

PUBLIC HEARING AND CITY COUNCIL MEETING

Tuesday, October 7, 2008 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Charelle Bowman, Mayor Pro Tempore, Presiding
Council Members: Jim Perry, Ken Kirk, Eric Richardson, Marisa Wright
Konrad Hildebrandt, City Manager
Kim Holindrake, City Recorder
Courtney Hammond, City Meeting Transcriber
Jim Madsen, Director of Golf
Greg Robinson, Assistant to the City Manager - Planning
Others: Cliff Chandler, Brent Uibel, Scout Troop 1176, Sam Lyons, Greg Ludlow, Sam Liddiard, Chris Green, Stephanie Monson, Karissa Neely

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been posted throughout the City and the press notified, was called to order at 7:05 by C. Bowman.

Invocation given by C. Richardson

Pledge of Allegiance led by Derek Nelson of Troop 1176.

2. Public Comment (7:06 p.m.)

Spencer Gentry: Spencer Gentry stated that he would like to see a community basketball court built. There are lots of parks in the City, but no basketball courts. C. Perry told him that Timpanogos Cove Park has a basketball court.

Derek Nelson: Derek Nelson said that he would like to see the area around the golf course range netting landscaped. C. Wright suggested the scout troop do it as a service project.

Jake Green: Jake Green stated that he would like a skate park in the City.

Tyler Hunt: Tyler Hunt would like more restaurants and food places nearby.

Braden Richards: Braden Richards said he would like a recreation center with a pool nearby.

PUBLIC HEARINGS

3. Amendments to the City Code, Title 10-6-3, Procedure Leading to Approval; and Title 11-4, Procedures for Approval; Plans and Plats (7:11 p.m.)

No comments.

CONSENT AGENDA

4. Minutes from the September 16, 2008, Regular City Council Meeting (7:12 p.m.)

MOTION: C. Kirk - To approve the minutes only as part of the consent agenda from the September 16, 2008, Regular City Council Meeting and to move item 5 out of the consent agenda and into discussion. Seconded by C. Bowman.

Yes - C. Bowman
C. Kirk
C. Perry
C. Richardson
C. Wright Motion passes.

SCHEDULED ITEMS

5. Purchase of a Golf Course Mowing Tractor and Waiving of Bid Notice Requirement (7:13 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that the City has a procurement policy that identifies what action needs to be taken in any procurement. Any purchase under \$500 can be purchased without bids. Purchases from \$500-\$5,000 require three bids, from \$5,000 to \$25,000 require written bids, and anything over \$25,000 requires a full bidding process. There are only three companies that sell the mower for this purchase. All the companies were notified and given the opportunity to bid. It seems superfluous to go through the time and expense of a full-bidding process when all companies were given the opportunity to bid.

Jim Madsen stated that the estimated cost of the tractor is approximately \$41,000. The current mower is in its fifth year, with a useful life of 4-5 years. The trade-in value is just \$1,500. The plan is to keep the old mower and use it as a back-up mower. The other existing mower is inoperable. He feels that a new mower is an absolute necessity. There has already been two price increases and another is anticipated. The bids are only good for 30 days. Waiting until spring will likely increase the cost. All new equipment is stored in the cart barn, so winter weather should not be an issue.

MOTION: C. Richardson - To make a finding that it is in the City's best interest to waive the process for a public bid for the procurement of a golf course mowing tractor because there are only three providers, and instruct staff to move forward with procurement. Seconded by C. Perry.

Yes - C. Bowman
C. Kirk
C. Perry
C. Richardson
C. Wright Motion passes.

6. Review/Action on Cedar Hills Golf Course Items and Clubhouse (7:25 p.m.)

See handouts.

Staff Presentation:

Jim Madsen reported on the golf course. Since its inception the golf course has had financial problems, bad press, and failing equipment. Though nationally golf course revenues are down, Cedar Hills golf course revenues are up and continuing to grow. In FY 2008 the golf course

came very close to covering its costs. It is anticipated that the golf course will come out ahead in FY 2009, excluding the debt payment. With increased rounds, carts are aging quickly. All the carts are on pace to exceed the warranty (4 years or 16,000 energy units) in terms of units. All new carts are operational. There is a cart replacement plan in place. Cart fees are based on what the market will bear. A maintenance equipment rotation plan is in place, and equipment will be rotated out on a three-year basis. Public relations have improved. Cedar Hills was featured in the August edition of Fairways Magazine as well as in several newspapers. Golf forum posts have decreased and many of the posts are positive. In the past, the posts and comments were predominantly negative. Management is looking at beautifying the entire golf course with priority given to the publicly viewed areas. Deer-resistant trees will be added in the boundary areas that will not affect the play, but improve the aesthetics of the surrounding area. The trees will require more irrigation. Plans for a dual pump house are being considered. Clubhouse plans have been redesigned and are under architectural review, with a possible ground breaking in October 2009 to eliminate construction during the heavy golf season.

Council Discussion:

- C. Perry worries that if clubhouse construction doesn't start until October 2009, it will not be completed in time for the spring golf season. He would like to see quarterly updates on the golf course. He complimented Jim Madsen on his management of the golf course.
- C. Kirk stated that he would like to see some information and ideas from Jim Madsen on sledding on the golf course. Jim Madsen said that \$12,000 was spent to build the cart path rail, and there is now a steep embankment on the other side. The grading on the hill has changed making sledding more dangerous with more infrastructure to protect. No trespassing signs have been posted in the past, but it has never been enforced.

MOTION: C. Wright - To move item 8 up so scouts can hear about the community recreation center. Seconded by C. Bowman.

Yes	-	C. Bowman	
		C. Kirk	
		C. Perry	
		C. Wright	
No	-	C. Richardson	Motion passes.

8. Review/Action on a Community Recreation and Aquatic Center (8:02 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that the City has been collecting recreation impact fees since 1999. The fund is at \$3 million with little projected growth in the near future. Four possible locations have been identified for a recreation center. The City needs a community facility to house the City offices and council chambers. One possibility is a combined recreation aquatic center and City office building on the city-owned nine acres on 4800 West. Another possibility is to build on the state-owned land south of Lone Peak High School. Getting the state property requires legislative action. Highland and Alpine have declined any interest in participating in a recreation district. Newport Sports is going to go into the retail district in Highland across from Kohlers

with high end sports training and a fitness area. Highland City officials are supporting that effort. There is land on the corners around the roundabout for a recreation facility and a city office building. There is also the possibility of purchasing and/or swapping land. He presented a timeline to meet a June general obligation bond election. Debt service would likely be about \$75,000 per \$1 million. That means \$2.50 per month per household for every million bonded. He will talk to the Smart family and also David Blake about land swap possibilities in the commercial area.

Council Discussion:

- C. Perry stated that he favors a land swap or selling the nine acres to procure an interior location. Teaming up with the Alpine School District would increase the size and cost of the project.
 - C. Richardson would prefer to get interior land and scale the recreation center to something that would meet the needs of Cedar Hills.
 - C. Kirk would like to take a field trip to Kamas and other cities recreation facilities.
 - C. Bowman would like to nail down a location because location will determine the size.
7. Review/Action on Amendments to the City Code, Title 10-6-3, Procedure Leading to Approval; and Title 11-4, Procedures for Approval; Plans and Plats (8:34 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that this item deals with electronic submittals to the City for subdivision plats. The Planning Commission asked that the type and quality of files be nondescript to allow for change as file options change over time. This title only deals with subdivision plats. The best place to put this type of amendment is an area of the code that deals with all submissions to the City. Currently, there is no area of the code that covers all submissions.

Council Discussion:

- C. Perry made the following change: that type and quality of files “shall be determined by the City Planner or designee.”
- C. Richardson recommended that this electronic submittal requirement be put into the City Council Procedures Document.

MOTION: C. Perry - To approve Ordinance No. 10-7-2008A, an ordinance amending Title 11, Subdivision Regulations, of the City Code of the City of Cedar Hills, Utah, amending the requirements relating to the procedure for approval; plans and plats, as amended. Seconded by C. Richardson. Vote taken by roll call.

Yes	-	C. Bowman	
		C. Kirk	
		C. Perry	
		C. Richardson	
		C. Wright	Motion passes.

9. Review/Action on Decisions 2008 (8:40 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that the majority of Decisions 2008 comes from Decisions 2006. He would like the questionnaire finalized. He would like to add a question that asks, "What one thing would you like to see happen to Cedar Hills?"

Council Discussion:

- C. Bowman would like to change option b to question 7 to state "continue developing."
- C. Kirk isn't sure now is the time to do Decisions 2008. The economic situation is in such turmoil it will affect the way people respond. He would prefer to wait until after the presidential elections and the New Year.
- C. Richardson stated that these types of economic downturns happen cyclically. Waiting three years may mean that people respond differently because they are at the top of the cycle. Waiting is fine, but in the meantime staff and council are working off of how residents responded in 2006.
- C. Perry requested an electronic copy. He is not opposed to waiting until the New Year.

Further Discussion:

The Council asked Konrad Hildebrandt to hold off until the New Year. Edits should be sent to him as soon as possible.

10. City Manager Report and Discussion (8:54 p.m.)

- The monthly management report will be out this week.
- The new pump is in the well. They are pumping at 2,000 gpm. David Bunker would feel most comfortable initially using the well for pressurized irrigation. He is confident that everything should be functioning by April 15. C. Perry said that the other important date is June 1, at which time there needs to be the water capacity for pressurized irrigation usage. C. Kirk said he was down at the well earlier in the day and it is pumping at 2,200 gpm. C. Wright is worried about the security of the pump. When she was there, it was not secured.

MAYOR AND COUNCIL REPORTS

11. Board and Committee Reports (9:04 p.m.)

- C. Wright: Two women in the community have contacted her about exploring library options. Konrad Hildebrandt will send a letter to Highland library to let them know that the City may want its books back. C. Wright reported that there are three sexual offenders living in the same neighborhood. One home is renting the basement to the sexual offender, and there is a covered vending machine in the driveway that attracts children. She would like the City to look into the situation.
- C. Kirk: Met with a few members of the Traffic and Livability Oversight Committee, which will meet soon to discuss several issues.

- C. Perry: The Youth City Council cleaned litter at parks and helped at an elementary school carnival.
- C. Richardson: Would like to request that the Planning Commission look at zoning policies for payday lenders.

EXECUTIVE SESSION

12. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-5
13. Motion to Adjourn Executive Session and Reconvene City Council Meeting

No Executive Session.

ADJOURNMENT

14. Adjourn

This meeting was adjourned at 9:20 p.m. on a motion by C. Bowman, seconded by C. Kirk, and unanimously approved.

Approved by Council:
October 21, 2008

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder