City ordinance to avoid the creation of an additional lot or a remnant parcel. The Bleaks have applied for and desire to construct a garage on this newly acquired portion of their property. Access to the back portion of the Bleak lot (as well as the Goodfellow-Tullius lot) from the legal lot frontage on 1850 North is difficult. Therefore, the Bleaks and Goodfellow-Tullius have requested access to the back portion of their properties from the end of the stub portion of 170 West. The end of 170 West is currently a stub road with no temporary turn-around or any public improvements beyond the end of the right-of-way which terminates at the mutual boundary line between the Bleaks and Goodfellow-Tullius properties.

Lisa Romney, City Attorney, explained that the City does not usually allow access off of the stub end of a City street. However, she said staff is willing to recommend approval of such requested access in this limited circumstance subject to the terms and conditions of the
proposed Revocable Encroachment License and Maintenance Agreement. Pursuant to this
agreement, the Bleaks and Goodfellow-Tullius must dedicate an 80’ diameter temporary right-
of-way and turn-around easement at the end of 170 West over and across their properties. In
exchange for the turn-around easement, the Bleaks and Goodfellow-Tullius would be granted a
non-exclusive revocable encroachment license and permit to install and maintain certain
driveway and related improvements within the turn-around easement area. The use is limited to
accessory residential uses and may not be used for access to a dwelling unit or any type of
commercial activity.

Ms. Romney reported the City Engineer has reviewed and approved the drainage plan
with a few revisions. She said it is the opinion of the City Engineer that the natural drainage of
the property would take care of most of the issue. At 7:42 p.m., Mayor Cutler welcomed
comment from the applicants.

Terry Bleak – Mr. Bleak said he has spent a lot of time working with staff on this issue.
He said he wants to be in Centerville for a long time, and he wants the property to look clean,
not muddy.

Kathy Goodfellow – Ms. Goodfellow thanked Ms. Romney and Mr. Snyder for working
with them. She said she thinks they have come to a win/win agreement. Ms. Goodfellow said
she feels it is worth giving this easement in order to access the property in this manner.

Councilman Ince made a motion to approve the Revocable Encroachment License and
Maintenance Agreement between the Bleaks, Goodfellow-Tullius Trust, and Centerville City for
a temporary turn-around and access at the end of 170 West. Councilwoman Ivie seconded the
motion, which passed by unanimous vote (5-0). Councilman McEwan thanked the applicants
for preserving green space in the City.

MUNICIPAL CODE AMENDMENTS – CHAPTER 5.03 (BUDGETS)

Ms. Romney stated it is her opinion a public hearing is required at the tentative budget
level, but the State statute is unclear regarding what kind of notice must be provided for that
hearing. She recommended Municipal Code amendments, including an amendment to specify
7-day notice on the Utah Public Notice website and City website for the tentative budget public
hearing. She said she feels substantial notice should be reserved for the final budget. Mr.
Thacker commented that the Farmington City Council has approval of a tentative budget on
their Summary Action Calendar without a public hearing. He said he suspects many cities will
interpret the State statute in that way.

Councilman McEwan made a motion to approve Ordinance No. 2017-11 regarding
Municipal Code Amendments to Chapter 5.03 (Budgets) regarding noticing and hearing
requirements for tentative and final budgets and new statutory reference for enterprise fund
transfers. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

FY 2018 BUDGET

Mr. Thacker suggested the Council open a public hearing for the FY 2018 Tentative
Budget and continue the public hearing to the next Council meeting on May 16th. At that time
the Council could adopt the FY 2018 Tentative Budget if the Council would rather not adopt the
Tentative Budget at this time. Councilman McEwan said he does not see a benefit to adopting
the Tentative Budget at this time if the accountants are going to recommend significant
changes. Mr. Thacker responded that the accountants work is more likely to affect fund
balances than the current revenues and expenditures. He said he has prepared the budget with
the assumption that the City will live by the revenues that are generated within the year. Councilman McEwan said he feels it would be better to wait until the budget has accurate fund balances. Councilman Ince said he thinks it makes sense to wait until May 16th and give a little time for the public to review the Proposed Budget. The FY 2018 Proposed Budget is available on NovusAgenda, and will be made available on the City website. Councilman McEwan emphasized the need to make it clear that it is a tentative budget.

Mayor Cutler opened a public hearing at 8:01 p.m., and invited anyone who would like to comment on the Proposed Budget. Seeing that no one wished to comment, he closed the public hearing with a desire to continue it to the next Council meeting on May 16th. Councilman Ince made a motion to table action on the FY 2018 Tentative Budget and continue the public hearing to the Council meeting on May 16th. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

MAYOR’S REPORT

- Mayor Cutler reported the South Davis Metro Fire Service Area has been actively pursuing a new fire station in Centerville. He said there has been interest from other parties in purchasing the existing station and leasing it back to the Service Area while construction of a new station occurs. No decisions have been made. The Fire Board is expected to take action at their next meeting regarding the proposed tax increase.
- Davis County was recently rated the 6th healthiest county in the State.
- The annual CenterPoint Gala is scheduled for Saturday, June 3rd.

MISCELLANEOUS BUSINESS

City Attorney Romney has drafted an agreement regarding the transfer of County-owned property on 100 South to the City. A majority of the Council indicated approval and expressed a desire to send the draft agreement to the County. Mr. Thacker distributed a preliminary sketch of property lines provided by the County.

APPOINTMENTS

Mayor Cutler recommended the Council reappoint Mark Dimond, Matt Johnson, and Rick Turner to additional terms on the Trails Committee; appoint Jonathan Reudas to a three-year term on the Parks and Recreation Committee; and appoint Greg Call to the Landmarks Commission. Councilwoman Fillmore made a motion to reappoint Mark Dimond, Matt Johnson, and Rick Turner to additional terms on the Trails Committee; appoint Jonathan Reudas to a three-year term on the Parks and Recreation Committee; and appoint Greg Call to the Landmarks Commission. Councilwoman Mecham seconded the motion, which passed by unanimous vote (5-0).

ADJOURN AND RDA MEETING

At 8:16 p.m., Councilman McEwan made a motion to adjourn the regular meeting and move to a meeting of the Redevelopment Agency following a short break. Councilwoman Fillmore seconded the motion, which passed by unanimous vote (5-0). In attendance at the RDA meeting were: Paul A. Cutler, Chair; Directors Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker, Executive Director; Lisa Romney, City Attorney; Jacob Smith, Assistant to the City Manager; and Katie Rust, Recording Secretary.