



**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, September 19, 2017 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, September 19, 2017, 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, Pledge led by C. Geddes and Invocation given by C. Zappala
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)

**REPORTS/PRESENTATIONS/RECOGNITIONS**

4. Youth City Council Presentation

**CONSENT AGENDA** (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Minutes from the August 29, 2017 Work Session and City Council Meeting

**CITY REPORTS AND BUSINESS**

6. City Manager
7. Mayor and Council

**SCHEDULED ITEMS**

8. Review/Action on a Resolution Adopting the Water Conservation Plan
9. Review/Action on Release of Durability for Bridgestone Subdivision Plat C
10. Review/Action on Amendments to the City Code Title 3, Chapter 1, Relating to Solicitation
11. Review/Action on Adoption of a No-fault Insurance Policy for the City of Cedar Hills

**ADJOURNMENT**

12. Adjourn

Posted this 15th day of September, 2017

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website 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.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	9/19/2017

## City Council Agenda Item

<b>SUBJECT:</b>	Resolution to Adopt the City Water Conservation Plan
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Jeff Maag, Public Works Director
<b>BACKGROUND AND FINDINGS:</b> <p>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.</p> <p>Enclosed you will find a copy of the proposed 2017 Water Conservation Plan including updates to the previous Water Conservation Plan, and also the proposed Resolution for adoption.</p>	
<b>PREVIOUS LEGISLATIVE ACTION:</b> <p>The previous water conservation plan was adopted on 11-20-2012 and submitted to the Division of Water Quality.</p>	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> The 2017 Water Conservation Plan is attached.	
<b>RECOMMENDATION:</b> Staff recommends the City Council approve the City of Cedar Hills 2017 Water Conservation Plan.	
<b>MOTION:</b> To approve/not approve Resolution No. _____, a resolution adopting the Water Conservation Plan for the City of Cedar Hills, Utah.	



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**CEDAR HILLS**

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**Water Conservation Plan**

OCTOBER 2017

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## **Introduction**

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As Cedar Hills looks forward into the next decade, it sees a city of 10,310 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, UCA 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**

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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. Last year, 2016, the City has issued 14 building permits for new homes. 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.

### CULINARY WATER

<b>Type</b>	<b>Connections</b>	<b>Use (gal/yr)</b>
Residential	2471	170,294,000
Commercial	13	13,515,000
Industrial	0	0
Institutional	11	1,510,000
Other (Parks, Facilities, PG, AF)	43	48,983,000
<b>TOTAL</b>	<b>2538</b>	<b>234,302,000</b>

Per capita Culinary Water Use: Residential water deliveries (170,294,000) ÷ Days per year (365) ÷ Total service population (10,310) = **45 gpcd**

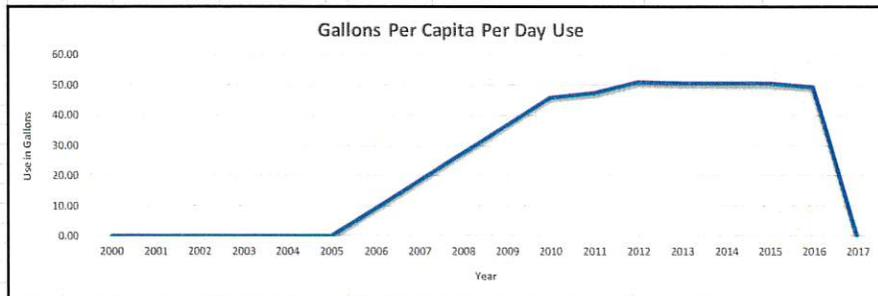
Per capita Irrigation Water Use: Total water produced (806,600,000) ÷ Days per year (365) ÷ Total service population (10,310) = **214 gpcd (Includes water loss, evaporation, etc.)**

Per capita Total Community Water Use: Res.+Comm.+Indust.+Instit.+Other (234,302,000) ÷ Days per year (365) ÷ Total Service Population (10,310) = **62 gpcd**

## Water Conservation Goal 2010-2017

Calculator: Water use in Gallons per Capita per Day  
Enter data in blue and green cells in the table below.

Data reported to Utah Division of Water Rights on the annual Water Use Form <a href="http://waterrights.utah.gov/wateruse/WaterUseList.asp">http://waterrights.utah.gov/wateruse/WaterUseList.asp</a>						Data collected by system	Sum residential, commercial, industrial, institutional, and secondary use	Multiply acre-feet by 325851.43 to change to gallons	Divide by 365 to change from year to day	Divide use in gallons per day by population
Year	Population	Residential Use (acre-feet/year)	Commercial Use (acre-feet/year)	Industrial Use (acre-feet/year)	Institutional Use (acre-feet/year)	Secondary Use (not reported to Water Rights) (acre-feet/year)	Total Use (acre-feet/year)	Convert from acre-feet to Gallons	Convert from Year to Day	Calculate gpcd
2017							0.00	0	0.00	0.00
2016	10310	522.61	41.48	0.00	4.63	0.00	568.72	185318225	507,721.17	49.25
2015	10261	522.21	51.14	0.00	4.91	0.00	578.26	188426848	516,237.94	50.31
2014	10179	523.95	44.96	0.00	5.56	0.00	574.47	187191871	512,854.44	50.38
2013	10066	523.63	39.79	0.00	5.13	0.00	568.55	185262831	507,569.40	50.42
2012	10066	542.18	25.60	0.00	4.73	0.00	572.51	186553202	511,104.66	50.78
2011	9808	492.41	20.95	0.00	4.46	0.00	517.82	168732387	462,280.51	47.13
2010	9906	487.82	13.72	0.00	5.51	0.00	507.05	165222968	452,665.66	45.70
2005							0.00	0	0.00	0.00
2000							0.00	0	0.00	0.00



## Water Budget

During the 2016 calendar year, 270.630 MGal was supplied to the culinary water system. 234.302 MGal was accounted for in the metered outflows to end-users. Average unaccounted losses from the system are less than 13% for the past water year of record. We estimate that a significant portion of the difference is due to unmetered connections for new construction, park irrigation and supplementing the pressurized irrigation system.

## **Current Water Conservation Measures and Programs**

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### ***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.

Following are measures and programs that the City of Cedar Hills has committed to and/or has implemented or considered to conserve water.

### ***City Water Use Evaluation***

During the 2013 irrigation season the City gathered information pertaining to the City irrigation system water production and usage. Based on meter readings and pump data, the City produced an average of 0.99 ac-ft. of irrigation per unit city wide. The number of units within the system was 2,355.

Comparing city usage to the Utah State Division of Water Resource recommended usage it was determined that irrigation water usage was excessive to nearly (3) times the recommended amount. It was also recognized that while the irrigation system was designed for 100% build out and the City was currently at approximately 80% build out the water system was operating at approximately 95-105% design capacity.

March 4, 2014

Mayor Gygi appointed members to a "Water Conservation Citizens Advisory Committee".

Members of the water Conservation Committee included:

Chair: Richard Noble

Gary Gygi, Mayor

David Bunker, City Manager/Engineer

Jeff Maag, Public Works Director

Betty Jo McKinlay, Citizen

Brad Daley, Citizen,

Cliff Chandler, Citizen

Joel Wright, Citizen

Priscilla Leek, Citizen

Paul Clyde, Citizen

Randy Gehring, Citizen

Jon Traveller, Citizen

March 2014

The “Water Conservation Citizens Advisory Committee” recommended that the City establish a water conservation goal. The recommended initial goal is that the Pressurized irrigation (P.I.) system water consumption be reduced to 50% of the 2013 levels. To accomplish this goal recommendations included:

- The City is unlikely to achieve significant water conservation without metering.
- Meters should be installed at all P.I. system connections.
- Meters should be installed at all City owned facilities.
- Education should include:
  - Incentives
  - Rebate program information for testing and upgrading controllers.
  - Notifications when system exceeds recommended usage.
  - Weekly recommended water usage guide.
  - Newsletter water conservation tips.
  - Water Conservation *Yard of the Month* program.
  - Signs throughout the City.
  - Utility bills comparison to neighbor’s usage.
  - Elementary school water conservation program.

April 15, 2014

The “Water Conservation Citizens Advisory Committee” reported to City Council a recommendation to start metering secondary water beginning in 2015 and provide a graduated water use fee schedule. They also recommended educating people in ways to conserve water. They further recommended that the City provide information on their web site including a recommended watering guide, Cities weekly water consumption and conservation tips.

June 2014

Cedar Hills worked with *Hansen Allen and Luce* to study and present findings related to the City’s pressurized irrigation system operations and capacities.

August 14, 2014

Cedar Hills provided a Town Hall meeting for the presentation of the *Hansen Allen and Luce* study findings. This included City pressurized irrigation history, annual & weekly consumption trends. They also provided an Irrigation Model for the City system and reviewed various events of failure and the probable consequences.

City Council, Mayor, committee members and citizens were given opportunities to ask questions and provide comments.

May 5, 2015

The Cedar Hills City Council voted to implement outdoor water conservation measures for all water users within the city. Residential properties with house numbers ending in an odd number will be allowed to water Monday, Wednesday and Friday. Property house numbers ending in an even number will be allowed to water Tuesday, Thursday and Saturday. Spot watering with a hose is allowed on Sunday. Restrictions will be enforced with a warning for

the first violation, a \$50 fine for the second violation, and a \$200 fine for the third and subsequent violations.

These restrictions remain in effect until further notice and supersede the Cities recommendation that residents should follow the State recommended watering schedule.

Cedar Hills City has provided a dedicated Water Conservation page to the City web site. <http://www.cedarhills.org/utilities/water-conservation>

### ***Public Awareness Program***

The City includes articles in its monthly newsletter, facebook and on the website 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' 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](http://www.cedarhills.org).

### ***System Maintenance***

The City used "state of the art" methods when constructing the pressurized irrigation system. With the system being in its fifteenth 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 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 per thousand gallons		
Culinary Water	Base Rate	\$8.10	Per Month	Resolution 6-20-2017C
	1 to 8,000	\$1.80		
	8,0001 to 12,000	\$2.99		
	12,001 to 18000	\$4.43		
	18,001 and up	\$5.88		

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 \$15.95 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		
	Large Water Users determined by City			

**Water Conservation Plans**

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% reduction/timeline/how will savings be measured? Measure per capita, refer back to State average: 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: Provide information with utility bills, notices, newsletter, website and facebook 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.
5. Enforcement of pressurized irrigation watering restrictions.

### ***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 and pressures 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.
5. WeatherTRAK smart irrigation controllers have been installed in City landscaped areas. These smart controllers use weather data from national and local weather stations and onsite rain delay equipment which reduces water consumption by pausing the watering before and during times of precipitation. The smart controllers are programmed to efficiently water different soil types, slopes, shade, etc. and will send an alert if there is abnormal water flow which helps identify a maintenance repair needed.

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**

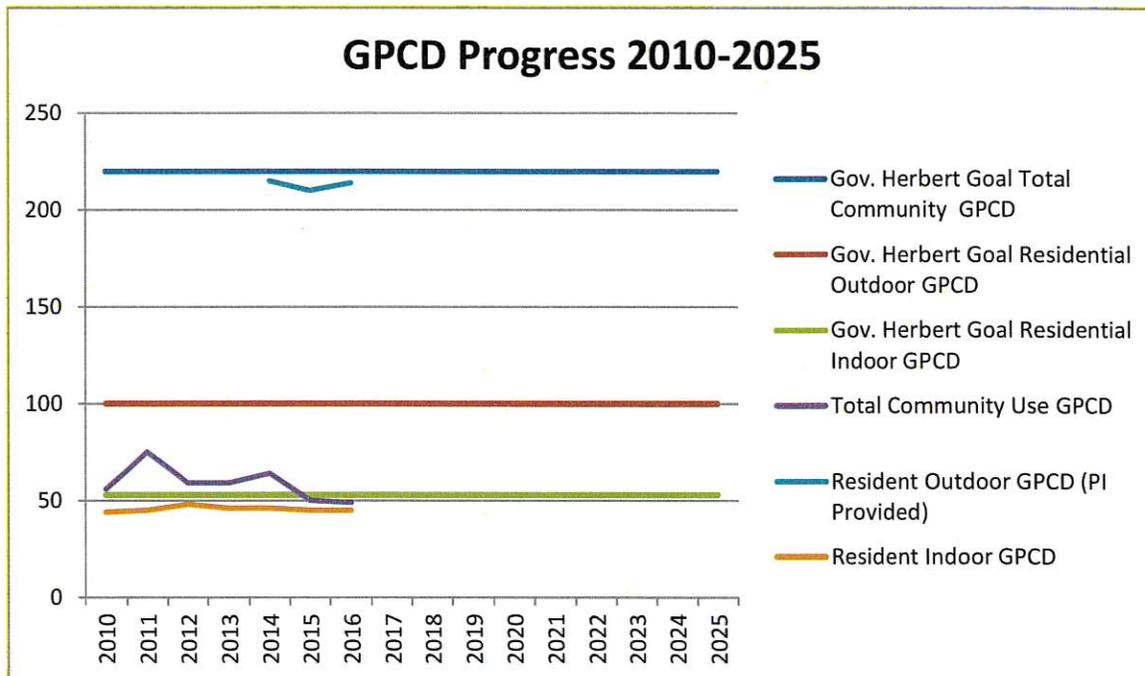
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This section briefly describes water conservation goals that the City will strive to achieve. The following practices will be implemented by the City to help meet its goals. Descriptions of how the City of Cedar Hills intends to address each selected 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\**

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\* Measures the City of Cedar Hills is currently implementing



## 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.

## 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.

Some common public information media are:

- Direct mail, including bill stuffers
- Water conservation information on City’s website and facebook
- 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

- Banner that displays water usage and state recommended
- Enforcement of residential watering restrictions by warning for the first violation and following with fines for non-compliance.

### **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:

- Provide an estimate of the amount of water lost from the system both in actual volume and as a percentage of total daily throughput
- Set goals for future leakage control

### **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. Smart controllers have been installed\*.

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\* Measures the City of Cedar Hills is currently implementing

- Consider including water-efficient landscape requirements in a landscaping ordinance \*include zero scape ordinance Ord. 8-19-2008B Irrigation Regulations; Ord. 2-17-2009B Xeriscape\*

## **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

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.

Metered Connections: Culinary 100%

Pressurized Irrigation 0.006% (15 PI connections)

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

- Date the program was initiated 7/28/2011
- Percentage of meters affected
- Replacement frequency (Meter Maintenance as needed - Components are replaced to maintain accurate monitoring)
- Review of usage reports to detect meters which are no longer function properly ("0" read report) Every 3 months
- 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

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\* Measures The City of Cedar Hills is currently implementing

## **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
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

## **11. Rebates/Incentives/Rewards**

CUWCD offers a \$100 rebate on the purchase of an EPA WaterSense® labeled smart controller, which helps reduce water waste by using local weather and landscape conditions to apply water to landscapes only when needed.

## **Proposed Water Conservation Measures and Programs**

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### ***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

### ***Water Education Program\****

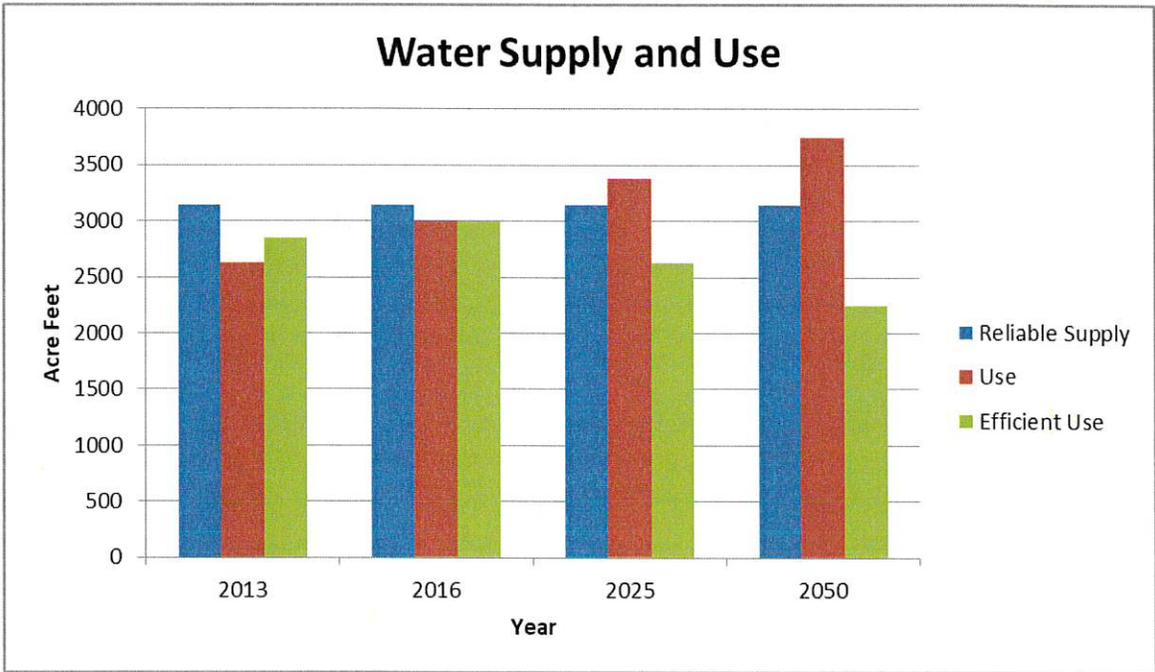
#### ***Outdoor Water Use:***

- Encourage residential properties to follow the water conservation recommendations of the State of Utah.
- Storm water tip of the month encourages water conservation and protects water quality with advice to decrease runoff and increase water infiltration.
- 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.

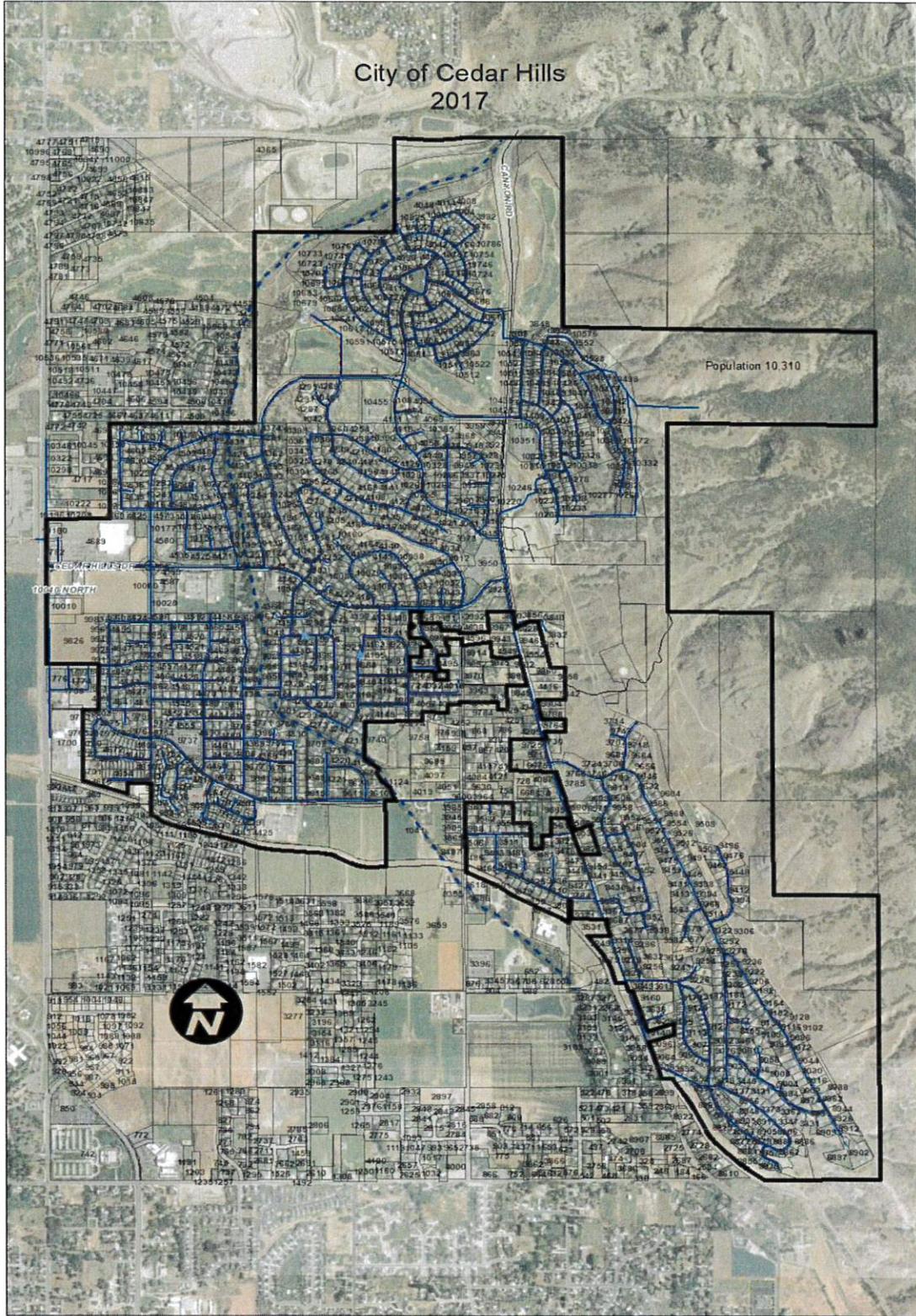
- Keep your lawn well trimmed and all other landscaped areas free of weeds to reduce overall water needs of your yard.

### ***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.



# SERVICE AREA MAP



**Water Conservation Plan Updated By:**

Jeff Maag  
Public Works Director  
[jmaaag@cedarhills.org](mailto:jmaaag@cedarhills.org)

Dee Howard  
Public Works Operations Manager  
[dhoward@cedarhills.org](mailto:dhoward@cedarhills.org)

Brenda Shuman  
Public Works Office Assistant  
[bshuman@cedarhills.org](mailto:bshuman@cedarhills.org)

**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 19th day of September, 2017.**

ATTEST:

\_\_\_\_\_  
Gary R. Gygi, Mayor

\_\_\_\_\_  
Colleen A. Mulvey, City Recorder



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Jeff Maag, Public Works Director
<b>DATE:</b>	9/19/2017

## City Council Agenda Item

<b>SUBJECT:</b>	Bridgestone Plat C
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin

**BACKGROUND AND FINDINGS:**

The following is provided by Bowen Collins & Associates as Cedar Hills Engineering.

“Dear City Council:

This Letter is in regard to the Bond for Bridgestone Plat C development currently held in the escrow account #015616519 at Zions Bank. Perry and Associates, Inc., the developer, has completed the subdivision work and the durability period, and is requesting release of the remaining durability retainer portion of the funds in escrow. The escrow account was created in 2012 with funds of \$256,806.83 for Plat C. In 2015 an amount of \$214,005.69 was released associated with the performance bond, and the remaining \$42,801.14, plus any accrued interest, is currently held as a durability retainer.

The completed development has now been inspected at the completion of the durability period by City Staff and found to meet City Standards. Based on these findings, it is our recommendation that all remaining bond funds, the durability retainer in the amount of \$42,801.14 plus any and all accrued interest, be released to the developer.”

**PREVIOUS LEGISLATIVE ACTION:**

July 1, 2015: Acceptance of and entering into durability period for Bridgestone Plat C

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

N/A

**RECOMMENDATION:**

Engineering and Staff recommends approval for the release of the durability retainer associated with the Bridgestone Plat C development in the amount of \$42,801.14.

**MOTION:**

To approve/not approve release of the durability retainer related to the Bridgestone Plat C (Perry Homes) development.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	September 19,2017

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on Solicitation in Cedar Hills
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manger

**BACKGROUND AND FINDINGS:**

Based on Council feedback from the August meeting, staff is proposing to amend the Cedar Hills Municipal Code as follows:

**3-1D-9: NO SOLICITATION NOTICE:**

B. The display of such sign or placard shall be deemed to constitute notice to any solicitor that the inhabitant of the residence does not desire to receive and/or does not invite solicitors, nor shall solicitors leave any advertisements, door hangers, material, or any form of literature at any residence displaying a “No Solicitation” sign.

**3-1D-10: DUTIES OF SOLICITORS:**

D. It is a violation of this article for any person soliciting or advocating to knock on the door, ring the doorbell, leave any advertisements, door hangers, material, or literature at the residence, or in any other manner attempt to attract the attention of an occupant of a residence that bears a “No Solicitation” sign for the purpose of engaging in or attempting to engage in advocating, home solicitation sale, door to door soliciting, or soliciting.

**PREVIOUS LEGISLATIVE ACTION:**

N/A

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

See Cedar Hills Municipal Code 3-1D

**RECOMMENDATION:**

Direct staff on any possible alterations to City Code 3-1D

**MOTION:**

To approve ordinance \_\_\_\_\_, amending the City of Cedar Hills Municipal Code, Title 3, Section 1, Article D, relating to solicitation, subject to the following changes {LIST ANY APPLICABLE CHANGES}.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 1, ARTICLE D OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO BUSINESS LICENSING: SOLICITATION.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH COUNTY, STATE OF UTAH:**

**PART 1  
AMENDMENTS**

Title 3, Chapter 1, Article D of the City Code is hereby amended to read as follows:

**3-1D-9: NO SOLICITATION NOTICE:**

B. The display of such sign or placard shall be deemed to constitute notice to any solicitor that the inhabitant of the residence does not desire to receive and/or does not invite solicitors, **nor shall solicitors leave any advertisements, door hangers, material, or any form of literature at any residence displaying a “No Solicitation” sign.**

**3-1D-10: DUTIES OF SOLICITORS:**

D. It is a violation of this article for any person soliciting or advocating to knock on the door, ring the doorbell, **leave any advertisements, door hangers, material, or literature at the residence,** or in any other manner attempt to attract the attention of an occupant of a residence that bears a “No Solicitation” sign for the purpose of engaging in or attempting to engage in advocating, home solicitation sale, door to door soliciting, or soliciting.

**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 3.

**D. PENALTY**

Hereafter these amendments shall be construed as part 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 THE CITY OF CEDAR HILLS, UTAH, THIS 19TH DAY OF SEPTEMBER, 2017.**

APPROVED:

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Gary R. Gygi, Mayor

ATTEST:

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Colleen A. Mulvey, City Recorder



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	9/19/2017

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on a No-Fault Utility Claims Program
<b>APPLICANT PRESENTATION:</b>	
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

Based on the recent pressurized irrigation line break that occurred in May that resulted in four homes being flooded, the City has worked with Olympus insurance to begin to establish a no-fault utility claims program. The program establishes criteria and owners responsibilities that must be met in order to receive assistance; additionally, the assistance from the city is limited as the policy establishes a maximum payout. There is a need for this type of policy to be established in Cedar Hills as we experience a utility line failure periodically. In the past the City Council has not had a policy to guide their decision making, and as a result has looked to past actions to determine how to respond to various incidents. This program not only establishes a policy in the case of a utility failure event, but also provides informational brochures for the public on sewer backups, insurance, and prevention.

**PREVIOUS LEGISLATIVE ACTION:****FISCAL IMPACT:**

A fund would be established in the next fiscal year budget to cover these types of events.

**SUPPORTING DOCUMENTS:**

No-Fault Culinary Water, Sanitary Sewer and Storm-Water Sewer Failure Claims Program, Model Sanitary Sewer Article and Informational Packet

**RECOMMENDATION:**

Staff recommends that the council adopt the no-fault program and direct staff to establish a fund in the next fiscal year budget to address these types of claims.

**MOTION:**

To adopt/not adopt resolution \_\_\_\_\_ adopting the No-Fault Culinary Water, Sanitary Sewer, and Strom Water Sewer Failure Claims Program, subject to the following changes {LIST ANY PROPOSED CHANGES}.

## City of Cedar Hills

### No-Fault Culinary Water, Sanitary Sewer and Storm Water Sewer Failure Claims Program

The purpose of this program is to assist in the cleanup of real and personal property, and/or compensate persons for the loss of real or personal property, destroyed or damaged as the result of a backup of city culinary water, sanitary sewer or storm sewer facilities, regardless of fault, within the restrictions, limitations and other provisions of this policy.

#### Cleanup of Real and Personal Property:

- (A) The [responsible position] may, in accordance with the city's standard procurement procedures, engage the services of one or more cleanup contractors to perform cleanup services at the direction of the [responsible position] on an as-needed basis.
- (B) Upon discovering backup described in this Policy, a property owner should immediately notify the [responsible position] of such event.
- (C) Upon notification of the occurrence of the event, the [responsible position] may contact a cleanup contractor under contract with the city pursuant to subsection (A) above, and direct the cleanup contractor to perform all cleanup work at the premises, in accordance with established cleanup criteria.
- (D) In the event the property owner engages the services of a cleanup contractor prior to notifying the [responsible position] of the event, the city may reimburse the property owner for actual expenses incurred by the property owner, but only up to the amount the city would have paid its own cleanup contractor under subsection (C) above.
- (E) In the event any real or personal property cannot, in the reasonable judgment of the [responsible position], be restored to its pre-event condition, in accordance with the cleanup criteria, the city may pay to the property owner the estimated fair market or actual cash value (not the replacement value) at the time of the event, of such real or personal property, with the exception that carpet and major appliances will be replaced with new like-kind items.
- (F) In no event will the city pay, or reimburse the property owner for the payment of special or consequential damages.

#### Establishment of Cleanup Criteria:

The [responsible position] may, from time to time, establish cleanup criteria which will govern the city's cleanup and payment responsibilities under this Policy. In establishing such cleanup criteria, the [responsible position] may give due consideration to generally available health guidelines, recommendations from governmental and academic experts, and other

sources of guidance reasonably deemed by the [responsible position] to be balanced, unbiased, and protective of health and safety.

#### Application - Time Limitations:

Any request for reimbursement of cleanup expenses under this policy, or payment of fair market value, may be made by filing a written application in such form as prescribed by the [responsible position]. Such application must be submitted to the city [responsible position] within thirty (30) days after the occurrence of the event.

#### Qualification for Assistance:

An application or request for assistance or payment under this Policy may qualify only if the [responsible position], after due inquiry or investigation, makes an affirmative determination that the event was the result of a failure of city facilities, and that none of the following circumstances apply:

- (A) The loss was the result of a force majeure including but not limited to acts of God, acts of public enemies, insurrections, riots, war, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, civil disturbances, explosions, acts of terrorism, sabotage, or any other similar cause or event not reasonably within the city's control;
- (B) The loss was caused by either an act or omission of the property owner, the property owner's agent, or a member of the property owner's family or business;
- (C) The property owner failed to file a claim hereunder in a timely manner, or failed to comply with any other procedural requirements of this Policy;
- (D) The loss is the result of intentional or negligent acts of third parties; or
- (E) The loss is wholly covered by private insurance. The city may pay at their discretion the deductible up to the level private insurance.

#### Reduction in Assistance:

The city may limit any assistance, or reduce any payment, under this Policy based upon any of the following:

- (A) The property owner did not act responsibly to prevent, avoid or minimize the loss;

- (B) The property owner is unable to fully substantiate or document the extent of the loss;
- (C) The loss is partially covered by private insurance.

Maximum Payments:

Without the express action of the city council, no assistance or payment under this Policy may exceed any of the following:

- (A) Five thousand dollars (\$5,000) per application or location; or
- (B) Twenty-Five thousand dollars (\$25,000) per incident.

Should a catastrophic event occur, the \$25,000 per incident limitation will be prorated against all losses where assistance is requested unless additional funding is approved by the governing authority.

Payment Does Not Imply Liability:

Any assistance or payment made under this Policy shall not be construed as, and does not imply, an admission of negligence or responsibility on the part of the city for any damage or loss. Any assistance or payment made under this Policy is strictly voluntary on the part of the city. This Policy shall not in any way supersede, change or abrogate the state government immunity act, Utah Code Annotated, section 63-30-1 et seq., as amended, or its successor, and its application to the city, or establish in any person a right to sue the city under this Policy. Any assistance or payment made under this Policy and accepted shall constitute a full and complete release of any and all claims against the city, its officers, employees and agents arising from the incident.

Budget Expenditures:

The city authorizes a fund from which amounts may be drawn to make the foregoing assistance or payments. Such fund may be established from the ordinary rate structure of the city.

Claims from Other Governmental Agencies:

Notwithstanding any other provisions of this Policy, no application shall be accepted from the United States or any of its agencies, the State of Utah or any political subdivision.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ADOPTING A NO-FAULT CULINARY WATER, SANITARY SEWER AND STORM WATER SEWER FAILURE CLAIMS PROGRAM FOR THE CITY OF CEDAR HILLS, UTAH.**

**WHEREAS**, the City of Cedar Hills desires to establish a program to assist residents in the event that a municipally owned utility line breaks and damages private property, and

**WHEREAS**, the City of Cedar Hills desires to establish a standard of review for claims against the City in the event of a utility line break,

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

No-Fault Culinary Water, Sanitary Sewer and Storm Water Sewer Failure Claims Program

The purpose of this program is to assist in the cleanup of real and personal property, and/or compensate persons for the loss of real or personal property, destroyed or damaged as the result of a backup of city culinary water, sanitary sewer or storm sewer facilities, regardless of fault, within the restrictions, limitations and other provisions of this policy.

Cleanup of Real and Personal Property:

- (A) The [responsible position] may, in accordance with the city's standard procurement procedures, engage the services of one or more cleanup contractors to perform cleanup services at the direction of the [responsible position] on an as-needed basis.
- (B) Upon discovering backup described in this Policy, a property owner should immediately notify the [responsible position] of such event.
- (C) Upon notification of the occurrence of the event, the [responsible position] may contact a cleanup contractor under contract with the city pursuant to subsection (A) above, and direct the cleanup contractor to perform all cleanup work at the premises, in accordance with established cleanup criteria.
- (D) In the event the property owner engages the services of a cleanup contractor prior to notifying the [responsible position] of the event, the city may reimburse the property owner for actual expenses incurred by the property owner, but only up to the amount the city would have paid its own cleanup contractor under subsection (C) above.
- (E) In the event any real or personal property cannot, in the reasonable judgment of the [responsible position], be restored to its pre-event condition, in accordance with the cleanup criteria, the city may pay to the property owner the estimated fair market or

actual cash value (not the replacement value) at the time of the event, of such real or personal property, with the exception that carpet and major appliances will be replaced with new like-kind items.

- (F) In no event will the city pay, or reimburse the property owner for the payment of special or consequential damages.

#### Establishment of Cleanup Criteria:

The [responsible position] may, from time to time, establish cleanup criteria which will govern the city's cleanup and payment responsibilities under this Policy. In establishing such cleanup criteria, the [responsible position] may give due consideration to generally available health guidelines, recommendations from governmental and academic experts, and other sources of guidance reasonably deemed by the [responsible position] to be balanced, unbiased, and protective of health and safety.

#### Application - Time Limitations:

Any request for reimbursement of cleanup expenses under this policy, or payment of fair market value, may be made by filing a written application in such form as prescribed by the [responsible position]. Such application must be submitted to the city [responsible position] within thirty (30) days after the occurrence of the event.

#### Qualification for Assistance:

An application or request for assistance or payment under this Policy may qualify only if the [responsible position], after due inquiry or investigation, makes an affirmative determination that the event was the result of a failure of city facilities, and that none of the following circumstances apply:

- (A) The loss was the result of a force majeure including but not limited to acts of God, acts of public enemies, insurrections, riots, war, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, civil disturbances, explosions, acts of terrorism, sabotage, or any other similar cause or event not reasonably within the city's control;
- (B) The loss was caused by either an act or omission of the property owner, the property owner's agent, or a member of the property owner's family or business;
- (C) The property owner failed to file a claim hereunder in a timely manner, or failed to comply with any other procedural requirements of this Policy;
- (D) The loss is the result of intentional or negligent acts of third parties; or
- (E) The loss is wholly covered by private insurance. The city may pay at their discretion the deductible up to the level private insurance.

#### Reduction in Assistance:

The city may limit any assistance, or reduce any payment, under this Policy based upon any of the following:

- (A) The property owner did not act responsibly to prevent, avoid or minimize the loss;
- (B) The property owner is unable to fully substantiate or document the extent of the loss;
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#### Maximum Payments:

Without the express action of the city council, no assistance or payment under this Policy may exceed any of the following:

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- (B) Twenty-Five thousand dollars (\$25,000) per incident.

Should a catastrophic event occur, the \$25,000 per incident limitation will be prorated against all losses where assistance is requested unless additional funding is approved by the governing authority.

#### Payment Does Not Imply Liability:

Any assistance or payment made under this Policy shall not be construed as, and does not imply, an admission of negligence or responsibility on the part of the city for any damage or loss. Any assistance or payment made under this Policy is strictly voluntary on the part of the city. This Policy shall not in any way supersede, change or abrogate the state government immunity act, Utah Code Annotated, section 63-30-1 et seq., as amended, or its successor, and its application to the city, or establish in any person a right to sue the city under this Policy. Any assistance or payment made under this Policy and accepted shall constitute a full and complete release of any and all claims against the city, its officers, employees and agents arising from the incident.

#### Budget Expenditures:

The city authorizes a fund from which amounts may be drawn to make the foregoing assistance or payments. Such fund may be established from the ordinary rate structure of the city.

#### Claims from Other Governmental Agencies:

Notwithstanding any other provisions of this Policy, no application shall be accepted from the United States or any of its agencies, the State of Utah or any political subdivision.

**PASSED, APPROVED and ADOPTED by the City Council of the City of Cedar Hills, Utah,  
this 19th day of September, 2017.**

ATTEST:

\_\_\_\_\_  
Gary R. Gygi, Mayor

\_\_\_\_\_  
Colleen A. Mulvey, City Recorder