Minutes of the Centerville City Council meeting held Tuesday, July 18 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
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT
Steve Thacker, City Manager
Lisa Romney, City Attorney
Marsha Morrow, City Recorder

STAFF ABSENT
Jacob Smith, Assistant to the City Manager

VISITORS
Interested citizens (see attached sign-in sheet)

PLEDGE OF ALLEGIANCE

PRAYER OR THOUGHT
Councilman Ince

Mayor informed the audience that the County Commissioners will stay at the meeting until after the Open Session. If any citizens present would like to ask them any questions, they may do so.

OPEN SESSION

Cami Layton, Centerville, said the citizens of Centerville have been patient with the zoning in our community but they have now had enough. She was referring to the rezone request that is on tonight’s agenda for southwest Centerville from Agricultural-Low to Residential-Medium. She said people are leaving Centerville who don’t want to live here anymore. She is asking the City Council to think about the long-lasting affect this is having on the city. She will fight against any more Residential-Medium or Residential-High zoning.

Brett Millburn, Centerville, said he is speaking as a resident of this fine city and not in his capacity as a Davis County Commissioner. He said he appreciates the fine work and services that the City Council renders on behalf of the citizens of Centerville. He stated that these are not easy discussions to have and there are two sides to every issue. Decisions need to be made that not only affect us today but for future generations.

Mayor Cutler thanked the Commissioners for their partnership they have with Centerville. The Commissioners left the meeting.

MINUTES REVIEW AND ACCEPTANCE

The minutes of the July 5, 2017 minutes were reviewed. Councilwoman Fillmore made a motion to approve the July 5, 2017 City Council meeting minutes. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).
SUMMARY ACTION CALENDAR

a. Approve commencement of the warranty period for the Maverik Site Plan, effective July 18, 2017
b. Award bid to M.C. Green & Sons Inc. in the amount of $29,845 for labor and to Mountainland Supply in the amount of $11,210.48 for materials for the Chitose Johnson Amended Subdivision waterline

Councilwoman Fillmore made a motion to approve the two items on the Summary Action Calendar. Councilman Ince seconded the motion, which passed by unanimous vote (5-0).

FINANCIAL REPORT FOR YEAR END PERIOD ENDING JUNE 30, 2017

Steve said the financial report is normally presented later in the meeting, but Steve said Marcus had to be somewhere else tonight as soon as he leaves here, so it was moved up on the agenda to accommodate him. He said this is the financial report for the 12-month period ending June 30. Mr. Thacker said it is not quite the final report due to revenue we don't actually receive until after June 30 and accounts payable that come in after June 30. He explained the performance of the City's revenues are worse than he expected when he prepared the Proposed Budget, particularly in the General Fund. He said the other funds are doing pretty good and Marcus will address those funds. Mr. Thacker said that following the Financial Report from Marcus, he will speak to the attached Summary Page that he has marked up regarding the General Fund.

Marcus Arbuckle, CPA, explained to the City Council the tracking of Cash Position by Fund and the restricted cash as of June 30, 2017. He then went through each Fund, noting revenues and expenditures and how he is tracking the cash and restricted cash in each fund.

Steve recommended that the City Council hold a work session prior to their August 1 meeting to discuss the FY 2017-2018 Tentative Budget before the Council adopts it. He said they can also discuss any concerns with the FY 2017 finances before closing the books on the FY 2017 Budget.

Mayor Cutler said his biggest question is whether the lower than projected revenue is just a Centerville issue because people are shopping more elsewhere or is this a wider trend among the municipalities in our area.

Steve responded that they were overly optimistic on the budget revenue projections, i.e. last two years there was an assumption of 6% and it was more like 4%. Mr. Thacker explained the adjusted Financial Summary and explained some of the shortfalls in revenues. The Council will discuss this and other items at the August 1 work session.

PUBLIC HEARING - ZONE MAP AMENDMENT – PROPERTY LOCATED AT 640 W. PORTER LANE FROM A-L TO R-M, JAMES GRAHAM, APPLICANT

Cory Snyder, Community Development Director, explained the petition received from Mr. James Graham who is interested in purchasing property from Dave Bell. The property is located on Porter Lane, essentially a long parcel situated behind Dave's Auto & Les Swab area. The property is currently zoned Agriculture-Low (A-L). Mr. Snyder said the petitioner desires to acquire the vacant lot and a lot with a home. He said the request of the petitioner is to rezone the property from A-L to Residential-Medium (R-M) with the intent to develop the land into townhomes, which could be an allowed project provided it meets the development allowances in the R-M Zone. The Planning Commission recommended approval of the rezone to the City Council.
James Graham, Chad Associates, said he thinks this project follows the General Plan. He said that he with the agricultural zoning it is an island. He thinks this property is a good place to zone to R-M. Mr. Graham said their intent is to build townhomes with designs that would allow baby boomers and millennials a place to live. There is a huge demand in Centerville for this type of housing. He said right now it is 2 acres and they desire to build 16 units, which are less units than next door but is the same zoning.

Mayor Cutler opened the public hearing at 7:49 p.m. and invited anyone who wanted to speak regarding the recommended zoning change.

Dean Williams, Centerville, said after going through the Brighton Homes project and the Balling project he thought the City Council had concluded there would not be any more zoning to medium or high density. When is it going to end? He said it is not acceptable to put in more R-M zoning in South Centerville. As a homeowner in Centerville and living here all his life, he has just as many rights as anyone else. He said he is not in favor of this rezone.

Mayor Cutler clarified that the City does not seek for this from property owners. Any owner of private property can bring in a request any time they want. It is the City’s responsibility to respond to the application.

Dale McIntyre, Centerville, said he has looked through the General Plan a couple of times and he believes that it talks about the desire of the citizens of Centerville to have Residential-Low zoning. Mr. McIntyre also brought up the comment Councilman McEwan made regarding the number of citizens who watch the video of the meetings. He suggested if there was a better angle of the camera that took in less space of the Council room, they might get more people to pay more attention to the video.

Laura Dudley, Centerville, said she is a 20-year resident of Centerville and the last 12 years has lived in Shaela Park, which is directly affected by this new development. Their quiet neighborhood is not quiet anymore. Roads have been torn up again and again and patched, therefore they get detoured making it hard to get home. She wants to know who is going to put their street back to its original state. She said putting in new utility lines with the Brighton Development they have incurred water pressure damages and costs in the form of paying for plumbers, parts and inconveniences. She would like to know who should be responsible for these costs. She referred to the parking issues with the Brighton Development. The street is not wide enough and there are no sidewalks within the development. She asked the Council to not make it worse by allowing another medium-density project to go in to an already overcrowded area. There needs to be a change to the zoning in South Centerville and clarify what medium density is.

Miss Dudley read a letter from Marti Money, a Centerville resident, who could not be in attendance this evening. She thanked the City Council for their work on the Council. She said it is respected and appreciated. This letter is public comment to the proposed rezone request for property located at 640 W. Porter Lane. She said this rezone request is a mistake. It continues the lopsided, high-density development of South Centerville. The Porter Walton Townhomes should be the bookend on this type of housing development on Porter Lane rather than allowing another multi-unit development. It negatively affects the quality of life in our community. She does not support this development. She explained the issues this kind of development causes for their neighborhood. The water pressure has decreased, not enough parking, no curbs marked red. She would like the Council to change the laws to prohibit this kind of zoning in South Centerville. Please vote no to this project and zone Centerville right.
Heather Strauss, Centerville, thanked the Council for their work in behalf of the citizens of Centerville. She stated that her thoughts and opinions have not changed from the presentation she and Marti Money gave to the Council in November 2016. She quoted from the General Plan and said if this project is allowed to move forward it will negatively affect the quality of life of citizens of South Centerville. She explained the issues this kind of development causes.

Seeing no one else wishing to speak, Mayor Cuter closed the public hearing at 8:06 p.m.

Councilman McEwan asked if there had been any reports from Public Works on the water pressure in that area. The Mayor said they needed clarification on whether it is irrigation water or City water pressure. Someone in the audience said it is both.

Councilwoman Fillmore said her area has had water pressure problems and she talked with Deul Creek and they have had major breaks in supply lines. Mayor Cutler said Deul Creek is having major issues all over, but he was not aware of any City water pressure issues. He asked Mr. Thacker to look into it with Mike and Randy in Public Works.

Councilwoman Mecham would like to see more options in their zoning. She didn’t feel like she could support this rezone at this time. She would like staff to come back with recommendations of more options in the City’s zoning. She felt eight units is too high. She would like to maybe have an option of 5 or 6 units. Councilman McEwan said he thought the City had talked about adding granularity to their zoning, i.e. R-2, R-4. He asked Cory if that had been brought before the Planning Commission. Mr. Snyder indicated that the City Council had said they would address that later.

Lisa Romney, City Attorney, said she would like to respond to the suggestion. Ms. Romney said the Council as the Legislative Body does have the authority to amend the Zoning Code as well as the General Plan and to revisit those policies, but when an applicant has filed an application, they have a right to pursue their application in accordance with the ordinances that are in place at the time they file the application. Ms. Romney said her advice would be to review this application in accordance with the existing General Plan policies.

Councilman McEwan said he did have a major concern regarding the water pressure issue in the area. If it is not mitigable, that is a significant impact and would like to know more about that from Randy before doing a rezone. That could be a major issue if they have to go in and tear up the streets after the fact because there is not adequate water pressure.

Councilwoman Fillmore stated that those were valid points, but the application before them tonight is more of a bigger picture decision. The bigger picture level is the General Plan, which is very general. There are extremely legitimate reasons why the General Plan says this area could be zoned R-L or R-M. Buffering is one of those reasons, which is buffering from the Commercial-Very High Zone in the area. There is a market issue as well as a property rights issue. Councilwoman Fillmore said in response to Ms. Layton’s comment earlier, there is a high cost in spreading out. The City has a lot of fiscal challenges, as well as the region and the State. Spreading out could cost cities millions or even billions of dollars for the infrastructure that has to be installed in order to spread out.

Councilwoman Mecham said the R-M in between two A-L should not have been approved in the first place, so she felt the City created the problem by approving the R-M zoning earlier for the Porter Walton Townhomes project.

Councilwoman Ivie said she is not in favor of buffering just for the sake of buffering. She regrets making that earlier decision to allow R-M zoning in that area. She does not think buffering is ok to the detriment of the people already living there. She said because of the water pressure issue and street issues she cannot agree to approve the rezone at this time.

Councilman McEwan responded to the market forces issue that Councilwoman Fillmore addressed. He said there needs to be a balance between the market forces and what is good for the community as a whole. He cited the Sugar House as an example. It used to be a nice place to visit and walk around but is not like that anymore. It is not a desirable place to be
anymore. He said although the market needs to be respected the community also needs to be respected.

Mayor Cutler thanked the Council for their comments. He said it is a legitimate option for the Council to seek opinions from professionals to unemotionally evaluate if there are issues with the roads, traffic, and water pressure.

Councilman McEwan made a motion to table Ordinance No. 2017-1918 pending review of the water pressure and comments related to traffic congestion and ability to keep the road repaired by Public Works. Councilwoman Ivie seconded the motion.

There were further comments on whether there had been changes to this property earlier. Cory Snyder responded that this property has not changed. They did change the Haffoka property earlier and the traffic study at that time concluded there would not be a problem with traffic on Porter Lane. Councilman Ince stated he would also like to get a list of complaints filed by the Shaela Park residents and add to the list in the motion safety concerns for surrounding residents on the road. Councilwoman Fillmore would also like in the motion to have this ready to be brought back at the next Council meeting. Councilman McEwan said he doesn’t want to put the City Manager in a corner if they are not able to get the information by the next meeting date, but if he can then he agreed. The Council voted unanimously to table Ordinance 2017-18 (5-0).

**PUBLIC HEARING - ZONING CODE TEXT AMENDMENT - INCENTIVES FOR HISTORIC LANDMARK REGISTER**

Cassie Younger, Assistant Planner, said they were here to discuss incentives for the properties on the Historic Landmarks Register (HLR). The Deuel Creek Historic District was created last year and the City Council approved incentives for the properties located in that District. Owners can get anywhere between 25% and 100% reduction in their Building Permit fee if they are on the Historic Landmarks Register. She said there are approximately 25 properties listed on the HLR. The majority of those properties are within the Deuel Creek Historic District, but about 10 are not. Ms. Younger said to be fair they wanted to also offer the incentives to all the homes on the Historic Landmarks Register regardless of whether they are in the Historic District.

Mayor Cutler asked about the criteria to get on the HLR list. She said the Planning Commission voted unanimously at their June 28 meeting to approve this text amendment.

Mayor Cutler opened the public hearing at 8:34 p.m. Seeing no one wishing to comment he closed the public hearing at 8:40 p.m.

Lee Skabelund, Centerville, said he would mainly like some more information about where the money comes from. Mayor Cutler responded the City charges building permits to recover costs that staff incur. Mr. Skabelund said the City needs to be careful to spend taxpayer’s money on things that are most important. He said the oldest LDS Church building in Centerville is not on the National Register but should be. He just wanted the Council to make sure they are spending the taxpayer dollars wisely.

Assistant Planner Cassie Younger responded that there are 25 properties on the National Register, which is their elite list of historic places and then they have a secondary list which is called Significant Sites. She said the Church that Mr. Skabelund was referring to could most likely be on the Significant Sites list. There are a lot of properties on that list because they are locally historically significant and should be recognized on a list.

Councilman Ince made a motion to adopt Ordinance No. 2017-19 with regard to expanding the incentive program to historic assets outside of the Historic District.
Councilwoman Ivie seconded the motion. The motion passed unanimously by a roll-call vote (5-0).

**PUBLIC HEARING – REQUEST FOR BUSINESS LICENSE REVOCATION RELEASE**

**– TIM FLANERY**

Mr. Flanery has filed a request for relief from provisions of the Municipal Code that state that once a business license is revoked there is a 12-month waiting period before another license can be issued. The Council recently amended the Municipal Code to provide for some relief in certain circumstances. The new ordinance allows someone who has had their business license revoked to request relief from the 12-month license restriction period under certain circumstances. The request before the Council is from Tim Flanery of Cleaner Image Dry Cleaning wanting the Council to give him some relief of this 12-month period. A copy of Section 6.03.102 of the Municipal Code is in the packet which provides the following five criteria for the Council to look at in considering the request for relief:

1) Must be the first time the license has been revoked;
2) The person must pay all delinquent business license fees
3) Pay for pending civil or criminal penalties;
4) Must be in good standing with the State and pay back taxes; and
5) Show sufficient evidence that the business meets all fire, health, and police regulations.

Ms. Romney suggests the Council let Mr. Flanery present his case to them and ask him any questions to make a decision. The Council will then need to have a public hearing to see if there is anyone to speak about this request and then the Council can make a decision or ask staff any further questions.

Mr. Flanery said he feels he has met these stipulations. This is his first offense. He has proof of paying the civil penalties. He will pay the City what he owes regarding his business license. He has a letter from the State saying he is in good standing and that his EIN is active. He explained the agreement he has with the State—i.e. that as long as he paid his current taxes he could pay $400 a month toward his previous taxes to get them paid off. He contacted the Fire Department and they said he is current on his last inspection. The Health Department had no concerns. He has no equipment in there and does not have any plans to ever put it in. He appreciates the opportunity to get back on his feet.

Mayor Cutler opened that public hearing at 8:56 p.m. and closed the public hearing seeing no one wishing to comment.

Lisa Romney said the City Ordinance does require written findings and a written decision to provide to the petitioner and the business license official. She said she sent out a draft of proposed Findings and Decision if the City Council is inclined to approve this request. The only additional conditions would be that he has to pay his business license fees before it can be reinstated. The Council also needs to determine the period they will grant relief. The revocation date was officially May 9, so the Council can decide if they want to wait 2 months or 6 months, for example, from that date. She also said Mr. Flanery needs to provide the Justice Court evidence of this new business license by August 10.

Councilwoman Fillmore asked if he had paid his business fees to the City. Ms. Romney said he had not paid them yet, but is willing to pay them. There was concern that he would think he had a business license if he paid them, so we wanted to wait until the Council had rendered a decision. Councilwoman Fillmore wanted to know if he was still operating his business even though his license was revoked. Ms. Romney said the criminal citation for operating a business without a license was issued just for that specific day and he has paid the Justice Court the penalty. She also said they have not issued any more citations since the initial citation and she can't speak to what he has done since then. Councilwoman Fillmore said she didn't feel Mr. Flanery complied with the revocation of his license if he has still been operating without a license. She doesn't feel comfortable voting in favor of this request.
Mayor Cutler said his opinion is that staff worked with Mr. Flanery to find a solution. He thinks Mr. Flanery has shown significant effort to try and remedy this issue and get back into compliance. He supports the Council to give him another opportunity to have a legally opened business and have a license.

Councilman Ince made a motion to implement the provisions of the License Revocation Restriction for Mr. Flanery’s benefit so that he can finish paying off all of the fees, and upon payment of all fees, he can be given a business license again under this revised Ordinance; including the Findings and Decision provided by the City Attorney and the conditions she recommended; and that the period of time that has passed from when his license was suspended to be two months. Councilwoman Ivie seconded the motion.

Councilwoman Fillmore said she thinks it is good to have this Ordinance in place but she feels like the way they are going about it they are setting an expectation and precedent. One other thing that concerned her was that there was no physical evidence with the staff report of all of the conditions being met before this meeting. She said that she didn’t feel like the effort was there to provide this information prior to the meeting.

Mayor Cutler called for a vote on the motion by a roll-call vote. The motion was passed by a 3-1 vote. Councilwoman Fillmore cast the no vote and Councilman McEwan recused himself from voting.

**MUNICIPAL CODE AMENDMENTS TO ENACT CHAPTER 8.04 – WHITAKER MUSEUM PROPERTY**

Lisa Romney, City Attorney, explained the proposed Municipal Code Amendments. It is a City initiated amendment, which essentially started with the Museum Board. They wanted to be recognized in the Municipal Code as a public asset. She said in Title 8 there is the cemetery and the parks and they wanted to add another chapter that specifically addressed the Whitaker Museum. Ms. Romney said she prepared Ordinance 2017-20 enacting Chapter 8.04 of the Municipal Code. She said since this is a Municipal Code amendment it does not require a public hearing, but there are representatives from the Museum Board present. The Council may wish to provide the Museum Chair, Spencer Packer, an opportunity to speak to this proposal.

Mayor Cutler invited Spence Packer, Museum Director to make any comments he would like.

Spencer Packer thanked the Council for considering this amendment to the Code and staff’s time in getting to this point. The Board reviewed it several times and made tweaks to it. This is an important step to give them a legal niche in the City that they haven’t had in the past. Mr. Packer thanked the Council for their consideration.

Councilwoman Fillmore stated that she was grateful for active Boards, Committees and Commissions that will do the work and bring it forward to improve our ordinances. She thanked Mr. Packer.

Councilwoman Mecham made a motion to adopt Ordinance No. 2017-20 enacting Chapter 8.04 of the Centerville Municipal Code. Councilwoman Ivie seconded the motion and motion passed unanimously (5-0).

Councilwoman Ivie thanked Lisa Sommer and Lisa Romney as well as Chair Packer and the Whitaker Board for all their effort and hard work to get this accomplished. It has been years in the making and she is grateful for their efforts.

The Council took a five minute break at 8:59 p.m.
DISCUSS PROPOSED MAIN STREET SIGN ORDINANCE AMENDMENTS

Councilwoman Fillmore stated she would like the Planning Commission to consider an amendment to the Sign Ordinance. She suggests the Planning Commission review the Main Street section that allows one exception situation where electronic signs are allowed. She said she would like to eliminate that as a loophole. She also suggests placing a TZRO on Main Street pertaining to the Sign Ordinance while it is being discussed by the Planning before coming back to the City Council. Councilwoman Fillmore made a motion to send to the Planning Commission the direction to revisit this section as soon as possible. George McEwan seconded the motion.

Councilwoman Ivie does not want to give the Planning Commission any assignments until the zoning issues have been resolved. She said she didn’t see the electronic sign issue as being more pressing at this time.

Councilman Ince said it’s not that simple. It will take time to revisit the sign ordinance.

Councilwoman Fillmore quoted from the Sign Ordinance. She said this is the entrance to our Historic District and there have been many discussions on how to preserve the character of our community. She said she feels this would be a simple way to would help preserve his character of the Historic District.

After further discussion the Mayor called for a vote on the motion. Councilman Ince said he is not supportive of the motion because he would like the City to have a nice monument sign to give information to the public. If they are done nicely he didn’t see a problem with them.

The Mayor asked for a roll-call vote. The motion failed by a 4-1 vote. Councilmembers Ince, McEwan, Ivie and Mecham voted nay.

MAYOR’S REPORT

- FIRE SERVICE AREA REPORT — The Mayor reported they had a Fire Board meeting yesterday and this continues to be a challenging time for fire service. He reminded the Council of the Open House tomorrow night at 6:00 p.m. here at City Hall. They've had very light attendance at the two previous open houses. Mayor Cutler said he attached to the packet a proposed rendering of the Centerville Station. They are considering doors that fold together to allow the trucks to go in and out.

- UTOPIA/UIA financial reports — Mayor Cutler said he didn’t have anything new on UTOPIA/UIA. The financial reports are attached.

- Mayor Cutler did want to provide an update about the Tingey pavilion. The Tingey family wants to donate for the building of a pavilion with the stipulation that it be named the Tingey Family Pavilion in honor of their parents. The family has given verbal approval for the family to donate $50,000 toward the pavilion.

John Higginson asked to postpone his report about the solid waste district until September.

CITY MANAGER’S REPORT

Steve Thacker, City Manager, said the Council may need to amend the Tentative Budget to include the proposed property tax increase in order to make it available for the 10-day period for public review before the public hearing on August 8.

Councilman McEwan said he would like to error on the side of caution and hold a special meeting to make sure they comply with the 10-day notice requirement. After further discussion
the Council decided to hold a special meeting on Tuesday, July 25 at 6:00 p.m. The Mayor said he will be out of town but they could still hold the meeting. Mayor Pro Tem Stephanie Ivie will be Chair at the meeting.

**MISCELLANEOUS BUSINESS**

Councilwoman Mecham said she has been getting a lot of pressure regarding a cemetery. She thought a small park could be put by the DI and have the current cemetery expand into Island View Park. She would like to have a work session to discuss this. The Council appeared willing to hold this work session in September.

**ADJOURNMENT AND CLOSED MEETING**

At 9:50 p.m., George McEwan made a motion to adjourn the regular meeting and move to a closed meeting to discuss the character, professional competence, or physical or mental health of an individual.

In attendance at the closed meeting were: Paul A. Cutler, Mayor; and Council members Fillmore, Ince, Ivie, McEwan, and Mecham; Steve Thacker, City Manager; Lisa Romney, City Attorney.
Minutes of the Centerville City Council work session held Tuesday, July 18, 2017 at 5:40 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  
Marsha Morrow, City Recorder  

**STAFF ABSENT**

Jacob Smith, Assistant to the City Manager  

**VISITORS**

County Commissioner Jim Smith, Commission Chair  
County Commissioner Randy Elliot  
County Commissioner Brett Milburn, (arr. 5:52 p.m.)

**Work Session with Davis County Commissioners**

Mayor Cutler thanked the Commissioners for coming to discuss a few items of concern. After introductions, Mayor Cutler said that they had a few things to discuss with the Commissioners and then the Commissioners could discuss other items as well.

**Library/Park land swap**

Mayor Cutler said the City is interested in the possibility of a land swap with the County regarding the land owned by the City on which the Centerville Library sits with the County owned land of part of Founders Park. Mayor Cutler said they have been discussing this possibility for several years. Steve Thacker, City Manager said he thought they were the about same acreage. The three Commissioners indicated that could be something that they could explore. Councilwoman Mecham wanted to know if there would be any hidden consequences in doing the swap. Commissioner Smith said he could not think of any, but that would be part of the discussion in exploring the request.

**Foothills recreation planning**

Mayor Cutler said they had some discussions with the County at one time about foothills recreation planning. At that time there was an agreement to work with the County because a significant portion of the hillside is County property. He said it was his recollection the County was going to do a master plan for all the foothills and the City’s Trails Committee was providing input into that master plan. The County was going to take the lead on the master plan. There was some discussion on the Firebreak Road and who is responsible for the maintenance and fixing of portions of that road in the various cities. There are portions of that road that are in Centerville that need to be fixed. Councilwoman Fillmore asked about the Deuel Creek Trail and the Gun Range. Mayor Cutler said the City wants to work with the County on creating a plan for the hillside. There was some discussion on making the trailheads better and Councilman Ince brought up the related problems for citizens that live in the area of the trailheads, i.e. parking, safety, etc. Commissioner Smith asked if the City had a vision for the hillside.
Councilwoman Fillmore indicated that the Trails Committee has a vision. Mayor Cutler said the City does not want residential development on the hillside. The trails in Centerville are used quite frequently and the trails should be available for our citizens and others for their enjoyment. Commissioner Elliott said the Firebreak Road extends from North Salt Lake up to South Weber. The County and the various cities need to meet to discuss what the plan would be.

Commissioner Millburn joined the meeting at 5:52 p.m.

**100 South Property**

Commissioner Millburn displayed a map showing the three lots proposed for the 100 South property and explained the easements related to the lots. He said each lot is 1/3 of an acre. The City will need to have Kevin Campbell, City Engineer, and Randy Randall, Public Works Director, review and comment on the map. Lisa Romney, City Attorney said the Public Works Director said there is a dam breach pipe on the property.

Lisa Romney, City Attorney explained the County prefers to deed the 8 to 10 feet of property to the City for a pathway from 200 South, rather than by easement. The Mayor said there have been several revisions made to the Agreement between the City and the County but think they are now in agreement on the language. The County wants to take one more look at the agreement with all the exhibits before making the final decision. Miss Romney said once the Agreement has been finalized and signed, the County will have 30 days to remove the fence and 10 days to give the City a recorded copy of the document.

**Proposition One Grant Program**

The City would like to know what the County's priorities are for the Proposition One grant money. Commissioner Millburn said what they will be looking for in the applications is if the project would have a more regional impact than just benefitting individual cities. The County wants the projects to benefit more people in Davis County. They will also consider how much the cities are willing to share in the cost.

Steve Thacker explained what projects they specified in their Letters of Intent:

- Sidewalk repairs/replacement
- Bus stop improvements
- Legacy Parkway trail restroom
- Hillside access/trailhead access

Commissioner Millburn provided feedback that the County is looking for projects of regional significance, and sidewalk repairs within a city are a city responsibility and would not score well.

Councilman Bill Ince mentioned a complaint he received from a citizen regarding hillside vandalism by the petroglyphs on the hillside. He would like to know whose responsibility it is to fix it. He said the citizen also complained about dogs running wild on the hillside. Commissioner Elliott said it depends on who owns the land. There is only one Forest Service enforcement officer for several counties in our area.

At 6:40 p.m. Mayor Cuter asked if there were any citizens that had questions for the Commissioners. Lee Skabelund, Centerville citizen, said he didn't have a question but had a few comments on trails. He said anytime a trail is opened you can expect issues. He said it would be better to have multi-purpose trails that would benefit all citizens and not just certain groups. Mr. Skabelund said the Forest Service is not carrying their share of taking care of the land.
Mayor Cutler expressed appreciation to the Commissioners for their time in attending the work session and for the comments. The City appreciates the good partnership they have had with the County over the years.

**ADJOURNMENT**

The work session was adjourned at 6:52 p.m.

Marsha L. Morrow, City Recorder

Date Approved 8-1-2017