

**CITY COUNCIL MEETING**  
**Tuesday, July 12, 2011 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 their Regular City Council Meeting on Tuesday, July 12, 2011, 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)

**CONSENT AGENDA**

3. Minutes from the June 22, 2011, Public Hearing and Regular City Council Meeting

**SCHEDULED ITEMS**

4. Review/Action on the Concept Plan for Holiday Oil
5. Review/Action on an Opt-Out Program for Recycling with Waste Management
6. Review/Action on a Boundary Line Agreement Located at Approximately 4063 N Ironwood Drive
7. Review/Action on a Policy for Exempt Employee Severance
8. City Manager Report and Discussion

**MAYOR AND COUNCIL REPORTS**

9. Board and Committee Reports

**EXECUTIVE SESSION**

10. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-204 and 52-4-205  
\* \* \* EXECUTIVE SESSION \* \* \*
11. Motion to Adjourn Executive Session and Reconvene City Council Meeting

**ADJOURNMENT**

12. Adjourn

Posted this 8th day of July, 2011.

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Kim E. Holindrake, City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at [www.cedarhills.org](http://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 801-785-9668 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.

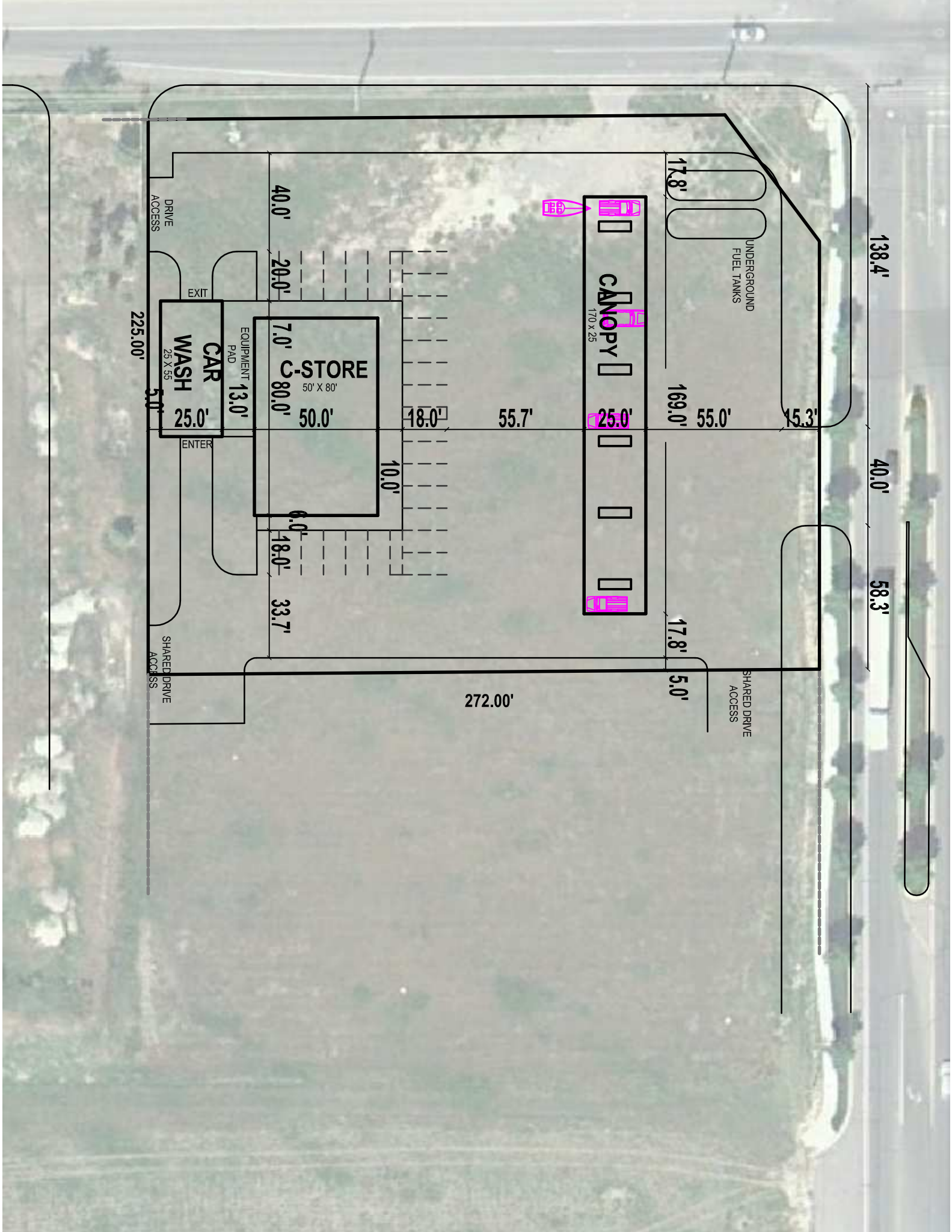


# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Konrad Hildebrandt, City Manager
<b>DATE:</b>	7/12/2011

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on the Concept Plan for Holiday Oil
<b>APPLICANT PRESENTATION:</b>	Mike Wagstaff
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> <p>Holiday Oil is interested in developing at the corner of Cedar Hills Drive and 4800 West, and is seeking concept approval for their plan. There will be several issues that the city will need to pay close attention to including exterior and interior traffic movement, ten acre master plan, subdivision an improvements with Amsource, building design and signage.</p> <p>The Planning Commission recommended moving the Cedar Hills Drive entrance more to the center of the development. They did not come to a consensus regarding the modifications that would need to be made to the island in Cedar Hills Drive, however recommended that the developer come with his recommendations to city council.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b> 06\30\2011 – Planning Commission recommended approval	
<b>FISCAL IMPACT:</b> Sales tax revenue generation	
<b>SUPPORTING DOCUMENTS:</b> Holiday Oil site plan layout. Mr. Wagstaff will be bringing additional information with him.	
<b>RECOMMENDATION:</b> Review the listed items.	
<b>MOTION:</b> To recommend/not recommend concept approval for the Holiday Oil site plan, subject to...	



138.4'

40.0'

58.3'

UNDERGROUND  
FUEL TANKS

17.8'

169.0'

17.8'

SHARED DRIVE  
ACCESS

5.0'

15.3'

CANOPY  
170' x 25'

17.8'

25.0'

25.0'

25.0'

25.0'

C-STORE  
50' x 80'

7.0'

80.0'

50.0'

18.0'

10.0'

18.0'

33.7'

EQUIPMENT  
PAD  
13.0'

CAR  
WASH  
25' x 35'

25.0'

5.0'

ENTER

EXIT

DRIVE  
ACCESS

225.00'

SHARED DRIVE  
ACCESS

272.00'



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor Richardson & City Council
<b>FROM:</b>	Konrad Hildebrandt, City Manager
<b>DATE:</b>	7/6/2011

## City Council Memorandum

<b>SUBJECT:</b>	Opt-Out Recycling Program
<b>APPLICANT PRESENTATION:</b>	Greg Walkenhorst (Waste Management)
<b>STAFF PRESENTATION:</b>	Dax Fossum, Finance Analyst
<b>BACKGROUND AND FINDINGS:</b> After a 45 day dropout period, residents who have not opted out will have a recycling can delivered. All new homes and move-ins would be required to participate after the dropout period. Cost of recycling for the city will be reduced based on the percentage of participation from the residents.	
<b>PREVIOUS LEGISLATIVE ACTION:</b>	
<b>FISCAL IMPACT:</b>	
<b>SUPPORTING DOCUMENTS:</b> Opt-out recycling program letter	
<b>RECOMMENDATION:</b> Staff recommends that the City Council make an informed decision on whether or not to adopt an opt-out recycling program.	
<b>MOTION:</b>	



**WASTE MANAGEMENT OF UTAH**

8652 South 4000 West  
West Jordan, Utah 84088  
(801) 280-8200  
(801) 280-3562 Fax



June 16, 2011

Konrad Hildebrandt  
City Manager  
Cedar Hills City  
3925 W. Cedar Hills Dr.  
Cedar Hills, UT 84062

Re: Opt-out Recycling Program

Dear Konrad:

May I take the opportunity to express a hearty “Thank You” to you and your elected officials for renewing our solid waste collection and recycling services contract through April 30, 2016. We are pleased to see that our services have lived up to – or exceeded – your expectations, and we promise to continue delivering the finest, most responsive solid waste collection and recycling services to the residents of Cedar Hills in the years ahead.

Having served the City since 1991, we have a vested interest in seeing this community continue to grow and prosper while remaining responsible custodians of the environment we share. We are pleased to see that our efforts have been recognized and that you will allow us to continue serving Cedar Hills in the years ahead.

As you know, we are constantly looking for new, better ways to serve the solid waste collection and disposal needs of our customers and protect and enhance the environment through what we do. We look forward to continuing to provide curbside recycling in your community and making a positive difference for your residents and the environment with this added service. We commend the City for demonstrating its commitment to environmental stewardship and good community citizenship by supporting recycling.

Now the City has the opportunity to take the next step and expand its recycling program to include an Opt-out program to more fully maximize the benefits that recycling offers with more citizen participation. Everyone agrees that conserving resources and making recycling a widespread practice is the environmentally responsible thing to do.

On behalf of Waste Management of Utah, I am pleased to present you this proposal for an Opt-out Recycling Program. Generally the program works as follows:

- Continue to provide recycling to the residents currently subscribing for the service.
- For the remaining residents who are not participating, provide information describing the opt-out program and the benefits of recycling using the City’s website and utility billing.

***From everyday collection to environmental protection, Think Green® Think Waste Management.***

- Allow those residents who have a significant issue or circumstance that prohibits them from participating or are not interested, to not take part in the program and opt-out.
- The City would allow a 45 day dropout period for residents to contact the City to remove them from the program.
- After the dropout period, each resident who has not opted out will be assumed by the City to have elected to participate in the program and delivered a container.
- The City would then take the position that all new homes and move-ins are participating.
- Residences would not be allowed to opt-out after the dropout period, but residents who initially opted-out, can later decide to participate.
- The resulting participation rate after the dropout period would determine specific monthly pricing levels.

Pricing tiers with corresponding participation levels include the following:

Minimum participation 25% (current 36%)	
<u>Tier</u>	<u>Price</u>
25% - 40%	\$3.95 per home per month
40% - 50%	\$3.85
50% - 75%	\$3.75
>75%	\$3.65

In summary, the Opt-out recycling program achieves the following:

- Allows the City to take a pro-recycling, almost citywide participation position resulting in the recovery of up to 30 percent more recyclable materials.
- Pricing is volume-based and can change significantly when volume thresholds are met.
- Puts the responsibility on the residents to remove themselves from the program and captures the majority who are neither pro nor con about recycling.
- Moves the City in the right direction of assuming greater environmental responsibility and realizing more savings in disposal costs with a higher level of participation, while providing a means for legitimate hardship residences to remove themselves.

Thank you for the opportunity to discuss an Opt-out Recycling Program with you. We look forward to discussing this proposal with you and your City Council in more detail and work toward its implementation. Please feel free to call me if you have questions or need additional information.

Sincerely,



Greg Walkenhorst  
Public Sector Services  
Waste Management of Utah



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Greg Robinson, Assistant City Manager
<b>DATE:</b>	7/12/2011

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on a Boundary Line Agreement Located at Approximately 4063 N Ironwood Drive
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Greg Robinson, Assistant City Manager
<b>BACKGROUND AND FINDINGS:</b> Mr. Wilkey and Mr. Dewitt have both asked that the city council allow the boundary line adjustment between their lots. The property being exchanged will include ten feet (10') taken from the front of 4063 W. Ironwood in a straight line to ten feet (10') inside 4077 W. Ironwood.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> N/A	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> N/A	
<b>RECOMMENDATION:</b> Staff recommends the approval upon meeting the recommended conditions.	
<b>MOTION:</b> Approve/not approve the Juniper Heights, Plat B Lot 69 and Lot 68 boundary line adjustment, subject to a surveyor's verification that the changes will meet setback requirements, the submission of the original legal description, the legal description of the property being exchanged, and the post adjustment legal description to the city recorder, and the completion and recording of the appropriate forms with the city recorder.	



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Konrad Hildebrandt, City Manager <i>Konrad</i>
<b>DATE:</b>	7/12/2011

## City Council Memorandum

<b>SUBJECT:</b>	Policy – Exempt Employee Severance
<b>APPLICANT PRESENTATION:</b>	None
<b>STAFF PRESENTATION:</b>	Konrad Hildebrandt, City Manager
<b>BACKGROUND AND FINDINGS:</b> Currently there is no official severance policy for exempt employees – with contracts. It is proposed that for those employees with contracts and severance pay provisions, that the Mayor may approve up to 12 months severance, with the provision that at any time during the severance time period, that the former employee obtains similar employment, that severance payments shall cease.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> None	
<b>FISCAL IMPACT:</b> To be determined	
<b>SUPPORTING DOCUMENTS:</b> none	
<b>RECOMMENDATION:</b> Staff recommends that the City Council by motion decide on proper action for the exempt employees with contracts severance policy.	
<b>MOTION:</b> To be determined	