



CEDAR HILLS

CITY COUNCIL MEETING OF THE CITY OF CEDAR HILLS Tuesday, November 20, 2012 7:00 p.m.

NOTICE is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, November 20, 2012, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

COUNCIL MEETING

1. Call to Order, Invocation and Pledge
2. Approval of Meeting's Agenda
3. 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)

CITY REPORTS AND BUSINESS

4. City Manager
5. Mayor and Council

SCHEDULED ITEMS

6. Recognition of the Golf Course Financial Advisory Committee Members
7. Review/Action to approve the final plat for the Dimond Subdivision Plat A, located at approximately 4000 West 9486 North in the PR 2.2 Planned Residential Zone
8. Review/Action on approval of the Water Conservation Plan Update
9. Discussion on the Golf Cart Lease Agreement
10. Discussion on the Cedar Hills Champions Recognition Program

ADJOURNMENT

11. Adjourn

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

Colleen A. Mulvey, City Recorder

Posted this 16th day of November, 2012

- 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 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

TO:	Mayor and City Council
FROM:	David Bunker, City Engineer
DATE:	11/20/2012

City Council Agenda Item

SUBJECT:	Dimond Subdivision Plat A - Final Approval
APPLICANT PRESENTATION:	David Peterson, Excel Engineering
STAFF PRESENTATION:	David Bunker, City Engineer

BACKGROUND AND FINDINGS:

The Diamond Subdivision is a proposed two lot subdivision located at 4000 West and 9486 North. The subdivision will consist of the existing home (to remain) and an additional lot to the south. Improvements including curb & gutter, walk, asphalt, utilities and drainage improvements with appropriate drainage calculations are required for both lots.

Required improvement modifications have been made to the final engineering plans and meet City Standards and Specifications. Water right submission or fee in lieu will be required. A storm water NOI will be required to be submitted.

PREVIOUS LEGISLATIVE ACTION:

The project received approval in 2008, but was not completed. Statute requires re-submission and approval due to length of time from first approval. The Planning Commission has recommended the project for final approval.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

New plat and development documents are attached.

RECOMMENDATION:

Staff recommends the City Council approve the submitted Dimond Subdivision Plat A and associated development plans.

MOTION:

To approve/not approve final plat approval of the Dimond Subdivision Plat A, subject to the following: . . .



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Engineer
DATE:	11/20/2012

City Council Agenda Item

SUBJECT:	Resolution to Adopt the City Water Conservation Plan
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Jeff Maag, Public Works Director

BACKGROUND AND FINDINGS:

The Division of Water Resources requires a Water Conservation Plan be submitted to the department of Natural Resources every 5 years according to the Utah Water Conservation Plan Act (73-10-32, UCA). The water conservation plan including the appropriate updates is required to be approved by ordinance or resolution.

Enclosed you will find a copy of the proposed 2012 Water Conservation Plan including updates to the previous Water Conservation Plan, and also the proposed Resolution for adoption.

PREVIOUS LEGISLATIVE ACTION:

The previous water conservation plan was adopted on 2-20-2007 and submitted to the Division of Water Quality.

FISCAL IMPACT:

N/A

SUPPORTING DOCUMENTS:

The 2012 Water Conservation Plan is attached.

RECOMMENDATION:

Staff recommends the City Council approve the City of Cedar Hills 2012 Water Conservation Plan.

MOTION:

To approve/not approve Resolution # _____, A Resolution adopting the Water Conservation Plan for the City of Cedar Hills, Utah.



CEDAR HILLS

Water Conservation Plan

OCTOBER 2012

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* Measures currently being implemented by the City of Cedar Hills.

INTRODUCTION

As Cedar Hills looks forward into the next decade, it sees a city of 9,950 people growing to an estimated build-out population of 13,500 by 2020. With the substantial growth the City has had, comes many challenges. But with those challenges come many opportunities. There has been concern over the future cost and availability of the water supply as demonstrated by the State Legislature in the Water Conservation Plan Act (House Bill 418) passed in the 1998 session. Revisions to the bill were passed in 1999 (House Bill 153) and in 2004 (House Bill 71). The Act is codified as Section 73-10-32 of the Utah State Code. Cedar Hills' citizens and leaders, having foreseen the continued growth, have taken many steps to ensure that Cedar Hills continues to have a sufficient supply of water for all of its needs. This water conservation plan is written to address any concerns of leaders and citizens of both Cedar Hills and the state of Utah.

DESCRIPTION OF THE CITY

Nestled at the mouth of American Fork Canyon on a mountain bench, the bedroom community of Cedar Hills provides a beautiful view of the surrounding mountains, Utah Lake, and Utah Valley. The topography of Cedar Hills varies significantly. With the many annexations of land from both the lower areas and the hillside zone into Cedar Hills in recent years, the City's elevation ranges from lower than 4,800 ft. to greater than 5,280 ft.

Cedar Hills is located in northern Utah County, Utah, the second driest state in the nation. Cedar Hills has experienced a reduction in growth over the past five years. In the last few years, the City has issued an average of about 10 building permits for new homes per year. There are approximately 2,250 acres within the Cedar Hills City limits. Approximately 50 acres have been set aside for commercial development, while the remaining 2,200 acres have been set aside for residential and open spaces.

The City of Cedar Hills owns and operates two separate water systems: culinary and pressurized irrigation. The culinary water system provides water for indoor use. Prior to the 2003 irrigation season, water for outdoor use was also provided through the culinary system. In 2002, the City began construction of a pressurized irrigation system. The purpose of constructing the pressurized irrigation system was to conserve culinary water and provide for more efficient use of the City's water resources. The new system enabled the City to use irrigation water rights that had been either purchased or provided to the City to meet the water policy for new developments. In addition, the pressurized irrigation system removed water from open ditches, eliminating the losses of conveyance. Over 95 percent of the small farms and residences that used surface water from ditches have converted to using the pressurized irrigation system. There are only a few homes and irrigated acreages that do not have the pressurized irrigation system available to them. The residential indoor and outdoor use for all of these homes is provided through the City's culinary water system.

The Water Supply

The City of Cedar Hills has two deep well water sources for its culinary water supply. These sources of water come from the Harvey Well and Cottonwood Well. However, if the wells could not supply sufficient water, an agreement has been made with American Fork City wherein the City can utilize a connection to the American Fork water system.

Water is supplied to the pressurized irrigation system from the American Fork River, wells, and Central Utah Water Conservancy District (CUWCD) connections. The system primarily relies on the creeks and springs from American Fork River as long as the flow is available. As the irrigation season progresses and the flows from surface water sources subside, the wells and the CUWCD connections are used to provide more water sources for the demand on the system. The City of Cedar Hills has water rights of approximately 4,000 acre-feet for indoor and outdoor use.

Type	Connections	Use (kgal/yr)
Residential	2221	160,452,000
Commercial	7	6,824,999
Industrial	0	0
Institutional	9	1,454,000
Other	25	101,508,130
TOTAL	2262	270,239,129

Water Budget

During the 2011 calendar year, 270,239 MGal was supplied to the water system. 267,000 MGal was accounted for in the metered outflows to end-users. Average unaccounted losses from the system are less than 1% for the past water year of record. We estimate that a significant portion of the difference is due to unmetered connections for new construction.

CURRENT WATER CONSERVATION MEASURES AND PROGRAMS

Following are measures and programs that the City of Cedar Hills has committed to implement to conserve water.

Pressurized Irrigation System

Prior to the construction and implementation of the City's pressurized irrigation system, some residents used surface irrigation from Pleasant Grove Company ditches, while others used the culinary system to supply outdoor irrigation water. In addition, the small farms in the area were served by surface irrigation and open ditches.

The City's culinary water system is metered at each residence. The pressurized irrigation water system has meters to determine the quantity of water used from each source; however, individual residences are not metered. If the water user is considered to be using more water than is necessary, they are contacted to discuss methods of reducing water consumption.

Public Awareness Program

The City includes articles in its monthly newsletter during the spring and summer months, providing information on water conservation, recommended irrigation requirements, low water use landscaping, and other helpful information. Residents are also encouraged to participate in the Central Utah Water Conservancy Districts' free water-check program. To provide useful conservation information and helpful Internet links, the City has created a water conservation section on its Web site at www.cedarhills.org.

System Maintenance

The City used "state of the art" methods when constructing the pressurized irrigation system. With the system only being in its ninth year of operation, system losses are calculated to be very minimal.

All of the City's culinary water lines are PVC lines. Most of the water leaks that the City repairs on a regular basis are deteriorated galvanized or poly water service lateral connections. The City currently requires copper or poly culinary water services.

Current Water Rates

Designing an appropriate rate schedule is a complex task. Rate design is a process of matching the costs of operating the water system to the unique economic, political and social environments in which the City provides its service. The cost of delivering the service must be evaluated and understood. Each water system has unique assets and constraints. Based on the characteristics of the system and past capital and operating costs, revenue requirements can be estimated. City staff has estimated the cost of providing water service and proposed a

rate schedule designed to cover such costs. The rate schedule shown below has been adopted by the City of Cedar Hills.

Culinary Water Rates:

	Usage	Cost		
Culinary Water	Base Rate	\$6.06	Per Month	Resolution 6-19-2012B
	1 to 8,000	\$1.31		
	8,0001 to 12,000	\$2.15		
	12,001 to 18000	\$2.50		
	18,001 and up	\$1.50		

This rate schedule is designed to encourage conservation through an ascending block rate structure.

The rate structure for the pressurized irrigation system is based on lot size. The following is a breakdown of the rate structure.

Pressurized Irrigation Water Rates:

PI Lot Size (add to \$13.50 base rate)	BR (not pro-rated)	BR	Per Month-Year Round	Resolution 6-19-2012B
	.25 acre or less base	\$12.98		
	.25 acre to .33 acre	\$17.30		
	.33 acre to .50 acre	\$25.95		
	.50 acre to .75 acre	\$38.93		
	.75 acre to 1 acre	\$51.90		
	1 acre to 1.25 acre	\$64.88		
	1.25 acre to 1.50 acre	\$77.85		
	1.50 acre to 1.75 acre	\$90.83		
1.75 acre to 2 acre	\$103.80			

WATER CONSERVATION PLANS

% reduction/timeline/how will savings be measured? Measure per capita, refer back to State average is 260 gallons/per capita/per day

Water Conservation Plan Relative to End Users

The City of Cedar Hills intends to meet the overall goal of water conservation in the following manners:

1. Consumer/User Education: Send information with utility bills and notices in newsletter for users to water lawns at night and to install and use low-flow fixtures.

2. Individual users are billed at usage rates, identifying high-use consumers. Meters are currently read monthly.
3. Demand charges and water rate adjustments may be evaluated to encourage low-use compliance.
4. Enforcement of new building codes will ensure new users will have low flow fixtures.

Water Conservation Plan Relative to Municipal Uses and Practices

The City of Cedar Hills intends to meet the overall goal of water conservation by implementing the following into the City's standard municipal water practices.

1. Install new subdivision water systems with new valve configurations to minimize water waste during repairs and maintenance.
2. Continue weekly monitoring of reservoir levels to detect abnormal use and possible leak detection.
3. Pressurized irrigation system being installed in new developments. Retrofitting plans for existing municipal systems continues to be evaluated. Pressurized irrigation system installation began in new subdivisions in 1996.
4. Design new municipal parks using our "water efficient" designs (which have been working well in existing municipal parks). Water efficient designs include the use of asphalt trails; barked flower bed areas; watering only at night (several times per week); keeping lawn heights slightly longer; fitting restrooms with low-flow fixtures; sanded recreation areas, tennis courts, baseball diamonds; efficient sprinkler "sprayers" limited to watering only the desired areas.

The City of Cedar Hills, in order to encourage a more efficient use of water, will implement the above plan, which addresses end-user concerns, as well as standard municipal practices.

WATER CONSERVATION CHALLENGES AND OPPORTUNITIES

Following are some of the challenges that the City faces in being successful in getting citizens to conserve water:

- The City's pressurized irrigation water is not metered at each connection. It is difficult to determine if a resident is using excessive amounts of water. In addition, the residents' bills for irrigation water remain the same regardless of water usage.
- Homeowners have a propensity to plant and care for large areas of grass and other landscaping, which require high water requirements.
- Citizens lack understanding of information regarding landscape water requirements. Many residents do not know the water requirements to maintain a healthy landscape and are not aware of common practices that can result in water savings indoors.
- Some residents understanding of a drought-tolerant landscape is a landscape that is dull and unattractive.

Since the City's pressurized irrigation system is not metered at each lot, the City needs to put extra effort into a public education program to promote water conservation. Even though the system is not metered, the City has conserved considerable amounts of water

by practically eliminating surface irrigation through open ditches with the associated conveyance losses, and by adopting former Governor Leavitt's plan for water conservation. As an additional conservation effort, the amount of irrigation water required from culinary grade wells has been drastically reduced by being able to make use of the untreated surface water sources.

WATER CONSERVATION GOALS

This section briefly describes water conservation goals that the City will strive to achieve. The following practices will be implemented by the City to help meet its goals. Descriptions of how the City of Cedar Hills intends to address each selected item should generally include the types of information listed under each heading, but other appropriate details, in addition to or in place of those listed, may be provided.

1. *Establishment of a Water Conservation Committee*
2. *Public Information and Education Program*
3. *Secondary System for Lawn and Garden**
4. *Leak Detection and System Maintenance/Repair Program*
5. *Promote Water-Efficient Landscaping*
6. *Conservation-Oriented Rate Structure**
7. *Shortage Management*
8. *Metering and Meter Testing, Calibration, and Replacement**
9. *Retrofit Devices*
10. *In-Home Leak Detection and Water-Use Management Assistance**

1. Establishment of a Water Conservation Committee

A technical advisory committee may be useful for evaluating water conservation measures and making recommendations concerning such measures to the local government. This committee could evaluate the success of water conservation measures currently in practice and consider the potential applicability of other practices for future application. The staff Water Conservation Coordinator will serve as the chair of this committee.

Decisions needing to be made:

- How many persons comprise the committee
- How committee members are or will be chosen
- Minimum length of service
- Establish meeting schedule: monthly, weekly, etc.
- Extent and limitations of the committee's authority and responsibility
- Types of issues for which the committee will be responsible

* Measures the City of Cedar Hills is currently implementing

2. Public Information and Education Program

Water conservation education is aimed at enhancing the awareness and understanding of water-related problems and is based on the premise that it will influence people to voluntarily use water more efficiently and cooperate with regulatory requirements. This approach includes both public information and outreach to schools. It should address both long-term and short-term water use practices.

Decisions needing to be made:

- Details concerning the means that will be used to disseminate information
- The type of information to be distributed
- The audience to whom the program is aimed

Some common public information media are:

- Direct mail, including bill stuffers
- Water conservation information on City's website
- Personal contacts
- Posters and brochures
- Water efficiency contests and awards
- Educational programs and projects for schools and organizations through County storm water coalition.
- Presentations and demonstrations, including City celebration booth

3. Secondary System for Lawn and Garden*

The City of Cedar Hills has constructed a City-wide pressurized irrigation system. The City will continue to require new developments to expand the existing system.

4. Leak Detection and System Maintenance/Repair Program.

Much of the water processed by public suppliers never reaches any customer. It flows through leaks in the distribution system and seeps into the ground or is otherwise lost. However, starting in winter 2006 the City of Cedar Hills started doing winter meter reads in an effort to locate abnormally high usage of water and to prevent residential leaks from going undetected longer than needed.

Information needed:

- Describe the distribution system, including size, quantity, age and condition of pipelines through GIS data collection
- Provide an estimate of the amount of water lost from the system both in actual volume and as a percentage of total daily throughput

* Measures the City of Cedar Hills is currently implementing

- Set goals for future leakage control
- Describe leak control measures that have recently been or will be implemented

5. Promote Water-Efficient Landscaping

During some summer months, water used for lawn and landscaping may comprise more than half of public water deliveries for many communities. Landscaping with low water use plants and site designs reduces the amount of water needed for irrigation. Such landscapes do not have to be barren, lacking in color, diversity, or only consist of thorny desert plants. Succulent plants and other popular ornamentals may be designed into a water-wise landscape if placed in a location that does not require excess watering.

Things needing to be done:

- Include water-wise landscaping as a major topic in public information and education programs
- Adopt a policy of applying water-efficient landscaping principles to newly landscaped or relandscaped public buildings, parks, and other sites
- Monitor and evaluate the results of the water-wise landscape information and education
- Periodically, evaluate park landscape watering and landscaping methods to increase conservation.
- Consider including water-efficient landscape requirements in a landscaping ordinance

6. Conservation-Oriented Rate Structure*

The City of Cedar Hills currently has an ascending block rate structure for the culinary water system that encourages water conservation.

7. Shortage Management

It is anticipated that water shortages may be expected to become more frequent as residential population of the region increases. Consumer demand for water must be curtailed during such times in order to avoid permanent damage to the resources. Local governments can be prepared for such events by enacting water shortage ordinances. A water shortage ordinance should concern practices that produce short-term reductions in water use to deal with temporary severe shortage problems.

8. Metering and Meter Testing, Calibration, and Replacement*

Upgrades to current metering system

* Measures The City of Cedar Hills is currently implementing

Meters provide the basis for determining the system's income and allow managers to account for how much water passes through the system. Accurate measurement of flow volumes, both of distribution mains and at individual services, is critical to efficient operation of the supply system.

Information may describe the meter installation, testing or replacement program including such details as:

- Date the program was or will be initiated
- Percentage of meters affected
- Replacement frequency
- Review of usage reports to detect meters which are no longer function properly ("0" read report)
- Usage/Proof report review to detect high usage customers
- Average percentage of observed errors of used meters
- Impacts of the program on apparent water usage
- Evaluation of effectiveness of program (if already in place), or description of means by which program will be evaluated.

9. Retrofit Devices

Installation of water conserving devices in existing structures complements plumbing codes that require low water-use items in new structures. Retrofitting requirements should usually be mandatory or devices be provided free of charge in order to achieve a high degree of compliance. Some localities require retrofit devices to be installed before ownership of a property can be transferred.

The program may:

1. Define a set of measures to consider
2. Evaluate the impact that such measures would likely have on water demand
3. Analyze the advisability of adopting those measures for their service areas

10. In-Home Leak Detection and Water-Use Management Assistance*

The utility or local government may provide a free technical assistance outreach program for locating leaks and identifying ways in which a resident or property owner might use water more efficiently. This program would provide a staff that is knowledgeable in leak detection and water conservation methods.

Information needed:

1. Design an assistance program to consider
2. Evaluate the impact that the program would likely have on water demand
3. Analyze the advisability of implementing the program in their service areas

PROPOSED WATER CONSERVATION MEASURES AND PROGRAMS

Proposed Water Shortage Management

The City should have a contingency plan, which spells out climate and political realities related to water use during drought or other water supply shortages. Included here are conservation measures that may be implemented during times of emergency. They are as follows:

- Water City properties on a minimal watering schedule that minimizes watering during daylight hours. Some watering of City properties is performed during the day to reduce the peak demand on the system. If this coordination does not take place, the City's regulating reservoirs drain during the night and overflow during the day. The surface water sources that are part of the City's system are not able to be turned on and off at will.
- Eliminate watering of City property in cases of severe shortages
- Educate the public on the water supply situation
- Instigate voluntary public conservation measures
- No residential outside watering from 9:00 a.m. to 7:00 p.m.
- Issue information to all customers on conservation procedures each can accomplish around their own property and within their own homes
- Instigate mandatory public conservation measures
- Instigate emergency conservation measures:
 - Strictly enforce all conservation policies with significant fines for non-compliance
 - Physically restrict water supplies to (in order of priority):
 - All outside irrigation systems
 - Park properties and other non-essential support facilities
 - Commercial businesses, restricting largest users first
 - Residential areas
 - Any other "non-life support" areas, insuring water supplies to hospitals, hospices, all other health care facilities, and controlled designated area water supply facilities.
- Additional non-emergency water conservation measures

Proposed Water Education Program

Outdoor Water Use:

- Water landscaping only as much as required by the types of landscaping and the specific weather patterns of your area. In general, water in the early morning or late evening hours.
- Do not water on rainy and/or windy days. You may do more harm than good to your landscaping, as well as wasting a significant amount of water.
- A single lawn sprinkler spraying five gallons of water per minute uses 50 percent more water in just one hour than the combination of 10 toilet flushes, two five-minute showers, two dishwasher loads, and one full load of laundry.
- Sweep sidewalks and driveways instead of using the hose to clean them off.

- Wash your car from a bucket of soapy (biodegradable) water and rinse while parked on or near the grass or landscaping so that all the water running off goes to beneficial use instead of running down the gutter to waste.
- Check for and repair leaks in all pipes, hoses, faucets, couplings, valves, etc. Verify there are no leaks by turning everything off and checking your water meter to see if it is still running. Areas with drip systems will use much less water, particularly during hot, dry, and windy conditions.
- Keep your lawn well trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

Indoor Water Use:

- About two-thirds of the total water used in a household is used in the bathroom. Concentrate on reducing your bathroom water use. The following are suggestions for this specific area:
 - Do not use your toilet as a wastebasket. Put all tissues, wrappers, diapers, etc. in the trash can.
 - Check the toilet for leaks. Is the water level too high? Put a few drops of food coloring in the tank. If the bowl water becomes colored without flushing, there is a leak. If you do not have a low volume flush toilet, put a plastic bottle full of sand and water in the tank to reduce the amount of water used per flush. However, be careful not to over conserve to the point of having to flush twice to make the toilet work. Also, be sure the containers used do not interfere with the flushing mechanism.
 - Take short showers with the water turned up only as much as necessary. Turn the shower off while soaping up or shampooing. Install low flow showerheads and/or other flow restriction devices.
 - Do not let the water run while shaving or brushing your teeth. Fill the sink or a glass instead.
 - When doing laundry, make sure you always wash a full load or adjust the water level appropriately if your machine will do that. Most machines use 40 gallons or more for each load, whether it is two socks or a week's worth of clothes.
 - Repair any water leak within the household. Even a slow drip can waste up to 15 to 20 gallons of water a day.
 - Know where your main shutoff valve is and make sure that it works. Shutting the water off yourself when a pipe breaks or a leak occurs will not only save water, but also eliminate or minimize damage to your personal property.
 - Keep a jar of water in the refrigerator for a cold drink instead of running water from the tap until it gets cold. You are putting several glasses of water down the drain for one cold drink.
 - Stop the sink when rinsing vegetables, dishes, or anything else; use only a sink full of water instead of continually running water down the drain.

RESOLUTION NO. _____

A RESOLUTION ADOPTING THE WATER CONSERVATION PLAN FOR THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, pursuant to §73-10-32, Utah Code Annotated, the City of Cedar Hills is required to adopt a Water Conservation Plan relative to water use within the City; and

WHEREAS, the City of Cedar Hills desires to promote water conservation, in as many forms as possible, within the City.

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

- Section 1.** The City of Cedar Hills hereby adopts by resolution the attached Water Conservation Plan for the City.
- Section 2.** All resolutions or parts thereof in conflict herewith are hereby repealed.
- Section 3.** This Resolution shall take effect immediately upon its approval and adoption.

PASSED, APPROVED and ADOPTED by the City Council of the City of Cedar Hills, Utah, this 20th day of November, 2012.

ATTEST:

Gary R. Gygi, Mayor

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Engineer
DATE:	11/20/2012

City Council Agenda Item

SUBJECT:	Discussion - Golf Cart Lease Agreement
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Wade Doyle, Golf Operations Manager

BACKGROUND AND FINDINGS:

During the fall operations of the golf course, several of the current golf carts in our fleet displayed operational deficiencies including poor or failed battery performance and mechanical failure. Mr. Doyle has evaluated the condition of the fleet and has recommended replacement of half of the batteries in the current fleet. The approximate cost \$36,000 to \$40,000 for FY 2013 and an additional cost of the same amount during FY 2014 will be required to maintain the fleet in working condition. This will be in addition to approximately \$50,000 in cart maintenance costs over the next 24 months on the current fleet. Also, many of the tires on the current fleet are due for replacement. During the evaluation, an alternate program of replacing the current fleet with a congruent new fleet was explored. The proposal would be to retire the current leases and enter a 48-month lease program with an approved provider. It is estimated that the new lease would cost approximately \$6,200 per month for a total annual payment of \$74,400. No additional funds would be incurred for the old fleet. The current lease program includes annual lease payment of \$53,976 and would necessitate an additional cost of approximately \$61,000 (\$36k + \$25k) for the next two years. Since the Golf course is a high demand, service oriented and risk adverse venture, staff is concerned the current fleet will not meet expectations in order to market to the aggressive tournament schedule golf management is forecasting.

PREVIOUS LEGISLATIVE ACTION:

The council previously approved the Club Car Lease and Yamaha lease agreements.

FISCAL IMPACT:

The annual cost increase is \$20,424 excluding maintenance costs of the current fleet.

SUPPORTING DOCUMENTS:

Proposed lease specifications.

RECOMMENDATION:

Staff recommends the City Council discuss the financial and operational needs of the golf course as presented by golf management.

MOTION:

No motion is necessary at this time. This item is a discussion item only.