



AMENDED
CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, October 1, 2013 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, October 1, 2013, 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 given by C. Zappala and Pledge led by Chandler Goodwin
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. Review/Action on an Ordinance Defining a Significant Parcel of Real Property
7. Review/Action on Proposed Parks Curfew
8. Discussion on Recreation Fees
9. Discussion on Resident Charge for Use of Vista Room and Golf
10. Discussion on Reimbursement for Little Free Library Participants
11. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-204 & 52-4-205

* * * EXECUTIVE SESSION * * *

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

ADJOURNMENT

13. Adjourn

Posted this 26th day of September, 2013

Gretchen F. Gordon, Deputy City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 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.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 1, CHAPTER 11-3 AND ADDING TITLE 1, CHAPTER 11-11, OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO DISPOSAL OF PARCELS OF REAL PROPERTY AND DEFINITIONS.

WHEREAS, pursuant to Utah Code Annotated § 10-8-2(4), the City of Cedar Hills wishes to establish a policy regarding the disposal of real property; and

WHEREAS, state law allows local jurisdictions to define “significant parcel;” and

WHEREAS, the City of Cedar Hills owns real property which many, in the future, be declared as surplus and be subject to these requirements.

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

PART I
AMENDMENTS

Title 1, Chapter 11, Section 3, of the City Code entitled Definitions is hereby amended to read as follows:

DISPOSITION: To transfer control of city owned property to another by any means including sale or other divestment of ownership of property.

REASONABLE NOTICE:

Posting notice of the proposed disposition in at least three (3) public places within the city and publishing notice of the proposed disposition in a newspaper of general circulation in the city.

SIGNIFICANT PARCEL OF REAL PROPERTY:

A parcel of real property owned by the city with a reasonable value equal to or greater than fifty thousand dollars (\$50,000.00).

PART II
ADDITION

1-11-11: DISPOSAL OF PARCELS OF REAL PROPERTY

A. NOTICE REQUIRED: If real property is declared surplus as a SIGNIFICANT PARCEL OF REAL PROPERTY as defined in this chapter, then the city shall provide REASONABLE NOTICE, as defined above, of the proposed DISPOSITION, at least fourteen

(14) days before the proposed DISPOSITION, as shall provide the public an opportunity for comment on the proposed DISPOSITION.

B. PUBLIC COMMENT: If the city receives public comment on the proposed disposition, the city recorder shall forward copies of such public comment to the city council. Thereafter, the city council may rescind its declaration of surplus property, direct the mayor to proceed with the sale, or impose such additional terms and conditions as the city council may adopt.

If the city does not receive public comment on the proposed DISPOSITION, the mayor may proceed with the sale after satisfying all of the other terms and conditions applicable to the disposition. The City shall comply with the provisions of Utah Code Ann. §10-8-2(4).

C. EXCEPTION: Except as otherwise required by State law, boundary line agreements and deeds conveying unneeded portions of rights-of-way or easements may be executed without declaring the property surplus.

PART III

CONFLICTING ORDINANCES AND ADOPTION

1. CONFLICTING PROVISIONS

All other ordinances that are in conflict herewith are hereby repealed.

2. 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.

3. 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 1.

4. EFFECTIVE DATE

This ordinance shall take effect upon signing and publication as required by law.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 1st DAY OF OCTOBER, 2013.

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



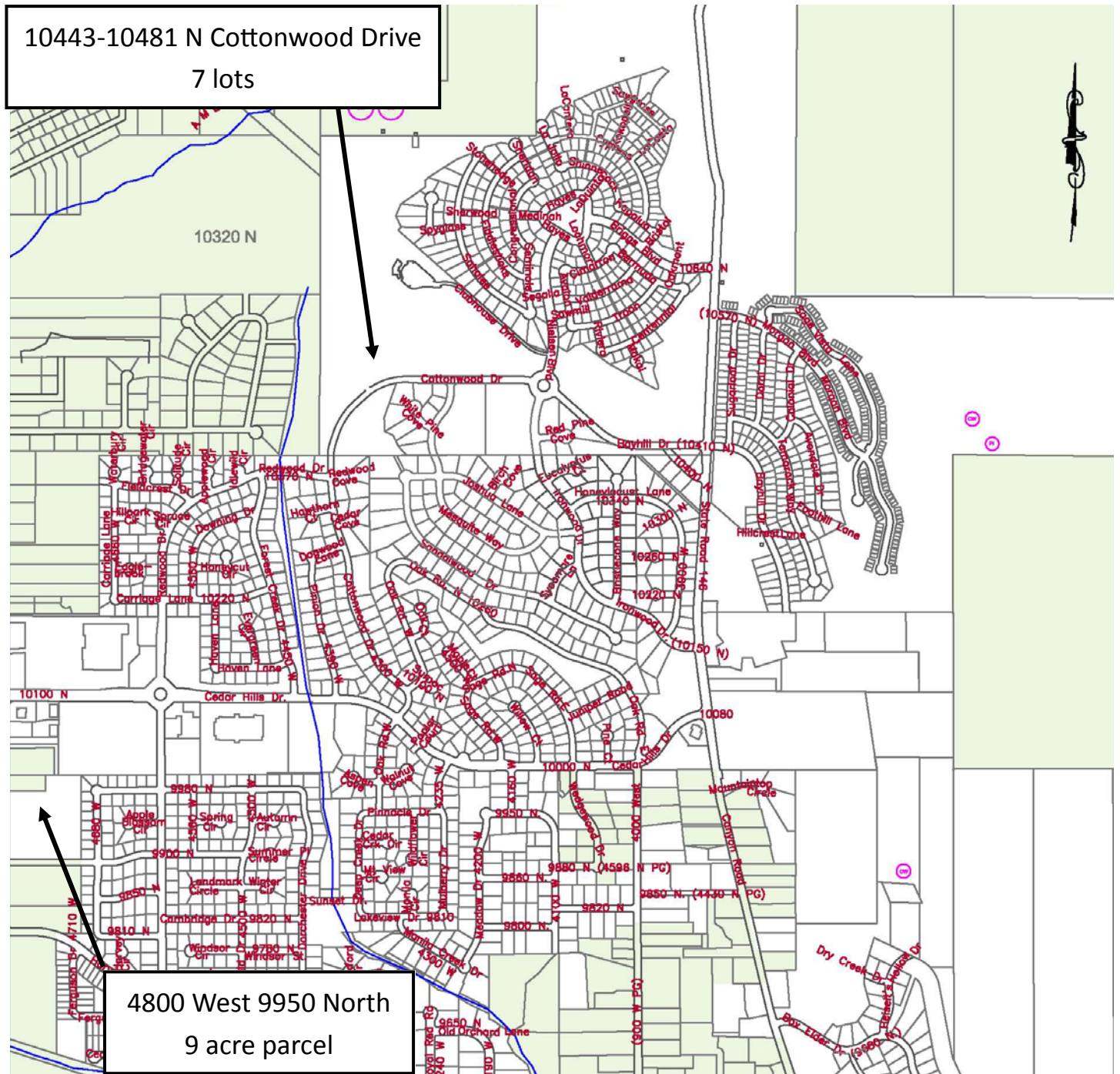
CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	10/1/2013

City Council Agenda Item

SUBJECT:	Ordinance Regarding Disposal of Parcels of Real Property
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: <p>The City currently holds several parcels of real property. In reviewing the city code, there is no provision or section of city code that deals with the disposal of parcels of real property. In addition, State code requires the city to comply with Utah Code Ann. 10-8-2(4) before disposing of a significant parcel of real property. State code requires a public notice and public hearing be held for the disposal of all significant parcels of real property. The definition of "significant parcel" and the associated value is left to the City to establish.</p> <p>It is proposed that the City adopt appropriate language and set reasonable values for the disposal of parcels of real property. Many cities we reviewed have set the reasonable value for significant parcels at \$100,000. However, to be consistent with the city procurement policy regarding public bid of items greater than \$50,000, it may be advisable to set the value for disposal of significant parcels also at \$50,000. The city council has latitude in this matter.</p>	
PREVIOUS LEGISLATIVE ACTION: <p>N/A</p>	
FISCAL IMPACT: <p>Significant parcels greater than \$50,000 in value shall require public hearing and public notice for disposal.</p>	
SUPPORTING DOCUMENTS: <p>Proposed ordinance amending Title 1-11-3 and 1-11-11.</p>	
RECOMMENDATION: <p>Staff recommends the Council approve Ordinance 10-01-13A, an Ordinance amending Title 1-11-3 and 1-11-11, Disposal of Parcels of Real Property.</p>	
MOTION: <p>To approve/not approve Ordinance # _____, an Ordinance amending Title 1-11-3 and 1-11-11, Disposal of Parcels or Real Property.</p>	

Real Property Surplus Map



10443-10481 N Cottonwood Drive
7 lots

4800 West 9950 North
9 acre parcel



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	10/1/2013

City Council Agenda Item

SUBJECT:	Review/Action on proposed Parks and Trails curfew and noise code
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin

BACKGROUND AND FINDINGS:

Based on feedback from the September 17, 2013 City Council meeting, staff has drafted a proposed ordinance amending the Parks and Public Properties ordinance 6-8-6: Park Curfew. The proposed ordinance sets a curfew in City parks at 11:00, AFPD will enforce this ordinance, and it matches the curfew in American Fork parks, making enforcement consistent for AFPD. In addition there is a proposed amplified noise and sound curfew that has school year hours and summer hours.

PREVIOUS LEGISLATIVE ACTION:

None.

FISCAL IMPACT:

None

SUPPORTING DOCUMENTS:

See proposed Parks and Trails Ordinance

RECOMMENDATION:

Staff recommends the City Council approve the proposed ordinance as prepared.

MOTION:

To approve/not approve Ordinance No. _____, an ordinance amending Title 6-8-6 of the City Code of the City of Cedar Hills, Utah, relating to Parks and Public Properties.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 6 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO PARKS AND PUBLIC PROPERTIES.

WHEREAS, the City Council of the City of Cedar Hills has determined that it is in the best interest of the City of Cedar Hills and the residents thereof to enact certain amendments to Title 6 of the City Code.

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

**PART I
AMENDMENTS**

Title 6 of the City Code is hereby amended by adding Section 8 entitled Parks and Public Properties to read as follows:

6-8-6: PARK CURFEW:

- A. All parks shall be closed between the hours of eleven o'clock (11:00) P.M. and five o'clock (5:00) A.M. It shall be unlawful for any person other than city employees performing their duties to loiter in the park when it is closed.
- B. Amplified Sound:
 - a. From Labor Day to Memorial Day, amplified sounds shall be prohibited after eight thirty (8:30) P.M., Sunday through Thursday, and nine thirty (9:30) P.M. Friday and Saturday.
 - b. From Memorial Day to Labor Day, amplified sounds shall be prohibited after nine thirty (9:30) P.M., Sunday through Thursday, and ten thirty (10:30) P.M. Friday and Saturday. Summer exemptions may be granted through the city by a Special Events Permit.

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 17TH DAY OF SEPTEMBER, 2013.

APPROVED:

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Gordon
DATE:	10/1/2013

City Council Agenda Item

SUBJECT:	Fees for Recreational Activities/Specifically for Jr. Jazz 2014
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Gordon
BACKGROUND AND FINDINGS: Alpine School District recently began to impose a new fee structure for the use of their facilities for any outside entity. (Currently, we only use their facilities for Jr. Jazz because we don't have the facilities.) This is a new policy that will dramatically impact our fee structure for each of our participants. As such, we will need to increase our fees to cover the costs we are now having to pay each school. In the past, we have not had to pay for the use of an elementary school, as long as there was a janitor there, however beginning this year we do have to pay \$10.00/hour for a sweeper while we use the facility. The high school we have always paid \$45/hour for the facility, however beginning this year the district is charging each City \$45 per gym, which will double what we've paid in the past. In addition, this year we also received a minimal increase from the Utah Jazz for each participant.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT: A spreadsheet is attached which shows our increased costs. We will need to increase the fees by \$5.00 per participant.	
SUPPORTING DOCUMENTS:	
RECOMMENDATION: Staff recommends that we increase our fees \$5.00 per participant for this season to cover the facility fee increases. We would also recommend that the Mayor communicate with his constituents to collectively work with the Alpine School District superintendent to review these fee increases and evaluate potential future costs.	
MOTION: No motion necessary. Discussion item only.	

Cedar Hills Recreation Programs

Program	CURRENT FEES	PROJECTED FEES
Ski Bus	\$175.00	\$190.00
Jr. Jazz	\$40-\$60	\$45-\$65
Lego League	\$75.00	\$75.00
New Soccer Program	\$60.00	\$60.00
Tot Soccer	\$25.00	\$25.00
Lacrosse	\$55-\$75	\$55-\$75
Tee Ball	\$25.00	\$25.00
Golf Clinics	\$65.00	\$65.00
Flag Football	\$30-\$55	\$30-\$55

Anticipated Fees Increase for Jr. Jazz	2013	2014
Mountain Ridge Jr. High	\$4,633.00	\$3,470.00
Lone Peak High School	\$2,070.00	\$5,400.00
Local Elementary Schools	\$0.00	\$1,900.00
Utah Jazz Fees	\$7,020.00	\$7,900.00
Total	<u>\$13,723.00</u>	<u>\$18,670.00</u>

We are proposing a \$5.00 per participant fee to cover the increased costs.

MOUNTAIN RIDGE JR HIGH

	2014 Jr. High we will pay
	\$10/hr weekdays and
2013 Jr. Highs we paid \$41.00/hour	\$41/hour on Saturdays

LONE PEAK HIGH SCHOOL

2013 High School we paid \$45/hour for gym space	2014 High School we have to pay \$45/hour PER GYM.
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ELEMENTARY SCHOOLS

2014 we have to start paying \$10/hour for the use of Elementary Schools



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	10/1/2013

City Council Agenda Item

SUBJECT:	Discussion on Resident Discount for Golf and Vista Room
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Gordon
BACKGROUND AND FINDINGS: Based on feedback from residents, it is proposed that council have a discussion regarding resident discounts for rental of the Vista Room and discounts for golf. Currently residents receive \$50 off for season pass. Also a discount of \$3 per 9 holes or \$6 per 18 holes is given to residents. Current prices at the Vista Room are \$1400 per weekday and \$1600 per weekend. The current annual revenue projections of \$135,000 are based on the fees established.	
PREVIOUS LEGISLATIVE ACTION: None.	
FISCAL IMPACT: TBD.	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Staff recommends the council consider discounts to resident fees for the golf course and rental of the Vista Room.	
MOTION: Discussion item only. No motion is necessary. Direct the staff to adjust fees as determined by council.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	10/1/2013

City Council Agenda Item

SUBJECT:	Discussion on Reimbursement for Little Free Library Participants
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: Mayor Gygi has requested that the City Council consider reimbursement to resident sponsors who participate in the Little Free Library program. Little Free Library is a “take a book, return a book” program where sponsors create a local location for communities to enjoy this program. This discussion is to consider reimbursing sponsors for their fee to receive a charter from “Little Free Library.”	
PREVIOUS LEGISLATIVE ACTION: None.	
FISCAL IMPACT: The “Little Free Library” charges a one-time fee of \$35; there is currently 1 resident who is participating.	
SUPPORTING DOCUMENTS:	
RECOMMENDATION: We would like to consider allowing the resident to be reimbursed for this, in-lieu of a library reimbursement.	
MOTION: No action required. Discussion item only.	