

PUBLIC HEARING AND CITY COUNCIL MEETING
Tuesday, January 20, 2009 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Mike McGee, Presiding
Council Members: Eric Richardson, Jim Perry, Ken Kirk, Marisa Wright, Charelle Bowman
Konrad Hildebrandt, City Manager
Kim Holindrake, City Recorder
Jim Madsen, Director of Golf
Eric Johnson, City Counsel
Courtney Hammond, City Meeting Transcriber
Others: Troop 1206, Stephanie Martinez

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:02 p.m. by Mayor McGee.

Invocation given by C. Wright

Pledge of Allegiance led by Talmage Gunther of Troop 1206

2. Public Comment (7:05 p.m.)

No comments.

PUBLIC HEARINGS

3. Proposed issuance of the Utility Revenue Bonds, in one or more series, in an aggregate principal amount of not more than \$1,000,000 for the purpose of (i) the acquisition and construction of utility improvements, including secondary irrigation water improvements and related improvements; (ii) funding a deposit to a debt service reserve fund, if desired, and (iii) paying issuance expenses, and the potential economic impact that the improvement, facility, or property for which the bonds pay all or a part of the cost will have on the private sector. (7:06 p.m.)

No comments.

CONSENT AGENDA

4. Minutes from the December 9, 2008, Regular City Council Meeting (7:06 p.m.)
5. Minutes from the January 6, 2009, Regular City Council Meeting (7:06 p.m.)

MOTION: C. Perry - To approve the consent agenda, including the minutes from the December 9 and January 6 meetings, as amended. Seconded by C. Wright.

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

Motion passes.

SCHEDULED ITEMS

6. Review/Action on Cedar Hills Golf Course Items and Clubhouse Proposals (7:10 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that all the reconfiguration items are complete except for the bridge. The bridge will be done in house and will be completed by spring. The wood is being treated indoors. Mayor McGee said that the ends should be treated after they are cut and before they are installed. Two architectural firms gave presentations on clubhouse plans during the work session. The clubhouse adds the ability to generate more revenue. To bond for a clubhouse would require a sales tax revenue bond or a building authority bond.

Jim Madsen stated that he believes the amount of events would double with a clubhouse. The cost of the golf course simulator is \$50,000. There are no simulators on a golf course in Utah County. Typically the fee is \$20/hour. There is also revenue in terms of club sales and teaching, as well as the ability to capture winter revenue. The useful life of a simulator is 10 years, but they may begin to have maintenance issues after 5 years. The idea to have a restaurant located in the clubhouse was scrapped because the cost/benefit analysis didn't look good. The two plans presented in the Work Session represent the best of many plans that were submitted. His favorite is the Ken Harris Design because of the design, cost, functionality, and depth of thought. They are also easy to work with. He believes that with a clubhouse and time, the course can show a profit.

Council Discussion:

- C. Perry stated that there are many possible goals with the golf course, and each has a different approach. He said that the golf course has finally reached operational breakeven, and would like to ensure that the City is confident that the course can remain operationally profitable with additional debt from clubhouse financing.
- Mayor McGee stated that many years ago the goal was to pay off the golf course, which has proved difficult. In order to reach that goal, a clubhouse will be necessary to make the golf course competitive and produce additional revenue. If the course can see a \$100,000 operational increase that would pay for the increased costs of a clubhouse bond.
- C. Richardson would like to see the costs and returns on leasing office space on the upper floor.
- C. Bowman suggested naming the grill something trendy and trying to draw in families to dine at the grill.
- C. Wright agreed that beefing up the grill would draw in families. She also suggested a beautiful garden that would draw in weddings. She feels that while the clubhouse may cost residents money, the City should make the most of the golf course and make it as appealing as possible.
- C. Kirk stated that he considers the golf course an investment. The City needs to continue to invest or let it go, and he's not willing to let it go. The clubhouse is a further investment and, while risky, it is the route to take. He doesn't see where the City has a choice, but to do this.

MOTION: C. Kirk - To instruct staff to pursue the clubhouse design with Ken Harris Architect, to incorporate the changes discussed, to provide additional elevations, dimensions, sampling materials, site plans, at least two different choices for facades and present that to the Council at the earliest possible convenience. Seconded by C. Bowman.

Further Discussion:

- C. Richardson stated that he would like to pursue a design-build project. This motion feels like it is awarding a bid. He thinks a better approach is to have a contract prepared for a design-build project to bring a contractor on board, rather than have the architect spend time making detail changes. He also has an ethical problem with asking companies to put time and money into the project without awarding the bid.
- Konrad Hildebrandt stated that the design submitted by Ken Harris was designed and developed for Sleepy Ridge before they decided to build a bigger facility. The cost estimates, etc. are from the experience of developing the plans.

AMEND MOTION: C. Kirk - And to instruct staff to prepare a contract for review. Accepted and seconded by C. Bowman.

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

7. City Manager Report and Discussion (8:17 p.m.)

- Interested council members can sign up for the upcoming legislative event.
- The City has submitted 9 funding requests with Salt Lake City Mayor Becker.
- To pursue a separate zip code would require federal legislative action. Another approach may be determining that the Pleasant Grove zip code is too big.

MAYOR AND COUNCIL REPORTS

8. Board and Committee Reports (8:12 p.m.)

- C. Perry: The Youth City Council met and is applying for an award of excellence. A leadership conference is coming up in March.
- C. Richardson: He sent out an email inviting everyone to meet with the president and vice president of UTOPIA. These are not noticed meeting, so up to two council members can attend.
- Mayor McGee: MAG and COG met on the same night. Members of the legislature visited. The conversation centered on budget cuts. Transportation projects have been put on hold.

EXECUTIVE SESSION

9. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-5 (8:17 p.m.)

MOTION: C. Bowman - To go into Executive Session, Pursuant to Utah State Code 52-4-5 to discuss pending litigation and purchase or sale of real property. Seconded by C. Perry.

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

*** EXECUTIVE SESSION ***

C. Bowman excused (8:38 p.m.)

10. Motion to Adjourn Executive Session and Reconvene City Council Meeting (8:43 p.m.)

MOTION: C. Perry - To Adjourn Executive Session and Reconvene City Council Meeting. Seconded by C. Richardson.

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

ADJOURNMENT

11. Adjourn

This meeting was adjourned at 8:43 p.m. on a motion by C. Perry, seconded by C. Kirk and unanimously approved.

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

Approved by Council:
February 3, 2009