

PUBLIC HEARING AND CITY COUNCIL MEETING
Tuesday, March 16, 2010 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

This meeting may be held electronically via telephone to permit one or more of the council members to participate.

NOTICE is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a Public Hearing in connection with their Regular City Council Meeting on Tuesday, March 16, 2010, beginning at 7:00 p.m.

COUNCIL MEETING

1. Call to Order, Invocation and Pledge
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (Comments limited to 3 minutes per person with a total of 30 minutes for this item).

PUBLIC HEARINGS

3. City Code Amendments, Title 11, Chapter 1, Section 3, Subdivision Plats Required; Exceptions

CONSENT AGENDA

4. Minutes from the February 16, 2010, Regular City Council Meeting
5. Resolution No. 3-16-2010A, Adopting a Proclamation for Arbor Day
6. Resolution No. 3-16-2010B, Adopting a Proclamation Designating May 1, 2010, as Silver Star Day
7. Resolution No. 3-16-2010C for a Grant through Google for Fiber Optic Infrastructure
8. Interlocal Agreement with Utah County Regarding Community Development Block Grant Funding

SCHEDULED ITEMS

9. Review/Action on Amendments to the City Code, Title 11, Chapter 1, Section 3, Subdivision Plats Required; Exceptions
10. Review/Action on Final Acceptance of Subdivision Improvements and Beginning of Durability for the Cedar Hills Retail Subdivision, Lot 4 (Walmart)
11. Review/Action on Engagement Letter from Allred Jackson for Auditing Services
12. Budget Presentation
13. Review/Action on Capital Improvements Plan
14. Review/Action on Requests for Qualifications for Legal Services
15. Review/Action on Resolution creating an Advisory Committee for Beautification
16. Review/Action on an Ordinance Dissolving the Parks and Trails Committee and a Resolution creating an Advisory Committee for Parks, Trails, and Recreation
17. Review/Action on City Council Assignments
18. City Manager Report and Discussion

MAYOR AND COUNCIL REPORTS

19. Board and Committee Reports

EXECUTIVE SESSION

20. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-205

***** EXECUTIVE SESSION *****

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.

21. Motion to Adjourn Executive Session and Reconvene City Council Meeting

ADJOURNMENT

22. Adjourn

Posted this 12th day of March, 2010.

Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.



CITY OF CEDAR HILLS

TO: Mayor Richardson, City Council, and Staff
FROM: Kim E. Holindrake, City Recorder
DATE: March 9, 2010

City Council Memorandum

SUBJECT: Proclamation – Arbor Day
APPLICANT PRESENTATION:
STAFF PRESENTATION: Kim E. Holindrake

BACKGROUND AND FINDINGS:
Staff proposes designating April 24, 2010, as Arbor Day.

PREVIOUS LEGISLATIVE ACTION:
Proclamation in 2009.

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

- Resolution and proclamation

RECOMMENDATION
To adopt the resolution and proclamation.

MOTION
To adopt Resolution No. _____, a resolution of the City Council of the City of Cedar Hills, Utah, adopting a proclamation designating April 24, 2010, as Arbor Day.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH,
ADOPTING A PROCLAMATION DESIGNATING APRIL 24, 2010, AS ARBOR DAY.**

WHEREAS, the City of Cedar Hills wishes to celebrate and support efforts to protect trees and woodlands with the City.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Cedar Hills, Utah as follows:

SECTION 1. The attached Proclamation is issued by the City Council of the City of Cedar Hills, Utah, resolving that April 24, 2010, is designated as “Arbor Day.”

SECTION 2. This Resolution shall take effect immediately upon its approval and adoption.

PASSED, APPROVED and ADOPTED this 16th day of March, 2010.

Eric Richardson, Mayor

ATTEST:

Kim E. Holindrake, City Recorder

OFFICIAL PROCLAMATION

CITY OF CEDAR HILL, UTAH

Arbor Day
April 24, 2010

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our City increase the property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, we, the City Council of the City of Cedar Hills do hereby proclaim April 24, 2010, as “ARBOR DAY” in the City of Cedar Hills, and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

Dated this 16th day of March, 2010.

Eric Richardson, Mayor



CITY OF CEDAR HILLS

TO: Mayor Richardson, City Council, and Staff
FROM: Kim E. Holindrake, City Recorder
DATE: March 9, 2010

City Council
Memorandum

SUBJECT: Proclamation – Silver Star Day
APPLICANT PRESENTATION:
STAFF PRESENTATION: Kim E. Holindrake

BACKGROUND AND FINDINGS:

At the request of Silver Star Families of America in the State of Utah, staff proposes designating May 1, 2010, as Silver Star Day in honor of the men and women serving in the Armed Forces.

PREVIOUS LEGISLATIVE ACTION:

Proclamation in 2008 and 2009.

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

- Resolution and proclamation

RECOMMENDATION

To adopt the resolution and proclamation.

MOTION

To adopt Resolution No. _____, a resolution of the City Council of the City of Cedar Hills, Utah, adopting a proclamation designating May 1, 2010, as Silver Star Day.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING A PROCLAMATION DESIGNATING MAY 1, 2010, AS SILVER STAR DAY.

WHEREAS, the City of Cedar Hills wishes to extend appreciation to its men and women in the Armed Forces for their services.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Cedar Hills, Utah as follows:

SECTION 1. The attached Proclamation is issued by the City Council of the City of Cedar Hills, Utah, resolving that May 1, 2010, is designated as “Silver Star Day.”

SECTION 2. This Resolution shall take effect immediately upon its approval and adoption.

PASSED, APPROVED and ADOPTED this 16th day of March, 2010.

Eric Richardson, Mayor

ATTEST:

Kim E. Holindrake, City Recorder

OFFICIAL PROCLAMATION

CITY OF CEDAR HILL, UTAH

Silver Star Day
May 1, 2010

WHEREAS, the City of Cedar Hills has always honored the sacrifice of the men and women in the Armed Forces, and

WHEREAS, the Silver Star Families of America was formed to make sure we remember the blood sacrifice of our wounded by designing and manufacturing a Silver Star Banner and Flag, and

WHEREAS, to date the Silver Star Families of America has freely given thousands of Silver Star Banners to the wounded and their families, and

WHEREAS, the members of the Silver Star Families of America have worked tirelessly to provide the wounded of this City and Country with Silver Star Banners, Flags and care packages, and

WHEREAS, the Silver Star Families of America's sole mission is that every time someone sees a Silver Star Banner in a window or a Silver Star Flag flying, that people remember the blood sacrificed for this State and Nation, and

WHEREAS, the people, Mayor, and City Council of the City of Cedar Hills wish that the sacrifice of so many in our Armed Forces never be forgotten.

NOW THEREFORE, I, Eric Richardson, Mayor of the City of Cedar Hills do hereby proclaim appreciation to the Silver Star Families of America and honor their commitment to our wounded Armed Forces members. I hereby declare May 1, 2010, as "SILVER STAR DAY" the permanent and official day to honor the wounded soldiers of the City of the City of Cedar Hills.

Dated this 16th day of March, 2010.

Eric Richardson, Mayor



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/16/2010

City Council Agenda Item

SUBJECT:	Google Grant for the Installation of Fiber Optic Infrastructure
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: Working with the Mayor, staff is developing a resolution that will show Cedar Hill's support and interest for the grant that Google is offering to cities. This money will pay for high-speed fiber optic lines to our residents offering speeds up to 1 gigabit per second.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: A yet to be determined amount	
SUPPORTING DOCUMENTS:	
RECOMMENDATION: To show support for the grant that Google is offering.	
MOTION: To approve/not approve resolution #_____ expressing our interest in partnering with Google to offer the residents of Cedar Hills connections to a fiber optic network.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/16/2010

City Council Agenda Item

SUBJECT:	Interlocal Agreement with Utah County Regarding Community Development Block Grant Funding
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: Please see the attached memo from the County regarding this agreement. The changes to the Block Grant Funding that are proposed will enable the city to receive more funds for projects because it will not be split between the three counties that are part of MAG.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: Increased access to CDBG funds	
SUPPORTING DOCUMENTS: Interlocal Agreement and memo	
RECOMMENDATION: Staff recommends approving the agreement	
MOTION: To approve/not approve the Interlocal Cooperation Agreement between Utah County and the City of Cedar Hills.	

AGREEMENT NO. 2010-01

INTERLOCAL COOPERATION AGREEMENT

between

UTAH COUNTY and the city of Cedar Hills.

relating to the conduct of

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

for FEDERAL FISCAL YEARS 2011, 2012 AND 2013

and successive 3 year periods thereafter

INTERLOCAL COOPERATION AGREEMENT

THIS IS AN INTERLOCAL COOPERATION AGREEMENT made and entered into by and between UTAH COUNTY and the city of Cedar Hills.

RECITALS

A. In 1974 the U.S. Congress enacted the Housing and Community Development Act of 1974, as since amended (42 U.S.C. 5301 *et seq.*), and in 1990 the U.S. Congress enacted the Cranston-Gonzales National Affordable Housing Act, as since amended (42 U.S.C. 5301 *et seq.*) collectively (the “Act”), permitting and providing for the participation of the United States government in a wide range of local housing and community development activities and programs of the Act which activities and programs are administered by the U.S. Department of Housing and Urban Development (“HUD”).

B. The primary objective of the Act is the development of viable urban communities and access by every resident to decent housing, shelter and ownership opportunity regardless of income or minority status, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income, with this objective to be accomplished by the federal government providing financial assistance pursuant to the Act in the form of community development block grant (“CDBG”) Program funds to state and local governments to be used in the conduct and administration of housing, shelter and community development activities and projects as contemplated by the primary objectives of the Act (the “CDBG program”).

C. To implement the policies, objectives and other provisions of the Act, HUD has issued rules and regulations governing the conduct of the CDBG program, published in 24 Code of

Federal Regulations (CFR), Part 92 and Part 570 (the “Regulations”), which regulations provide that a county may qualify as an “urban county,” as defined in Section 570.3 of the Regulations, and thereby become eligible to receive entitlement grants from HUD for the conduct of CDBG program activities as an urban county and that cities and other units of general local governments in the same metropolitan statistical area that do not or cannot qualify for separate entitlement grants may be included as a part of the urban county by entering into cooperation agreements with the urban county in accordance with the requirements of the Regulations. Utah County will notify participating units of general local government governing bodies that they are automatically included in the urban county unless they elect to be excluded at the time of urban county qualification or requalification. The city choosing to be excluded will notify both the county and the HUD Regional Office of its election to be excluded by May 15 of the year of urban county requalification.

D. The County is now qualified under the Regulations to become an urban county and to begin receiving CDBG program funds from HUD by annual grant agreements beginning on July 1, 2011.

E. In 1981, and again since then, HUD amended the Regulations, pursuant to amendments of the Act, revising the qualification period for urban counties by providing that the qualification by HUD of an urban county shall remain effective for three successive federal fiscal years regardless of changes in its population during that period, except for failure of an urban county to receive a grant during any year of that period, and also providing that during the three-year period of qualification, no included city or other unit of general local government may withdraw from nor be removed from the urban county for HUD’s grant computation purposes, and no city

or other unit of general local government covering an additional area may be added to the urban county during that three-year period except where permitted by HUD regulations.

F. This Agreement provides for an initial three year term with successive three year terms corresponding with HUD qualification periods, automatically renewing.

G. The County recognizes and understands that it does not have independent legal authority to conduct some kinds of community development and housing assistance activities within the boundaries of an incorporated city without that city's approval. In order to ensure participation by the City in the urban county and as part of the fiscal years 2011-2013 urban county qualification process, the County and City are required to enter into this interlocal agreement authorizing the County to undertake or to assist in undertaking essential community development and housing assistance activities within the City as may be specified in the "Annual Action Plan of Community Development Objectives and Projected Use of Funds" (the "Action Plan") to be submitted to HUD annually by the County to receive its annual CDBG entitlement grant.

H. Under general provisions of Utah law governing contracting between governmental entities and by virtue of specific authority granted in the Utah Interlocal Cooperation Act, Section 11-13-101 *et seq.*, Utah Code Ann. (2005), any two or more public agencies may enter into agreements with one another for joint or cooperative action, or for other purposes authorized by law.

I. Accordingly, the County and City have determined that it will be mutually beneficial and in the public interest to enter into this interlocal cooperation agreement regarding the conduct of the County's CDBG Program,

THEREFORE, in consideration of the promises and the cooperative actions contemplated

hereunder, the parties agree as follows:

1. A fully executed copy of this interlocal cooperation agreement (the “agreement”), together with the approving resolutions of the City and the County, shall be submitted to HUD by the County as part of its qualification documentation. The City hereby gives the County the authority to carry out CDBG Program activities and projects within the City’s respective municipal boundaries. By entering into this agreement with the County, the City shall be included as a part of the urban county for CDBG program qualification and grant calculation purposes. The period of performance of this agreement shall cover three CDBG Program years beginning July 1, 2011 and ending June 30, 2014 and successive 3-year periods thereafter. Each party will participate for the next three program years, and automatically renewing each successive 3-year period. Subject to the termination provisions set forth in Paragraph 12, below, a City may terminate its participation in the agreement by giving written notice to the County prior to the commencement of the next 3-year period; provided, however, that this agreement will remain in effect until the CDBG funds and income received in the 3-year period then in effect are expended and the funded activities completed. As provided in Section 570.307 of the Regulations, the qualification of the County as an urban county shall remain effective for the entire 3-year period in effect regardless of changes in its population during that period of time, and the parties agree that a City or Cities may not withdraw from nor be removed from inclusion in the urban county for HUD’s grant computation purposes during that 3-year period. Prior to the beginning of each succeeding qualification period, by the date specified in HUD’s urban county qualification notice for the next qualification period, the County shall notify each City in

writing of its right not to participate and shall send a copy of such notice to the HUD field office by the date specified in the urban county qualification schedule issued for that period.

2. The City and the County shall cooperate in the development and selection of CDBG program activities and projects to be conducted or performed in the City during each of the three program years and for each successive 3-year covered by this agreement. The City understands and agrees, however, that the County shall have final responsibility for selecting the CDBG program activities and projects to be included in each annual grant request and for annually filing the Annual Action Plan with HUD.

3. The City recognizes and understands that the County, as a qualified urban county, will be the entity required to execute all grant agreements received from HUD pursuant to the County's annual requests for CDBG program funds and that as the grantee under the CDBG programs it will be held by HUD to be legally liable and responsible for the overall administration and performance of the annual CDBG programs, including the projects and activities to be conducted in the City. By executing the agreement, the City understands that they (1) may not apply for grants under the Small Cities or State CDBG Programs from appropriations for fiscal years during the period in which they are participating in the urban county's CDBG program; and (2) the City understands that it may only receive a formula allocation under the HOME program through Utah County as an urban county. This does not preclude the urban county or a unit of government participating with the urban county from applying to the state for HOME funds, if the state allows.

4. The City shall cooperate fully with the County in all CDBG program efforts planned and performed hereunder. The City agrees to allow the County to undertake or assist in undertaking,

essential community development and housing assistance activities within the City as may be approved and authorized in the County's CDBG grant agreement including the 5-year Consolidated Plan. The City and the County also agree to cooperate to undertake, or assist in the undertaking, community renewal and lower income housing assistance activities.

5. The City understands that it will be necessary for the City to enter into separate project agreements or sub-grants in writing with the County with respect to the actual conduct of the projects and activities approved for performance in the City and that the funds designated in the County's Final Statements for those projects and activities will also be funded to the City under those separate project agreements or subgrants. Subject to the provisions of Paragraph 3 above, the City will administer and control the performance of the projects and activities specified in those separate project agreements, will be responsible for the expenditure of the funds allocated for each such project or activity, and will conduct and perform the projects and activities in compliance with the Regulations and all other applicable federal laws and requirements relating to the CDBG program. The City also understands and agrees that, pursuant to 24 CFR 570.501(b), they are subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in 24 CFR 570.503. Prior to disbursing any CDBG program to any subrecipients, the City shall enter into written agreements with such subrecipients in compliance with 24 CFR 570.503 (CDBG) of the Regulations.

6. All CDBG program funds that are approved by HUD for expenditure under the County's grant agreements for the three Program years covered by this agreement and its extensions, including those that are identified for projects and activities in the City, will be budgeted and allocated to the specific projects and activities described and listed in the County's Annual Plan

submitted annually to HUD and those allocated funds shall be used and expended only for the projects or activities to which the funds are identified. No project or activity, or the amount of funding allocated for such project or activity, may be changed, modified, substituted or deleted by a City without the prior written approval of the County and the approval of HUD when that approval is required by the Regulations.

7. Each City agrees to do all things that are appropriate and required of it to comply with the applicable provisions of the grant agreements received by the County from HUD, the provisions of the Act, and all Rules and Regulations, guidelines, circulars and other requisites promulgated by the various federal departments, agencies, administrations and commissions relating to the CDBG program. The City and the County agree that failure by them to adopt an amendment to the agreement incorporating all changes necessary to meet the requirements for cooperation agreements set forth in the Urban County Qualification Notice applicable for a subsequent three-year qualification period, and to submit the amendment to HUD as provided in the urban county qualification notice, will void the automatic renewal of such qualification period. In addition the City and the County shall take all actions necessary to assure compliance with the certification required of the County by Section 104(b) of Title I of the Housing and Community Development Act of 1974 as amended, Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 109 of Title I of the Housing and Community Development Act of 1974 and other applicable laws. In addition, the parties understand and agree that the County may not provide any CDBG funding for activities in or in support of any City that does not affirmatively further fair housing within its jurisdiction, or that impedes the County's actions to comply with its fair housing certification.

8. Each City affirms that it has adopted and is enforcing:
 - (a) a policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - (b) a policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

9. During the period of performance of this agreement as provided in Paragraph 1, each City shall:
 - (a) Report and pay to the County any program income, as defined in 24 CFR 570.500(a) for the CDBG program, received by the City, or retain and use that program income subject to and in accordance with the applicable program requirements and the provisions of the separate CDBG project agreements that will be entered into between the City and the County for the actual conduct of the CDBG program,
 - (b) Keep appropriate records regarding the receipt of, use of, or disposition of all program income and make reports thereon to the County as will be required under the separate CDBG project agreement between the City and the County, and
 - (c) Pay over to the County any program income that may be on hand in the event of close-out or change in status of the City or that may be received subsequent to the close-out or change in status as will be provided for in the separate CDBG project agreements mentioned above.

10. The separate CDBG project agreements or sub-grants that will be entered into between the County and the City for the conduct of the CDBG Program, as mentioned and referred to elsewhere in this agreement, shall include provisions setting forth the standards which shall apply to any real property acquired or improved by the City in whole or in part using CDBG Program funds. These standards will require the City to:

(a) Notify the County in a timely manner of any modification or change in the use of that property from the use planned at the time of the acquisition or improvement and this notice requirements shall include any disposition of such property.

(b) Reimburse the County in an amount equal to the current fair market value of property acquired or improved with CDBG Program funds (less any portion thereof attributable to expenditures of non-CDBG funds) that is sold or transferred for a use which does not qualify under the Regulations, and

(c) Pay over to the County any Program income that is generated from the disposition or transfer of property either prior to or subsequent to any close-out, change of status or termination of this cooperation agreement or any separate project agreement that is applicable.

11. Any changes and modifications to this agreement shall be made in writing, shall be executed by both parties prior to the performance of any work or activity involved in the change and be approved by HUD if necessary to comply with the Regulations.

12. This agreement shall remain in force and effect until the CDBG funds and program income received are expended and the funded activities completed.

13. If the County qualifies as an urban county, the parties agree not to veto or otherwise obstruct the implementation of the approved 5-year Consolidated Plan during that three year

(*cooperation*) agreement period and for such additional times as may be required for the expenditure of Consolidated Plan funds granted for that period.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly authorized and executed by each City on the date specified on the respective signature pages and by the County on the ____ day of _____, 20__.

By signing below, the city of Cedar Hills accepts the terms of the Utah County Interlocal Agreement for Federal Fiscal Years 2011, 2012 and 2013.

Eric Richardson, Mayor (Signature)

SIGNATURE PAGE FOR UTAH COUNTY
TO

INTERLOCAL COOPERATION AGREEMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
FOR FEDERAL FISCAL YEARS 2011 – 2013 AND
SUCCESSIVE THREE YEAR PERIODS THEREAFTER

BOARD OF COUNTY COMMISSIONERS
UTAH COUNTY, UTAH

LARRY ELLERTSON, Chairman

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this ____ day of _____, 2010, personally appeared before me Larry Ellertson, who being duly sworn, did say that he is the Chairman of the Board of County Commissioners of Utah County, State of Utah, and that the foregoing instrument was signed on behalf of _____ County, by authority of law.

NOTARY PUBLIC
Residing in _____ County

ATTEST: BRYAN E. THOMPSON
Utah County Clerk/Auditor

Reviewed as to form and compatibility with
the laws of the State of Utah

By: _____

Deputy Clerk/Auditor

COUNTY ATTORNEY



CITY OF CEDAR HILLS

TO:	Planning Commission
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/16/2010

Planning Commission Agenda Item

SUBJECT:	Discussion Regarding Subdivision Requirements
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: Because of the ambiguity in City Code regarding the subdivision and sale of property by metes and bounds; staff feels that there are some changes that may be required in order to make the intent more clear. Currently, the code allows for up to nine lots to be created by metes and bounds. Staff's intent is to allow this process to be used to to exchange small parcels of land in order to meet building code. The attached documents show the recommended changes.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: City Code 11-1-3: SUBDIVISION PLATS REQUIRED; EXCEPTIONS:	
RECOMMENDATION: Review suggested changes to ensure that a buildable lot cannot be created using only metes and bounds, and make any additional changes where needed.	
MOTION: To approval/not approve ordinance # _____ amending Title 11 of the City Code of the City of Cedar Hills, Utah, relating to the dedication of the subdivision of property.	

11-1-3: SUBDIVISION PLATS REQUIRED; EXCEPTIONS:

From the effective date hereof, no person shall subdivide any tract of land that is located wholly or in part within the limits of the city, nor shall any person sell, exchange or offer for sale or purchase, or offer to purchase any parcel of land that is any part of a subdivision of a larger tract of land within the city, nor shall any person offer for recording any deed conveying such a parcel of land or any interest therein unless he shall first make or cause to have made a final plat thereof, which plat shall be in accordance with all of the requirements of this title and state statute, and shall have been approved by the planning commission and city council, and recorded in the office of the county recorder; provided, however, that land may be sold by metes and bounds without the necessity of recording a final plat if all the following conditions are met: (Ord. 4-11-79A, 4-24-1979; amd. 2004 Code)

A. ~~The subdivision contains less than ten (10) lots;~~ A buildable lot or parcel cannot be created by exclusively using metes and bounds. City services shall not be extended to parcels created exclusively by metes and bounds.

B. The subdivision layout, complying with the requirements for a preliminary plan as set forth in this title, shall have been first approved in writing by the planning commission;

C. The subdivision is not traversed by the mapped lines of a proposed street as shown on the official map or maps of the city;

D. The subdivision does not require the dedication of any land for street or other public purposes;

E. Each lot in the subdivision meets the frontage, width and area requirements set forth under the zoning provisions of this code, or has been granted a variance from requirements by the board of adjustment; and

F. All improvements required under [chapter 7](#) of this title shall have been installed or assurances given to the city that said required improvements will be installed without cost to the city as provided for in [chapter 3](#) of this title. (Ord. 4-11-79A, 4-24-1979)

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 11, SUBDIVISION REGULATIONS, OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, AMENDING THE REQUIREMENTS RELATING TO SUBDIVISION PLATS REQUIRED; EXCEPTIONS.

WHEREAS, pursuant to Utah Code Annotated § 10-9a-601, the City Council of the City of Cedar Hills may adopt ordinances to govern the subdivision of land within the City; and

WHEREAS, the City Council, following receipt of a recommendation from the Planning Commission, has determined that it is in the best interest of the public health, prosperity, comfort, and convenience of the City of Cedar Hills, and the residents thereof, to enact certain amendments to Title 11, Subdivision Regulations, of the City Code dealing with Subdivision Plats Required; Exceptions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH COUNTY, AND STATE OF UTAH:

**PART I
AMENDMENTS**

SECTION 1. Title 11, Chapter 1, Section 3, Paragraph A, of the City Code, entitled Subdivision Plats Required; Exceptions, is hereby amended to read as follows:

11-1-3 SUBDIVISION PLATS REQUIRED; EXCEPTIONS:

- A. A buildable lot or parcel cannot be created by exclusively using metes and bounds. City services shall not be extended to parcels created exclusively by metes and bounds.

**PART II
PENALTY AND ADOPTION**

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. AMENDMENT TO BE ADDED TO CITY CODE

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 11.

D. PENALTY

Hereafter these amendments shall be construed as part of the Subdivision Regulations of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

E. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

**PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF CEDAR HILLS, UTAH,
THIS 16TH DAY OF MARCH, 2010.**

Eric Richardson, Mayor

ATTEST:

Kim E. Holindrake, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David H. Bunker, City Engineer
DATE:	3/16/2010

City Council Agenda Item

SUBJECT:	WalMart Subdivision, Performance Bond Release
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: A final walkthrough of the WalMart Subdivision has been conducted. City staff conducted an initial inspection which produced a punch list of items to correct. Following the correction of these items, the staff re-inspected the subdivision for compliance with City standards. At this time all improvements have been installed per development regulations and agreements. The landscaping has also been installed per the agreements. However, final acceptance of all landscaping items has not been made.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Staff recommends the City Council act to accept the subdivisions improvements and authorize the release of the performance bond with the exception of landscaping items in the amount of \$10,000. The submission of an appropriate durability bond will be required and be effective beginning 11/13/09.	
MOTION: To approve/not approve acceptance of subdivision improvements for the WalMart Subdivision Improvements, and release of the performance bond, withholding \$10,000 for landscaping items, subject to payment of any outstanding balance with the City including inspection fees, and the submission of the appropriate durability bond.	



CITY OF CEDAR HILLS

TO:	Mayor Richardson & City Council
FROM:	Konrad Hildebrandt, City Manager
DATE:	3/10/2010

City Council Memorandum

SUBJECT:	FY 2011 Revenue Budget
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Rebecca Tehero, Finance Director
BACKGROUND AND FINDINGS: Allred Jackson is a CPA firm that has been exceeding client expectations for over 30 years. The firm is headquartered in Logan, Utah, and they are currently building an office in American Fork. Allred Jackson is a full-service firm comprised of dynamic business professionals offering audit and assurance, tax, and advisory services to clients in the for-profit, non-profit, and government sectors.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT: FY 2010 Audit Bid: \$19,500 (The City's FY 2009 audit cost \$31,000)	
SUPPORTING DOCUMENTS: FY 2010 Audit Engagement Letter	
RECOMMENDATION: To approve the engagement letter from Allred Jackson.	
MOTION:	

March 11, 2010

City of Cedar Hills
3925 W Cedar Hills Drive
Cedar Hills UT 84062

We are pleased to confirm our understanding of the services we are to provide the City of Cedar Hills for the year ended June 30, 2010. We will audit the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of the City of Cedar Hills as of and for the year ended June 30, 2010. Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to accompany the City's basic financial statements. As part of our engagement, we will apply certain limited procedures to the City's RSI. These limited procedures will consist principally of inquiries of management regarding the methods of measurement and presentation, which management is responsible for affirming to us in its representation letter. Unless we encounter problems with the presentation of the RSI or with procedures relating to it, we will disclaim an opinion on it. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the additional information referred to in the first paragraph when considered in relation to the basic financial statements taken as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. If our opinions on the financial statements are other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with laws, regulations, the provisions of contracts or grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and compliance will include a statement that the report is intended solely for the information and use of management, the body or individuals charged with governance, others within the entity, and specific legislative or regulatory bodies and is not intended to be and should not be used by anyone other than these specified parties. If during our audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. As part of the audit, we will prepare a draft of your financial statements and related notes. You are also responsible for making all management decisions and performing all management functions relating to the financial statements and related notes and for accepting full responsibility for such decisions. You will be required to acknowledge in the management representation letter that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you are required to designate an individual with suitable skill, knowledge, or experience to oversee our financial statement preparation services and any other nonattest services we provide and for evaluating the adequacy and results of those services and accepting responsibility for them.

Management is responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City and the respective changes in financial position and where applicable, cash flows, in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants for taking timely and appropriate steps to remedy any fraud, illegal acts, violations of contracts or grant agreements, or abuse that we may report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying for us previous audits or other engagements or studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits or other engagements or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions. We will notify the Finance Director and/or City Manager of any major compliance concerns discovered.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from

(1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because an audit is designed to provide reasonable, but not absolute assurance and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will also require certain written representations from you about the financial statements and related matters.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, agreements and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Audit Administration, Fees, and Other

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide training throughout the audit process and we will recommend additional training that the staff would benefit throughout the year, according to their needs. We will meet with management before and after the audit to discuss new compliance requirements, timelines, and documentation and schedules that need to be prepared.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Allred Jackson and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Allred Jackson personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to issue our reports no later than November 9, 2010. A draft of the financial statements will be delivered to the finance director no later than November 2, 2010. Diana Cannell is the engagement partner and is responsible for supervising the engagement and signing the report. Our fee for these services will be at our standard hourly rates plus out-of-pocket costs (such as report reproduction, word processing, postage, travel, copies, telephone, etc.) except that we agree that our gross fee, including expenses, will not exceed \$19,500. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Government Auditing Standards require that we provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2008 peer review report accompanies this letter.

The parties agree that any controversy or claim arising out of or relating to the services provided pursuant to their engagement letter agreement shall first be submitted for resolution to mediation with a mediator to be agreed upon by the parties. If mediation is not successful in resolving such controversy or claim, it

shall be determined by binding arbitration in accordance with the applicable Arbitration Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association; and judgment on the award by the arbitrator(s) may be rendered in any court of competent jurisdiction

We appreciate the opportunity to be of service to the City of and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

A handwritten signature in cursive script that reads "Diana Cannell".

Diana Cannell, CPA
ALLRED JACKSON

RESPONSE:

This letter correctly sets forth the understanding of the City of Cedar Hills.

Signature: _____

Title: _____

Date: _____



CITY OF CEDAR HILLS

TO:	Mayor Richardson & City Council
FROM:	Konrad Hildebrandt, City Manager
DATE:	3/10/2010

City Council Memorandum

SUBJECT:	FY 2011 Revenue Budget
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Rebecca Tehero, Finance Director
BACKGROUND AND FINDINGS:	<p>Presentation of Preliminary FY10 Budget Revenues:</p> <ul style="list-style-type: none">-Population & Growth-General Fund Revenue-Water & Sewer Fund Revenue-Capital Project Fund Revenue
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS:	Revenue estimates for the General Fund, Capital Project Fund, and Water & Sewer Fund
RECOMMENDATION:	To review and comment on the FY 2011 revenue projections.
MOTION:	

City of Cedar Hills

FY 11 General Fund Revenue Estimates

Updated Last Day of **January** 2010

58% of the Fiscal Year Has Elapsed

Acct #	Revenue Type	FY 2009 Actual	FY 2010 Budget	Year to Date	FY 2010 Estimate	Growth Pattern	FY 2011 Forecast Model	Proposed FY 2011 Budget	'10 Budget vs. '11 Budget Variance	'10 Estimate vs. '11 Budget Variance	'10 Budget vs. '10 Estimate Variance	YTD % based on Historic Data
Tax Revenues												
10-31-100	Property Tax	\$735,945	\$583,700	\$609,584	\$653,042	0.27%	\$654,815	\$620,000	6.2%	-5.1%	11.9%	6.7%
10-31-150	Motor Vehicle	\$121,655	\$120,000	\$46,607	\$120,190	0.27%	\$120,516	\$120,000	0.0%	-0.2%	0.2%	61.2%
10-31-200	Delinquent Taxes	\$79,215	\$60,000	\$35,477	\$105,506	0.27%	\$105,793	\$75,000	25.0%	-28.9%	75.8%	66.4%
10-31-250	Penalty & Interest	\$2,740	\$3,000	\$1,162	\$5,042	0.27%	\$5,056	\$3,000	0.0%	-40.5%	68.1%	76.9%
10-31-300	Sales & Use Tax	\$825,298	\$973,370	\$462,985	\$920,423	0.27%	\$922,920	\$925,000	-5.0%	0.5%	-5.4%	49.7%
10-31-350	Care Tax	\$7,864	\$0	\$11,951	\$29,270	0.27%	\$29,349	\$28,000	N/A	-4.3%	N/A	100.0%
10-31-400	Franchise Tax	\$312,468	\$310,000	\$163,922	\$331,587	0.27%	\$332,487	\$320,000	3.2%	-3.5%	7.0%	50.6%
10-31-500	Telecom Tax	\$111,673	\$100,000	\$46,028	\$112,266	0.27%	\$112,571	\$110,000	10.0%	-2.0%	12.3%	59.0%
		\$2,196,859	\$2,150,070	\$1,377,717	\$2,277,327		\$2,283,507	\$2,201,000	2.4%	-3.4%	5.9%	
Licenses & Permits Revenue												
10-32-190	Business License	\$18,520	\$28,000	\$9,353	\$15,488	0.00%	\$15,488	\$18,000	-35.7%	16.2%	-44.7%	39.6%
10-32-200	Building Permits	\$51,143	\$45,000	\$24,107	\$45,437	0.00%	\$45,437	\$45,000	0.0%	-1.0%	1.0%	46.9%
10-32-260	Misc Licenses & Permits	\$1,453	\$1,000	\$1,023	\$1,879	0.00%	\$1,879	\$1,000	0.0%	-46.8%	87.9%	45.6%
		\$71,116	\$74,000	\$34,483	\$62,805		\$62,805	\$64,000	-13.5%	1.9%	-15.1%	
Intergovernmental Revenue												
10-33-400	LPPSD Rent	\$16,200	\$16,200	\$16,200	\$16,200	N/A	\$16,200	\$16,200				
10-33-500	Class C Roads Fund	\$224,307	\$220,000	\$111,022	\$241,180	0.27%	\$241,834	\$225,000	2.3%	-6.7%	9.6%	54.0%
10-33-600	State Liquor Tax Allotment	\$5,383	\$5,000	\$5,568	\$5,568	0.27%	\$5,583	\$5,500	10.0%	-1.2%	11.4%	
		\$245,890	\$241,200	\$132,790	\$262,948		\$263,618	\$246,700	2.3%	-6.2%	9.0%	
Fees Revenue												
10-34-100	Engineer Inspection Fees	\$39,847	\$7,500	\$0	\$0	0.00%	\$0	\$0	-100.0%	N/A	-100.0%	N/A
10-34-110	Garbage Fees	\$348,317	\$345,000	\$208,141	\$363,565	0.27%	\$364,551	\$350,000	1.4%	-3.7%	5.4%	42.7%
10-34-120	Recycling	\$41,131	\$40,000	\$26,530	\$40,000	0.27%	\$40,109	\$40,000	0.0%	0.0%	0.0%	44.0%
10-34-150	Fees in Lieu of Taxes	\$493	\$1,000	\$1,350	\$2,237	0.00%	\$2,237	\$2,000	100.0%	-10.6%	123.7%	39.7%
10-34-200	Penalty Fees - AR	\$4,279	\$1,000	\$3,739	\$4,710	0.00%	\$4,710	\$2,000	100.0%	-57.5%	371.0%	20.6%
10-34-250	Inspection Refees	\$1,300	\$1,000	\$47	\$72	0.00%	\$72	\$500	-50.0%	590.6%	-92.8%	35.1%
10-34-300	Application & Processing Fees	\$32	\$1,000	\$200	\$749	0.00%	\$749	\$500	-50.0%	-33.3%	-25.1%	73.3%
10-34-350	Zoning Violation Fees	\$5,050	\$0	\$2,555	\$4,380	0.00%	\$4,380	\$4,000	N/A	-8.7%	N/A	N/A
10-34-400	Plan Check Fees	\$13,268	\$15,000	\$7,996	\$14,571	0.00%	\$14,571	\$15,000	0.0%	2.9%	-2.9%	45.1%
		\$453,717	\$411,500	\$250,557	\$430,284		\$431,379	\$414,000	0.6%	-3.8%	4.6%	
Recreation & Culture Revenue												
10-35-100	Festival Income	\$48,610	\$25,000	\$897	\$1,468	0.27%	\$1,472	\$25,000	0.0%	1602.6%	-94.1%	38.9%
10-35-110	Recreation Programs	\$33,714	\$30,000	\$24,179	\$32,192	0.27%	\$32,279	\$30,000	0.0%	-6.8%	7.3%	24.9%
		\$82,324	\$55,000	\$25,076	\$33,660		\$33,751	\$55,000	0.0%	63.4%	-38.8%	
Misc Revenues												
10-36-100	Interest Income	\$23,492	\$20,000	\$6,270	\$10,161	0.00%	\$10,161	\$10,000	-50.0%	-1.6%	-49.2%	38.3%
10-36-800	Transfer In - B&C Road Reserve	\$0	\$195,500	\$0	\$195,500	0.00%	\$293,203	\$293,203	50.0%	50.0%	0.0%	0.0%
10-36-900	Other Income	\$42,124	\$5,000	\$17,625	\$31,313	0.00%	\$31,313	\$25,000	400.0%	-20.2%	526.3%	43.7%
		\$65,617	\$220,500	\$23,894	\$236,974		\$334,677	\$328,203	48.8%	38.5%	7.5%	
Total Fund Revenues		\$2,869,632	\$3,152,270	\$1,844,518	\$3,303,998		\$3,409,737	\$3,308,903	5.0%	0.1%	4.8%	

City of Cedar Hills

FY 11 Water, Sewer, & Storm Drain Revenue Estimates

Updated Last Day of **January** 2010

58% of the Fiscal Year Has Elapsed

Acct #	Revenue Type	FY 2009 Actual	FY 2010 Budget	Year to Date	FY 2010 Estimate	Growth Pattern	FY 2011 Forecast Model	Proposed FY 2011 Budget	'10 Budget vs. '11 Budget Variance	'10 Estimate vs. '11 Budget Variance	'10 Budget vs. '10 Estimate Variance	YTD % based on Historic Data
Water Revenue												
51-37-110	Water Fees - Residents	\$451,677	\$440,000	\$263,343	\$431,475	0.27%	\$432,646	\$440,000	0.0%	2.0%	-1.9%	39.0%
51-37-111	Water Fees - American Fork	\$18,665	\$10,000	\$0	\$18,000	0.00%	\$18,000	\$18,000	80.0%	0.0%	80.0%	100.0%
51-37-112	Water Fees - Contractor	\$784	\$1,000	\$2,899	\$4,859	0.00%	\$4,859	\$1,500	50.0%	-69.1%	385.9%	40.3%
51-37-113	PI Fees - Usage Rate	\$361,748	\$330,000	\$204,363	\$365,737	0.27%	\$366,730	\$360,000	9.1%	-1.6%	10.8%	44.1%
51-37-114	PI Fees - Base Rate	\$389,636	\$415,000	\$289,782	\$523,367	0.27%	\$524,787	\$415,000	0.0%	-20.7%	26.1%	44.6%
51-37-115	CUP	\$146,432	\$133,140	\$96,352	\$170,768	0.27%	\$171,232	\$140,000	5.2%	-18.0%	28.3%	43.6%
51-37-160	Water Lateral Inspection	\$450	\$0	\$300	\$553	0.00%	\$553	\$500	N/A	-9.6%	N/A	45.8%
51-37-190	Water Meters	\$1,375	\$2,000	\$1,500	\$2,671	0.00%	\$2,671	\$2,250	12.5%	-15.8%	33.6%	43.8%
51-37-350	Water Impact Fees	\$16,498	\$10,000	\$10,443	\$27,551	0.00%	\$27,551	\$20,000	100.0%	-27.4%	175.5%	46.1%
		\$1,387,266	\$1,341,140	\$868,982	\$1,544,982		\$1,549,029	\$1,397,250	256.7%	-160.2%	738.3%	
Storm Drain Revenue												
	Storm Drain - Residents	\$172,486	\$150,000	\$97,051	\$176,481	0.27%	\$176,960	\$160,000	6.7%	-9.3%	17.7%	45.0%
		\$172,486	\$150,000	\$97,051	\$176,481		\$176,960	\$160,000	6.7%	-9.3%	17.7%	
Sewer Revenue												
51-38-110	Sewer Fees - Residents	\$432,207	\$662,760	\$403,976	\$703,389	0.27%	\$705,297	\$840,000	26.7%	19.4%	6.1%	42.6%
51-38-160	Sewer Lateral Inspection	\$450	\$0	\$300	\$557	0.00%	\$557	\$500	N/A	-10.2%	N/A	46.1%
51-38-660	Sewer Impact Fees - 80 Rod	\$802	\$500	\$417	\$693	0.00%	\$693	\$460	-8.0%	-33.6%	38.6%	N/A
51-38-670	Sewer Impact Fees - S Aqua	\$0	\$500	\$1,758	\$2,930	0.00%	\$2,930	\$2,930	486.0%	0.0%	486.0%	N/A
51-38-680	Sewer Impact Fees - TSSD	\$27,189	\$38,120	\$0	\$0	0.00%	\$0	\$0	N/A	N/A	N/A	N/A
		\$460,647	\$701,880	\$406,451	\$707,569		\$709,477	\$843,890	504.7%	-24.4%	530.7%	
Miscellaneous Revenues												
51-39-200	Penalty Fees	\$60,701	\$50,000	\$34,217	\$58,474	0.27%	\$58,632	\$55,000	10.0%	-5.9%	16.9%	41.5%
51-39-410	Interest Income	\$56,453	\$24,000	\$5,672	\$9,408	0.00%	\$9,408	\$10,000	-58.3%	6.3%	-60.8%	39.7%
51-39-500	Construction Bond Forfeiture	\$869,862	\$0	\$0	\$0	0.00%	\$0	\$0	N/A	N/A	N/A	N/A
51-39-600	Utility Setup Fees	\$13,420	\$10,000	\$8,750	\$15,084	0.27%	\$15,125	\$10,000	0.0%	-33.7%	50.8%	42.0%
51-39-802	Transfer in from IF Reserves	\$0	\$231,721	\$0	\$0	0.00%	\$0	\$300,000	29.5%	N/A	N/A	N/A
51-39-900	Other Income	\$154	\$1,000	\$6,981	\$7,050	0.00%	\$7,050	\$1,000	0.0%	-85.8%	605.0%	1.0%
51-39-950	Contribution Income	\$144,000	\$0	\$11,400	\$22,800	0.00%	\$22,800	\$0	N/A	NA	NA	NA
		\$1,144,590	\$316,721	\$67,020	\$112,816		\$113,016	\$376,000	-19%	-119%	612%	
Total Fund Revenues		\$3,164,989	\$2,509,741	\$1,439,503	\$2,541,848		\$2,548,482	\$2,777,140	749%	-313%	1899%	

City of Cedar Hills

FY 2011 Capital Projects Revenue Estimates

Updated Last Day of **February** 2010

67% of the Fiscal Year Has Elapsed

Acct #	Revenue Type	FY 2010 Budget	Year to Date	FY 2010 Estimate	FY 2011 Forecast	Proposed FY 2011 Budget	'10 Budget vs. '11 Budget Variance	'10 Estimate vs. '11 Budget Variance	'10 Budget vs. '11 Estimate Variance	YTD % based on Historic Data
40-30-100	Impact Fees - Park Development	\$7,020	\$5,850	\$7,020	\$7,020	\$7,020	0%	0%	0%	34.74%
40-30-110	Impact Fees - Park Land	\$26,268	\$21,890	\$26,268	\$26,268	\$26,268	0%	0%	0%	40.89%
40-30-120	Impact Fees - Recreation	\$9,840	\$8,200	\$9,840	\$9,840	\$9,840	0%	0%	0%	34.47%
40-30-130	Impact Fees - Public Safety	\$5,370	\$6,047	\$7,944	\$4,206	\$4,206	-22%	-47%	48%	39.05%
40-30-140	Impact Fees - Streets	\$13,140	\$14,128	\$71,131	\$13,140	\$13,140	0%	-82%	441%	53.75%
40-30-600	Interest Income	\$100,000	\$22,540	\$30,968	\$30,968	\$30,000	-70%	-3%	-69%	27.22%
40-30-700	Grant Income	\$5,000	\$10,545	\$10,545	\$5,000	\$5,000	0%	N/A	N/A	N/A
40-30-801	Transfers in from General Fund	\$53,825	\$0	\$0	N/A	\$255,466	375%	N/A	N/A	N/A
40-30-802	Transfers in from W&S Fund	\$675	\$0	\$0	N/A	\$36,608	5323%	N/A	N/A	N/A
40-30-900	Transfers in from IF Reserve	\$2,326,720	\$0	\$0	N/A	\$3,378,600	45%	N/A	N/A	N/A
40-30-901	Financing Income	\$0	\$0	\$0	N/A	\$2,000,000	N/A	N/A	N/A	N/A
40-29-800	Fund Balance	\$154,163	\$0	\$0	N/A	\$0	-100%	N/A	N/A	N/A
Total Revenues		\$2,702,021	\$89,200	\$163,716	\$96,442	\$5,766,147	113.4%			



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Robinson, Assistant City Manager
DATE:	3/16/2010

City Council Agenda Item

SUBJECT:	Capital Improvement Plan
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Robinson, Assistant City Manager
BACKGROUND AND FINDINGS: As the City moves forward to realize that many of the goals we have set for ourselves have been accomplished; it becomes necessary for us to look farther into the future to determine what the City needs to accomplish next. The Capital Improvements Plan is designed to help the City to prepare for future growth, to maintain the high standards that we want, and to work toward our full potential as a city. It does this by preparing for future expenditures and slowly and steadily accomplishing these projects. Staff has prepared this plan based on the current and future needs of the City, recognizing the priorities set by the City Council. This plan will aid the City Council and staff to budget for the future, to realize that we have planned for these items and we can move forward on them.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: This information is contained within the document.	
SUPPORTING DOCUMENTS: The Capital Improvements Plan Document	
RECOMMENDATION: Staff recommends City Council approve the Capital Improvements Plan	
MOTION: To approve/not approve the Capital Improvements Plan as submitted by staff.	

CAPITAL

IMPROVEMENTS

PLAN



The City of Cedar Hills

2010

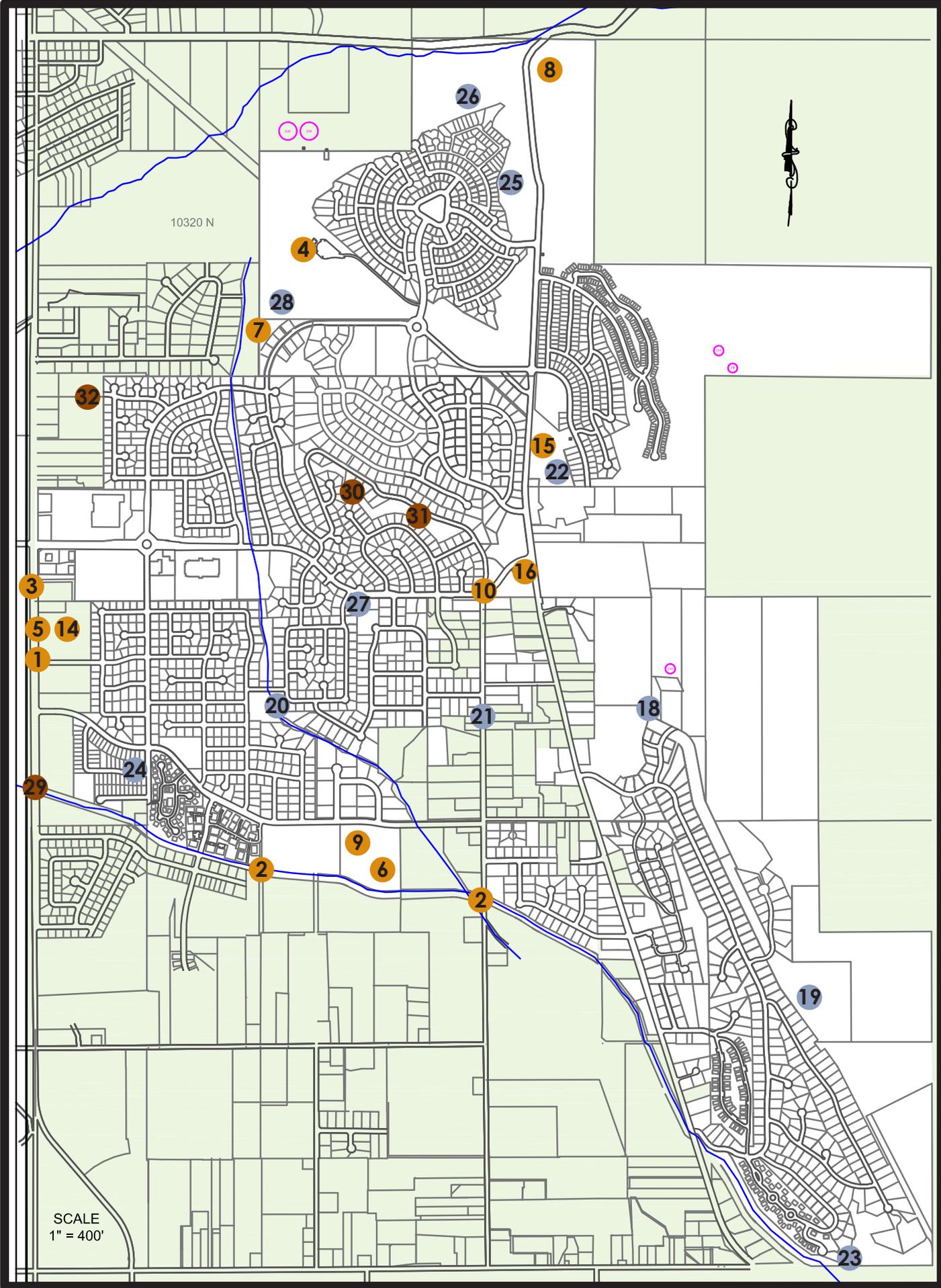


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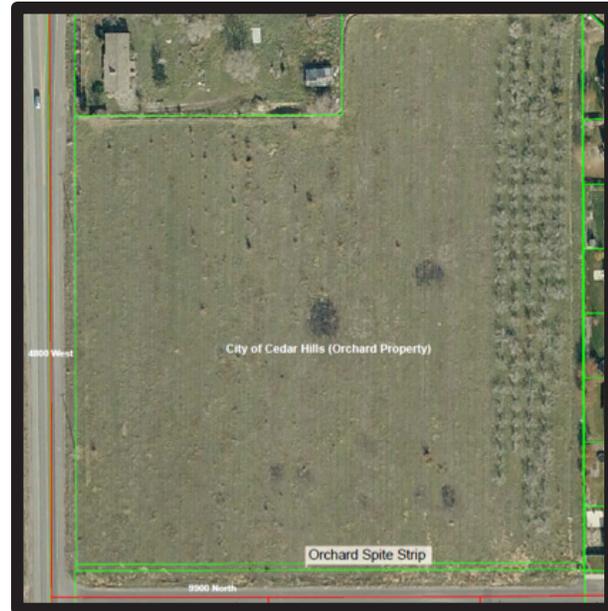
1 Orchard Spite Strip

Land Purchase

Cost of Project FY 2010:
\$22,000

Sources of Funding:
Recreation Impact Fees

Reasons for Project:
The Orchard Spite Strip is a parcel of land along the south-side of the nine acre parcel located at 9826 North and 4800 West. The purchase of the orchard spite strip is necessary to allow for the future development of this property. Without the purchase of this parcel the City cannot connect to 9900 North.



2 80 Rod Sewer Project - Canal Crossings

Water/Sewer/Storm Drain

Cost of Project FY 2010-2011:
Estimated \$100,000

Sources of Funding:
Sewer Impact Fee and Enterprise Fund

Reasons for Project:
Due to the enclosure of the Provo Reservoir Canal, all utilities that traverse the canal right-of-way will be identified and evaluated for potential conflict with the designed pipe elevations. The City currently has two locations where existing sanitary sewer out falls may require re-design and reconstruction. The locations are at 4500 West and 4600 West respectively. Final design of the relocation project is not complete. However, the time line for the enclosure project would require the project to be completed in the FY 2010-2011 budget year.

3 4800 West Culinary Main Line

Water/Sewer/Storm Drain

Cost of Project FY 2011:

\$200,000

Sources of Funding:

Water Impact Fee and Enterprise Fund

Reasons for Project:

Due to the North County Blvd. Project expected to be under construction summer of 2010, design and construction of a 12-inch culinary water mainline is being expedited. The mainline will connect the existing waterline located in Cedar Hills Drive to an existing waterline located in 9900 North along 4800 West. The installation of the mainline will ensure adequate supply to the undeveloped commercial area between the two streets, and provide necessary looping for long term service of the area.

4 Community Events and Fitness - Sunset Center

Facilities

Cost of Project FY 2011:

Estimated \$2,250,000

Sources of Funding:

\$2,250,000 Recreation Facility Impact Fees

Reasons for Project:

The City of Cedar Hills has for the past 12 years saved for the development of a recreational facility(ies). Development of this facility will not only provide approximately 6,000 square feet of immediate event/reception/meeting facilities and kitchen grill space for all Cedar Hills residents, but also the facility will provide approximately 4,000 square feet of cardio/fitness workout equipment and space, as well as approximately 2,000 square feet of dance/aerobics. The facility will also provide approximately 1,500 square feet of golf pro shop space and unfinished basement storage and maintenance.

It is anticipated that this facility will also provide space for community meetings including, but not limited to such community events as book clubs, gardening meetings, sports administrative meetings, HOA administrative meetings, etc.

Staff suggests that every residence in the City of Cedar Hills receive an immediate \$1,000 certificate good for utilizing the events/reception/ meeting facility and a 3 month free usage of the fitness/cardio center.

Once the Community Recreation /Aquatics Center is constructed, the City will have the option of moving any/all fitness/cardio functions and utilize the vacated square footage for additional Events/Reception/Meeting space.

Impact on the Operating Budget:

The impact will be an immediate positive one by the mandatory usage of the Recreation Facility Impact Fee savings. No bonding. No borrowing. No tax increase. No General Fund operating money. All future operating and maintenance and possible increased staff costs will be paid for by revenues generated by the Center. The additional \$1,000,000 of Recreation Facility Impact Fee money will be used for the Community Recreation/Aquatics Center.

5 Orchard Commercial Development

Land Development

Cost of Project FY 2011:

\$10,000

Sources of Funding:

\$5,000 General Fund
\$5,000 Recreation Impact Fees

Reasons for Project:

The property that the City owns along 4800 West is valuable commercial frontage property. This project is intended to look at the best use of the property, and to develop a master plan for the area including the future connections to adjacent properties.



6 Deerfield Park

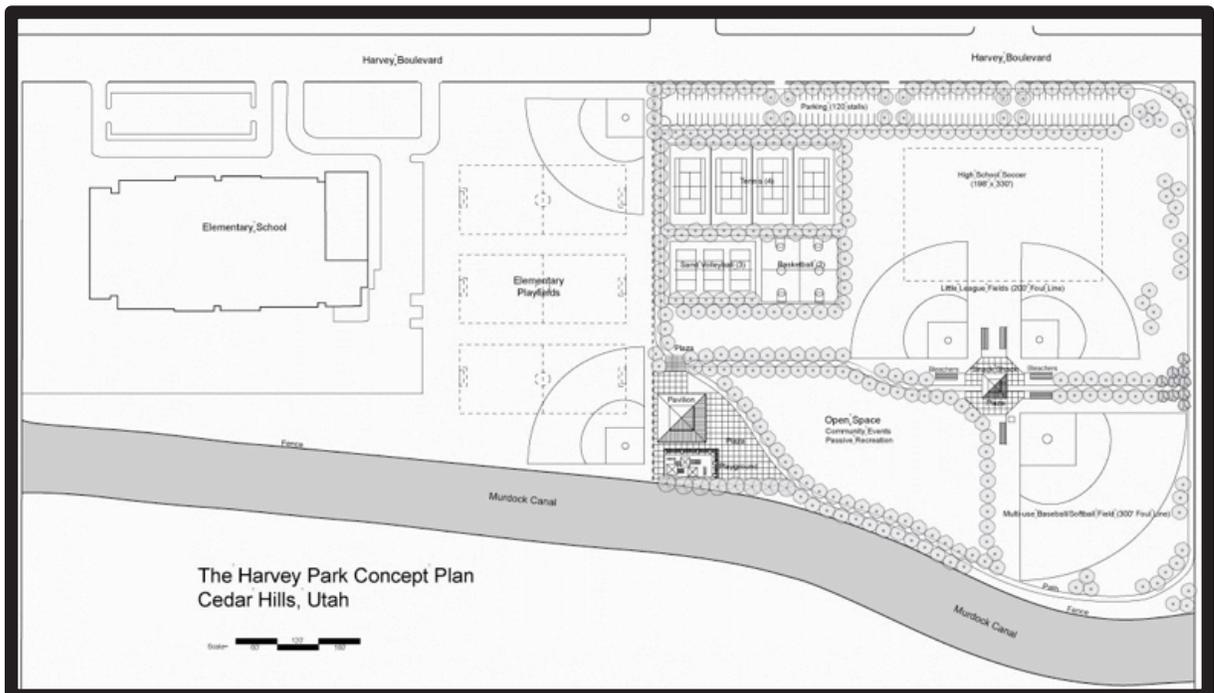
Land Development

Cost of Project FY 2011:
\$1,500,000

Sources of Funding:
Park Development Impact Fee

Reasons for Project:

This parcel, adjacent to Deerfield Elementary, at 12.4 acres is vitally important for accommodating recreation in the City of Cedar Hills. It is the only large piece of flat ground available for recreation. It can easily be connected by trail to Sunset Park and Forest Creek Park/Trail. It has been designed to accommodate one (1) regulation size high school football field, one (1) pony size baseball diamond, two (2) little league baseball/softball diamonds, four (4) tennis courts, two (2) volleyball courts, three (3) basketball courts, a passive recreation and picnic area with picnic tables and pavilions, including an indoor pavilion with a small rest room and kitchenette, one (1) large playground, rest rooms, snack shack, storage, a jogging loop, and parking.



7 Cottonwood Hills Estates

Land Development

Cost of Project FY 2011:

\$875,000 (Anticipated Revenue)

Sources of Funding:

\$550,000 Franchise Fees
\$325,000 General Fund

Reasons for Project:

This is a seven-lot subdivision owned by Cedar Hills, and created in 2007. Located at approximately 10472 Cottonwood Drive. The lots in this subdivision are ready to be sold and developed, no additional infrastructure will be necessary. The expected revenue



of this project is based on an estimated value of \$125,000 per lot.

Impact on the Operating Budget:

The proceeds of this project will allow the City to recover the funds used in the development of this project that are intended to fund the building of a new city hall. It is anticipated that there will be additional funds remaining from the sale of these properties.

8 St. Andrews Estates

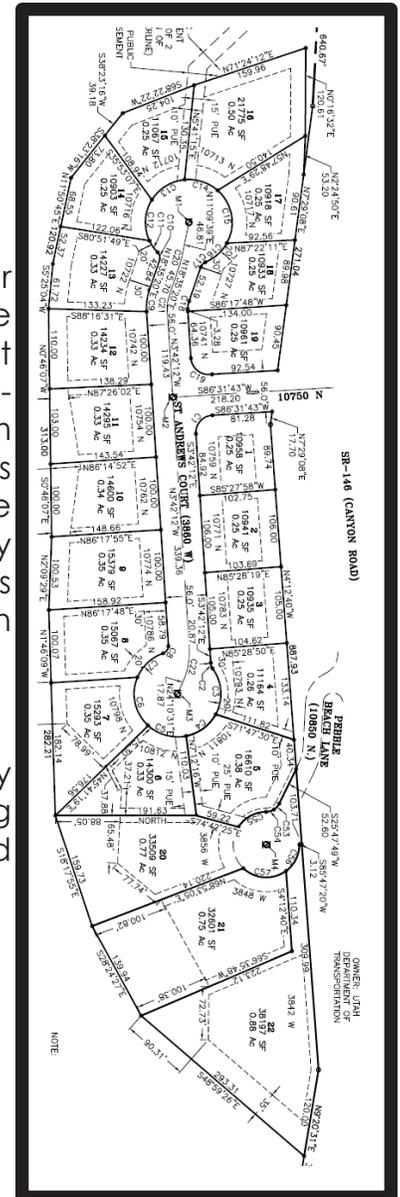
Land Development

Cost of Project FY 2011:
 \$4,000,000 (Anticipated Revenue)

Sources of Funding:
 \$4,000,000 Golf Course General Obligation Bond

Reasons for Project:
 The reconfiguration and development of the Cedar Hills Golf Course will allow the City to sell valuable "paper lots" and pay down the g.o. bond taken out by the City to purchase the golf course. This is a 22-lot subdivision, current values have decrease from when this project was first started, but the City does have the ability to hold the property till they receive the revenue they are looking for. Once the property is sold the proceeds must go to pay off the bond. This project is listed in 2011 to allow the City flexibility in when they wish to sell the property.

Impact on the Operating Budget:
 The proceeds of this project will allow the City to pay down the bond on the golf course; possibly shortening the term of the bond or lowering the fees collected from residents to pay for the bond.



9

Deerfield Park

Land Purchase

Cost of Project FY 2011:

\$972,000

Sources of Funding:

\$465,000 Park Land Impact Fee

Reasons for Project:

This parcel, adjacent to Deerfield Elementary, at 12.4 acres is vitally important for accommodating recreation in the City of Cedar Hills. It is the only large piece of flat ground available for recreation. It can easily be connected by trail to Sunset Park and Forest Creek Park/Trail. It has been designed to accommodate one (1) regulation size high school football field, one (1) pony size baseball diamond, two (2) little league baseball/softball diamonds, four (4) tennis courts, two (2) volleyball courts, three (3) basketball courts, a passive recreation and picnic area with picnic tables and pavilions, including an indoor pavilion with a small rest room and kitchenette, one (1) large playground, rest rooms, snack shack, storage, a jogging loop, and parking.



10 Cedar Hills Drive/4000 West Roundabout*Streets***Cost of Project FY 2011:**

\$100,000

Sources of Funding:

\$100,000 Street Impact Fee and Class B&C Road Funds

Reasons for Project:

The development of the roundabout facility in the intersection will facilitate smooth traffic flow on the city's major collector class roadway. Currently the intersection is controlled with a four way stop. The intersecting legs of the incoming streets are not at perpendicular angles, which suggests an appropriate application for a roundabout. In addition, the proposed roundabout would entertain a design element as an entry to the City.

11 Caselle Clarity*Facilities - IT***Cost of Project FY 2011:**

\$27,000

Sources of Funding:

\$13,500 General Fund in FY2010

\$13,500 Various Funds in Fy2011

Reasons for Project:

Caselle Clarity is financial software for local governments. The City's current software, Caselle 2.16, is becoming more and more outdated and obsolete. Caselle Clarity includes features which will increase security, accuracy, and efficiency.

Impact on the Operating Budget:

Monthly support charges will increase by \$35.

12 GIS System (Phase I)

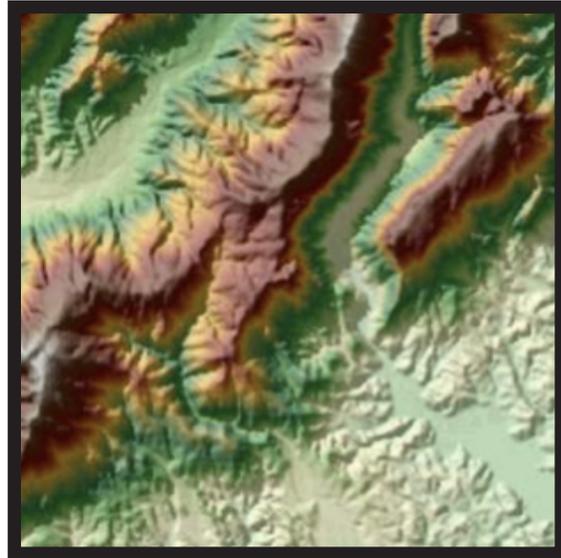
Facilities - IT

Cost of Project FY 2011:
\$48,810

Sources of Funding:
Storm Drain

Reasons for Project:

Geographic Information Systems will be used by many of the departments in the City, for mapping and data management that can be tied to geographic locations. This is the first of two phases, this phase will include the designing of the database and the formation of existing city mapping (a base map); in this phase a web-based viewer will also developed for use by staff, and limited use by residents. This system is transitioning into a required tool and file format by state and federal agencies that we submit information to that oversee the services that the city provides its residents.



13 GIS System (Phase II)

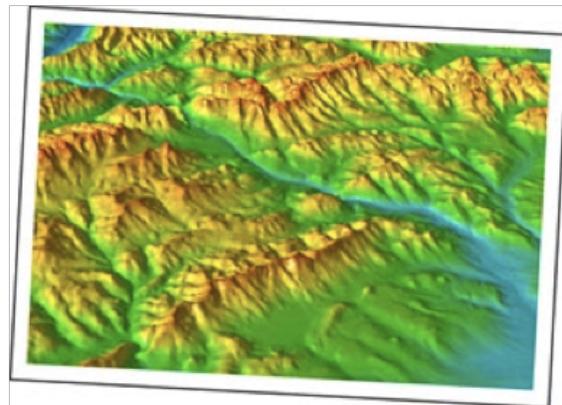
Facilities - IT

Cost of Project FY 2012:
\$65,400

Sources of Funding:
%50 Storm Drain
%50 B&C Roads

Reasons for Project:

This will be the second phase of the GIS Project. The collection of existing infrastructure data and the training of staff in the proper procedure for collecting of data will be included in the second phase. This will allow for the more efficient use of city resources in locating and managing city facilities and infrastructure as well as the better records regarding the repair, maintenance and location of all utilizes within the city.



14 Community Recreation/Aquatics

*Facilities***Cost of Project FY 2013:**

Estimated \$5,000,000 - \$12,000,000

Sources of Funding:

\$1,000,000 Franchise Fees

\$1,000,000 Recreation Facility Impact Fee

\$4,000,000 - \$11,000,000 Debt Service Financing (General Obligation Bonding)

Reasons for Project:

This project will provide all residents of the City of Cedar Hills a true community center that will include such items, per the recommendation of the Mayor's Blue Ribbon Recreation/Aquatics Committee and City Council and voter approval, as basketball facilities, racquetball, bowling, ice skating, splash pads, swimming, water slides, indoor running, fitness facilities, etc. It is also anticipated that this facility will become the home to the City Council chambers and some staff offices.

Impact on the Operating Budget:

There will be no impact on the general fund operating budget. If the project is not approved by the general population, it will not be constructed.

15 Public Works Basement Offices

*Facilities***Cost of Project FY 2013:**

\$80,000

Sources of Funding:

\$80,000 Franchise Fees

Reasons for Project:

The completion of approximately 900 square feet of office space in the basement of the Public Works facility would accommodate current and proposed staffing needs. Currently six technicians share 100 square feet which includes the city telemetry system. Future needs include areas for GIS data collection and analysis.

16 Public Safety Building Renovation

Facilities

Cost of Project FY 2013:

\$400,000

Sources of Funding:

Public Safety Grant
Public Safety Impact Fee
General Fund

The exact percentage will be based on the positive reception of grants, available public safety impact fee money.

Reasons for Project:

This project will allow for the renovation of the Public Safety Building to be brought to its ultimate original intent – complete usage by public safety personnel – police and fire.

The project will allow full time police and fire/ems usage facilitating dramatic increases in public safety response times. This increase in response times will save lives and protect property and people more effectively. Ambulances and Fire trucks will roll from this facility and police will have a central hub station.

Impact on the Operating Budget:

To be determined based on the city's involvement in contract or in house police services.

17 Fiber Optics Infrastructure

Facilities

Cost of Project FY 2013:

\$6,000,000

Sources of Funding:

\$6,000,000 Google Grant, and Subscriptions

Reasons for Project:

The city as a non-contributing member of Utopia has the opportunity to receive funding for a project that will allow us to install a fiber optics line for internet, phone, and television uses at extremely high speeds. This project is intended to be funded exclusively through the grant and subscription fees, without any additional impact on those residents that choose not to subscribe.

18 Bonneville Shoreline Trail Section II

Land Development

Cost of Project FY 2016:

\$250,000

Sources of Funding:

Park Development Impact Fees

Reasons for Project:

The development of the BOSH II (Bonneville Shoreline Trail - section 2) project consists of a 12-foot wide paved trail with gravel shoulder. The project will begin at the Bayhill Trailhead Park and continue 1.41 Miles to the south to Heiselts Hollow Drive. Currently the complete trail right-of-way has not been secured. Funding estimates do not include funding for property acquisition. Coordination with property owners at the time of development will be necessary.

19 Bonneville Shoreline Trail Section III

Cost of Project FY 2016:

\$250,000

Sources of Funding:

Park Development Impact Fees

Debt Financing

Grant Funding

Reasons for Project:

The development of the BOSH III (Bonneville Shoreline Trail -section three) project consists of a 12-foot wide paved trail with gravel shoulder. The project will begin at Heiselts Hollow Drive and continue 1.36 miles to the south to the border of Pleasant Grove. Trail design has been completed and anticipates the trail right-of-way will be congruent with access to the Metropolitan Water District of Salt Lake and Sandy pipeline. Funding estimates do not include funding for property acquisition. Coordination with the Metro Water District will be necessary at the time of development.

20 Regional Old Town Retention Project

Water/Sewer/Storm Drain

Cost of Project FY 2016:

\$400,000

Sources of Funding:

\$400,000 Storm Drain Enterprise Fund

Reasons for Project:

The City currently has several unrestricted out falls to the Manilla Irrigation Ditch. The out falls are located mainly in the area north of Cedar Hills Drive from Cottonwood Drive to Oak Road East. Discharges flow from the collection systems to the ditch system and ultimately south to the City border on Harvey Blvd. As proposed, a retention facility controlling both quality and quantity of discharge would be constructed in the area immediately east of Sunset Park. The project would require the construction of a dike with associated piping and outflow structures.

21 4000 West Sewer Line

Water/Sewer/Storm Drain

Cost of Project FY 2016:

\$250,000

Sources of Funding:

\$250,000 Sanitary Sewer Impact Fee

Reasons for Project:

A sanitary sewer mainline is proposed to be constructed along 4000 West from 9800 North to Harvey Blvd. The addition of the sewer mainline would facilitate further development of Cedar Hills properties along the project limits. The project aids in the completion of a city wide sanitary sewer system for all residences of the City. Currently Pleasant Grove City also has a sanitary sewer mainline in 4000 West serving development in the area.

22 Bayhill Park

Land Development

Cost of Project FY 2017:

\$400,000

Sources of Funding:

\$400,000 Park Development Impact Fee

Reasons for Project:

Bayhill Park is intended to act as a trail access point with facilities to accommodate both pedestrian and equestrian trail users. The park will serve the surrounding neighborhoods as a local park, with open space and limited park equipment.



23

Cottages Park

Land Development

Cost of Project FY 2018:

\$100,000

Sources of Funding:

\$100,000 Park Development Impact Fee

Reasons for Project:

The Cottages parcel is approximately ___ acres in size and is designed to accommodate mostly passive recreation such as trails and an enhanced natural landscape. Because of its small size and neighborhood location, it is best suited for use as a neighborhood park with a green area and shade trees. It may also include a picnic table and benches.



This property was deeded to the City specifically for the purpose of a park. Additionally, All American Development gave the City \$25,000 to be used for the initial development (possibly an irrigation system and seeding to provide a green area). This small park could be a key trail connector for the Bonneville Shoreline Trail and the future trail along the Murdock Canal.

24 4600 West Sewer Upgrade

Water/Sewer/Storm Drain

Cost of Project FY 2018:

\$400,000

Sources of Funding:

\$400,000 Sanitary Sewer Impact Fee

Reasons for Project:

With continued growth in areas that discharge to the sanitary sewer mainline located in 4600 West, the sanitary sewer mainline will need monitoring and analysis for the up-sizing of the main. Substantial growth in the area has impacted the ability of the mainline to discharge all incoming flows at acceptable levels during peak hour. Current line size is 10-inch. It is anticipated that the line will increase to 15-inch.

25 Irrigation Pump Pond 12

Water/Sewer/Storm Drain

Cost of Project FY 2019:

\$100,000

Sources of Funding:

\$100,000 Water Enterprise Fund

Reasons for Project:

Future development of irrigation facilities and connections to the distribution system will require the improvement and upgrade of irrigation pumping equipment. As pumping facilities age, efficiencies naturally decrease. In addition, future needs dictate additional capacities be built into the system.

26 Irrigation Pump Pond 10

Water/Sewer/Storm Drain

Cost of Project FY 2019:

\$200,000

Sources of Funding:

\$200,000 Water Enterprise Fund

Reasons for Project:

Future development of irrigation facilities and connections to the distribution system will require the improvement and upgrade of irrigation pumping equipment. As pumping facilities age, efficiencies naturally decrease. In addition, future needs dictate additional capacities be built into the system. Line up-sizing and or paralleling of current lines for this project are anticipated.

27 Harvey Well Chlorination/Treatment Station

Water/Sewer/Storm Drain

Cost of Project FY 2020:

\$80,000

Sources of Funding:

\$80,000 Water Enterprise Fund

Reasons for Project:

Current testing requirements do not require the advanced treatment of the Cities culinary sources. The EPA (Environmental Protection Agency) regulates the distribution of public water systems, and current consensus is that they will require all systems to chlorinate water delivered to drinking water systems. The Harvey Well will need to be retrofitted for chlorination implementation.

28

Cottonwood Well Chlorination/Treatment Station

Water/Sewer/Storm Drain

Cost of Project FY 2020:

\$60,000

Sources of Funding:

\$60,000 Water Enterprise Fund

Reasons for Project:

Current testing requirements do not require the advanced treatment of the Cities culinary sources. The EPA (Environmental Protection Agency) regulates the distribution of public water systems, and current consensus is that they will require all systems to chlorinate water delivered to drinking water systems. The Cottonwood Well was designed with this requirement in mind, but the chlorination equipment will need to be supplied and installed.

29

Sewer Trunkline Extension

Water/Sewer/Storm Drain

Cost of Project FY 2021:

\$500,000

Sources of Funding:

\$500,000 Sewer Enterprise Fund

Reasons for Project:

Cedar Hills City has entered an interlocal agreement to facilitate the conveyance of sanitary sewer flows through the City of American Fork. The City has participated in several projects that ensure adequate capacity in collection trunklines which carry effluent to TSSD mainlines and ultimately to the TSSD treatment facility. Some deficiencies exist in current out fall lines. Participation in up-sizing projects will require additional funds be set aside for necessary upgrades. The TSSD out fall line currently is extended to State Street and 1100 East in American Fork. It is anticipated TSSD will extend the out fall to 50 South, 1100 East. In cooperation with American Fork, Cedar Hills will be responsible to ensure all flows are captured at that location, or are conveyed through other lines in American Fork.

30 Oak Road Park*Land Purchase***Cost of Project FY 2025:**

To be determined

Sources of Funding:

To be determined

Reasons for Project:

The Oak Road parcel is a 5.2 acre piece of open hillside designed to accommodate mostly passive recreation such as trails, picnic facilities and an enhanced natural landscape. This parcel of land is not currently owned by the City, but could provide a valuable addition to the parks and trails system.



31 Oak Road Park

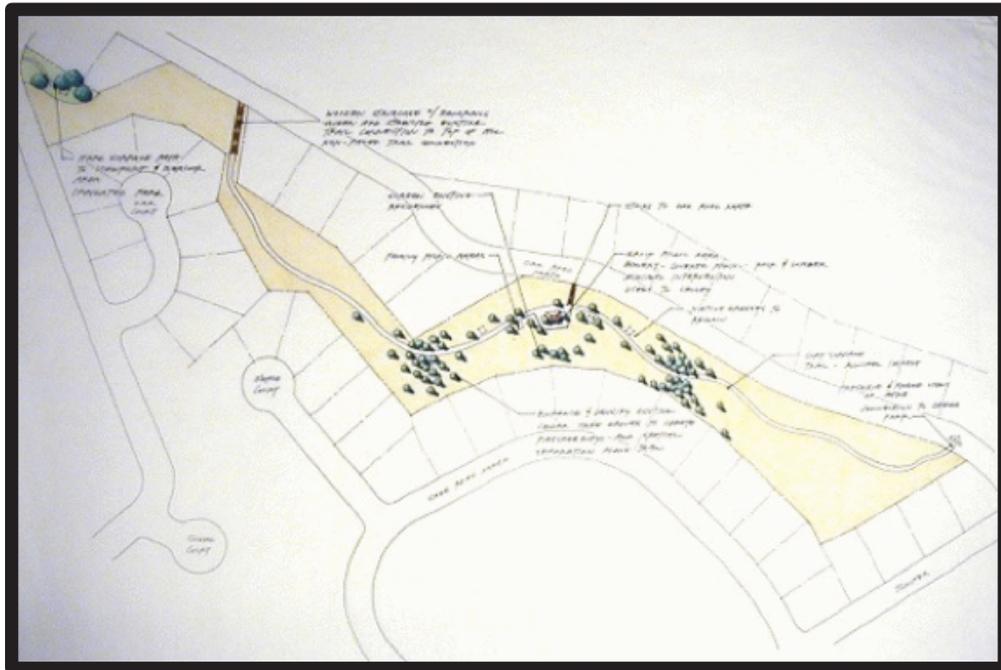
Land Development

Cost of Project FY 2025:
To be determined

Sources of Funding:
To be determined

Reasons for Project:

The Oak Road parcel is a 5.2 acre piece of open hillside designed to accommodate mostly passive recreation such as trails, picnic facilities and an enhanced natural landscape. This parcel of land is not currently owned by the City, but could provide a valuable addition to the parks and trails system.



32 Fieldcrest Park

Land Development

Cost of Project FY 2025:
\$30,000

Sources of Funding:
\$30,000 Park Development

Reasons for Project:

The Fieldcrest Pocket Park is proposed to include swings, 6 maple trees, 2 benches, grass, and a trail access.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Konrad Hildebrandt, City Manager <i>KH</i>
DATE:	3/16/2010

City Council
Memorandum

SUBJECT:	City Attorney selection
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Mr. Konrad Hildebrandt, City Manager
BACKGROUND AND FINDINGS: The City Council has met with four attorneys (firms) in the past two CC meetings. These attorneys are as follows: Mr. Brent Rich/ Nielson/Senior Mr. Rick Carlisle Mr. Eric Johnson, Blaisdell/Church Mr. Dave Shaw, Kirton/McConkie The City Council may choose one of these for a city attorney or may direct staff to continue the search.	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: Unknown	
SUPPORTING DOCUMENTS: Resumes of all attorneys and cost breakdown spreadsheet previously furnished	
RECOMMENDATION: Staff recommends that the City Council, by motion, appoint Mr. Eric Johnson as the ongoing City Attorney with the caveat that he receives an annual performance evaluation – just like staff.	
MOTION: See staff recommendation above.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Konrad Hildebrandt, City Manager <i>KH</i>
DATE:	3/16/2010

City Council Memorandum

SUBJECT:	Resolution – Creation of City Beautification Committee
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Mr. Konrad Hildebrandt, City Manager
BACKGROUND AND FINDINGS:	<p>Mayor Richardson has felt that the existing Parks and Trails Committee and accompanying bylaws have beneficially served their purpose.</p> <p>Nonetheless, the city continues to have needs in this area. Therefore, it is proposed that the City create Beautification Committee and a Parks, Trails and Recreation Committee under the sole direction of the Mayor. These committees will still continue to be recommending bodies to the Mayor and City Council</p>
PREVIOUS LEGISLATIVE ACTION:	None
FISCAL IMPACT:	Unknown
SUPPORTING DOCUMENTS:	Draft Resolution
RECOMMENDATION:	Staff recommends that the City Council, by resolution, approve the creation of the City Beautification Committee
MOTION:	See staff recommendation above.

RESOLUTION NO. _____

A RESOLUTION CREATING A CITIZENS ADVISORY COMMITTEE TO OVERSEE CITY BEAUTIFICATION OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, the City Council of the City of Cedar Hills recognizes the value of a beautiful city for residents and desires to provide a means for City beautification now and in the future; and

WHEREAS, the City Council of the City of Cedar Hills desires to establish a citizens advisory committee to oversee and complete beautification projects within the City's right-of-ways; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

**PART I
NAME**

The name of this Citizens Advisory Committee shall be the Cedar Hills Beautification Committee.

**PART II
PURPOSE AND DUTIES**

- A. This is an ad-hoc committee and the purpose of the Committee shall be to make our fair City even fairer.
- B. The Committee shall act in an advisory capacity to the City Council and shall have the following duties and responsibilities:
 - 1. To hold regular meetings to discuss and study beautification needs and issues.
 - 2. To make recommendations to the City Council on the methods and means of enhancing the beauty of the City.
 - 3. To assist the City Council in public relations concerning City beautification matters.
 - 4. To make recommendations to the City Council for various beautification programs.
 - 5. To encourage residents, businesses, and property owners to participate in beautification programs including spring cleanup and fall cleanup activities.
 - 6. To solicit gifts, bequests, grants, donations from any person or source, on behalf of the City, for the development or improvement of civic pride or for beautification projects. All such solicitations shall be first approved by the City Manager. Such gifts or bequests shall be received by the City Treasurer and shall be put in a special fund for the purpose for which the money was received.
 - 7. To make recommendations to the City Council regarding changes in City ordinances, policies, and practices to encourage and enhance the beautification of the City.
 - 8. To prepare and present periodic (at least annual) reports to the City Council on the progress and status of the Committee.
 - 9. To complete all beautification projects for the City Council, as assigned.

**PART III
MEMBERSHIP AND TERM OF OFFICE**

- A. The Committee shall consist of residents of Cedar Hills.

- B. All members shall be appointed by the Mayor.
- C. The Mayor shall appoint a member of the City Council as an ex officio member of the Committee.
- D. All members shall serve at the pleasure of the Mayor and may be removed and/or added at his/her discretion.
- E. The Committee shall be as large or small as the Mayor may deem necessary.

**PART IV
OFFICERS AND STAFFING**

- A. The Mayor shall appoint a Chair and Vice Chair.
- B. The Chair shall present all recommendations to the City Council that have been approved by the Committee.
- C. The Chair shall have general supervisory powers of the Committee and shall preside and conduct all Committee meetings and set all Committee agendas.
- D. In the absence of the Chair, the Vice Chair shall execute all the powers of the Chair.
- E. The Mayor, at his/her discretion, shall assign a staff representative to provide support to the Committee.

**PART V
COMPENSATION**

- A. Members of the Committee shall serve without monetary compensation.
- B. Members may be compensated for reasonable expenses incurred for official responsibilities, if approved by the City Manager.

**PART VI
EFFECTIVE DATE AND SEVERABILITY**

- A. This resolution shall take effect upon its passage.
- B. If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

ADOPTED, RESOLVED, AND ORDERED, BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 16TH DAY OF MARCH 2010.

APPROVED:

ATTEST:

Eric Richardson, Mayor

Kim E. Holindrake, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Konrad Hildebrandt, City Manager <i>Konrad</i>
DATE:	3/16/2010

City Council Memorandum

SUBJECT:	Resolution – Creation of City Parks, Trails and Recreation Committee
APPLICANT PRESENTATION:	None
STAFF PRESENTATION:	Mr. Konrad Hildebrandt, City Manager
BACKGROUND AND FINDINGS:	<ul style="list-style-type: none">Mayor Richardson has felt that the existing Parks and Trails Committee and accompanying bylaws have beneficially served their purpose. Nonetheless, the city continues to have needs in this area. Therefore, it is proposed that the City create Beautification Committee and a Parks, Trails and Recreation Committee under the sole direction of the Mayor. These committees will still continue to be recommending bodies to the Mayor and City Council
PREVIOUS LEGISLATIVE ACTION:	None
FISCAL IMPACT:	Unknown
SUPPORTING DOCUMENTS:	Draft Resolution
RECOMMENDATION:	Staff recommends that the City Council, by resolution, approve the creation of the City Parks, Trails and Recreation Committee
MOTION:	See staff recommendation above.

ORDINANCE NO. _____

AN ORDINANCE DISSOLVING THE PARKS AND TRAILS ADVISORY COMMITTEE, OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, the City Council desires to dissolve the Parks and Trails Advisory Committee of the City of Cedar Hills, Utah.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

**PART I
DISSOLUTION**

The Parks and Trails Advisory Committee of the City of Cedar Hills, Utah, is hereby dissolved as of March 16, 2010.

**PART II
PENALTY AND ADOPTION**

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 16TH DAY OF MARCH, 2010.

Eric Richardson, Mayor

ATTEST:

Kim E. Holindrake, City Recorder

RESOLUTION NO. _____

AN ORDINANCE CREATING A CITIZENS ADVISORY COMMITTEE TO OVERSEE CITY RECREATION, PARKS, AND TRAILS OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, the City Council of the City of Cedar Hills recognizes the value of recreation, parks, and trails throughout the City for residents and desires to provide a means for City recreation, parks, and trails now and in the future; and

WHEREAS, the City Council of the City of Cedar Hills desires to establish a citizens advisory committee to oversee and complete parks, trails, and recreation projects with the City; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

**PART I
NAME**

The name of this Citizens Advisory Committee shall be the Cedar Hills Recreation, Parks, and Trails Committee.

**PART II
PURPOSE AND DUTIES**

- A. This is an ad-hoc committee and the purpose of the Committee shall be to promote, evaluate, and solicit recreation, parks and trails development, and activity.
- B. The Committee shall act in an advisory capacity to the City Council and shall have the following duties and responsibilities:
 - 1. To hold regular meetings to discuss and study recreation, parks, and trails needs and issues.
 - 2. To make recommendations to the City Council on the methods and means of enhancing all recreational activities and park and trail development of the City
 - 3. To assist the City Council in public relations concerning recreation, park, and trail activities.
 - 4. To make recommendations to the City Council for recreation programs.
 - 5. To make recommendations to the City Council for programs such as Arbor Day and National Trails Day.
 - 6. To solicit gifts, bequests, grants, donations from any person or source, on behalf of the City, for the development or improvement of all types of recreation, parks, and trails. All such solicitations shall be first approved by the City Manager. Such gifts or bequests shall be received by the City Treasurer and shall be put in a special fund for the purpose for which the money was received.
 - 7. To recommend changes in City ordinances, policies, and practices to encourage and enhance the recreation, parks, and trails of the City.
 - 8. To prepare and present periodic (at least annual) reports to the City Council on the progress and status of the Committee.
 - 9. To complete all recreation, parks, and trails, projects for the City Council, as assigned.

**PART III
MEMBERSHIP AND TERM OF OFFICE**

- A. The Committee shall consist of residents of Cedar Hills.
- B. All members shall be appointed by the Mayor.
- C. The Mayor shall appoint a member of the City Council as an ex officio member of the Committee.
- D. All members shall serve at the pleasure of the Mayor and may be removed and/or added at his/her discretion.
- E. The Mayor shall notify the City Council of all Committee members. The Committee shall be as large or small as the Mayor may deem necessary.

**PART IV
OFFICERS AND STAFFING**

- A. The Mayor shall appoint a Chair and Vice Chair.
- B. The Chair shall present all recommendations to the City Council that have been approved by the Committee.
- C. The Chair shall have general supervisory powers of the Committee and shall preside and conduct all Committee meetings and set all Committee agendas.
- D. In the absence of the Chair, the Vice Chair shall execute all the powers of the Chair.
- E. The Mayor, at his/her discretion, shall assign a staff representative to provide support to the Committee.

**PART V
COMPENSATION**

- A. Members of the Committee shall serve without monetary compensation.
- B. Members may be compensated for reasonable expenses incurred for official responsibilities, if approved by the City Manager.

**PART VI
EFFECTIVE DATE AND SEVERABILITY**

- A. This resolution shall take effect upon its passage.
- B. If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

ADOPTED, RESOLVED, AND ORDERED, BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 16TH DAY OF MARCH, 2010.

Eric Richardson, Mayor

ATTEST:

Kim E. Holindrake, City Recorder



CITY OF CEDAR HILLS

TO: Mayor Richardson, City Council, and Staff
FROM: Kim E. Holindrake, City Recorder
DATE: March 10, 2010

City Council Memorandum

SUBJECT: City Council Assignments
APPLICANT PRESENTATION:
STAFF PRESENTATION: Mayor Richardson

BACKGROUND AND FINDINGS:

Mayor Richardson will discuss and make changes or additions for Council assignments at the meeting. The following are the current Council assignments.

Councilmember Martinez	Parks and Trails Committee Recreation
Councilmember Wright	Celebrations/Community Events Library Services City Beautification Recreation/Golf/City Facilities (with C. Jackman)
Councilmember Kirk	North Utah County Solid Waste Special Service District Traffic Safety and Livability Oversight Committee Board of Adjustment
Councilmember Perry	Lone Peak Public Safety District Youth City Council Utah Valley Dispatch Special Service District Finance Committee (with C. Jackman)
Councilmember Jackman	Planning Commission Recreation/Golf/City Facilities (with C. Wright) Finance Committee (with C. Perry)
Mayor Richardson	UTOPIA
Anyone Interested	ULCT Policy Council
Brad Kearl	North Utah County Animal Shelter
David Bunker	Timpanogos Special Service District

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

RECOMMENDATION

MOTION

To confirm Mayor Richardson's recommendations for City Council assignments.