

CITY COUNCIL MEETING  
Tuesday, December 7, 2010 7:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Eric Richardson, Presiding  
Council Members: Ken Kirk, Scott Jackman, Stephanie Martinez, Marisa Wright, Jim Perry  
Konrad Hildebrandt, City Manager  
Greg Robinson, Assistant City Manager  
Kim Holindrake, City Recorder  
Rebecca Tehero, Finance Director  
Courtney Hammond, City Meeting Transcriber  
Lt. Sam Liddiard, Police Department  
Others: Cliff Chandler, Diane Kirk, Travis Kirk, Greg Gordon, Sam Liddiard, Diana Cannell, Brian Cannel, Brent Uibel, Scout Troop 1167, Scout Troop 838, Ken Cromar, Ryan Vialpando, Zonda Perry, Sterling Jacobson

COUNCIL MEETING

1. This meeting of the City Council of Cedar Hills, Utah, having been properly noticed, was called to order at 7:36 p.m. by Mayor Richardson.

Invocation given by Mayor Richardson

Pledge of Allegiance led by Ryan Edwards

2. Public Comment (7:38 p.m.)  
Spencer Anderson: Mr. Anderson represented the HOA of the Cottages at Canyon Heights. He stated that traffic on Canyon Road has increased, and there has been an increase in accidents. The HOA proposes the City Council direct a needs assessment to determine the feasibility of installing a traffic light at the intersection of Canyon Road and Canyon Heights Drive. It is the only intersection for ingress and egress into the Cottages, Renaissance, and Pine Hollow Drive. Pedestrian traffic will increase with the installation of a trail along the canal. Mayor Richardson asked Konrad Hildebrandt to have the Traffic Safety and Livability Oversight Committee look into the proposal.

CONSENT AGENDA

3. Minutes from the November 9, 2010, Regular City Council Meeting
4. Minutes from the November 23, 2010, Special City Council Meeting

**MOTION: C. Kirk - To approve the consent agenda.** Seconded by C. Martinez.

Yes	-	C. Jackman	
		C. Kirk	
		C. Martinez	
		C. Perry	
		C. Wright	Motion passes.

SCHEDULED ITEMS

5. Review/Action on the 2010 Fiscal Year Audit (7:42 p.m.)

See handouts.

Staff Presentation:

Rebecca Tehero stated that the Fiscal Year 2010 audit was conducted by Allred Jackson.

Diana Cannell of Allred Jackson presented the audit. Rebecca Tehero did a great job and prepared all the financial statements. Allred Jackson's job is to take the financial statements and determine what areas are the biggest risks for the City and test all the areas for compliance. To do this the auditors request information and make opinion statements and recommendations. Cedar Hills had no material weaknesses. There was one deficiency in internal controls that was an issue with prior period adjustments where balances in the prior period were reported in the wrong period. For example Waste Management fees were incorrectly reported during one month of last year. This had to be restated in this year's documents. The City's greatest risk is revenue recognition as it is for most cities or companies. She finds great comfort that Cedar Hill's revenue funds can be confirmed. The other finding was a state compliance finding for budgetary compliance. There was one area where the City exceeded budgeted expenditures in transfer funds. In the governmental funds the City was able to keep revenues and expenditures fairly even from last year. Expenditures were cut because of staff's efforts. Her biggest worry for the City is the golf course fund because it has a negative fund balance. The City has all the controls and procedures in place to prevent fraud.

**MOTION: C. Perry - To approve the audit as presented.** Seconded by C. Jackman.

Yes - C. Jackman  
C. Kirk  
C. Martinez  
C. Perry  
C. Wright Motion passes.

6. Review/Action on Amended Agreement for Rapidwave, LLC (8:29 p.m.)

See handouts.

Staff Presentation:

Mayor Richardson stated that in the past the Council approved an agreement with Rapidwave to operate wireless internet antennas in Cedar Hills. They would like to increase the height of one tower.

Greg Robinson stated that the two antennae are located at the city's water tanks. Rapidwave would like to raise the tower ten feet at the upper water tank. The City has never received complaints about the antennae. Rapidwave has attempted to blend in with the environment. They provide permanent power to their facilities, which they have offered to the City. The City does not foresee any complaints by adding the ten feet.

Sterling Jacobsen of Rapidwave stated that download speeds with this extension will be between 20 and 35 Mbps. He is willing to look at the agreement and provide the higher speeds to the city offices.

**MOTION: C. Kirk - To approve the amendment to the Rapidwave agreement allowing them to raise the antenna by 10 feet as proposed by Rapidwave, contingent upon the City receiving higher Mbps.** Seconded by C. Jackman.

Yes - C. Jackman  
C. Kirk  
C. Martinez  
C. Perry  
C. Wright Motion passes.

7. Review/Action on Ordinance Setting the Time and Place of City Council Meetings for 2011  
(8:42 p.m.)

See handouts.

**MOTION: Jackman - To adopt Ordinance No. 12-7-2010A, an ordinance setting the time and place of the regular meetings of the City Council of the City of Cedar Hills, Utah, as proposed.**  
Seconded by C. Wright. Vote taken by roll call.

Yes - C. Jackman  
C. Kirk  
C. Martinez  
C. Perry  
C. Wright Motion passes.

8. Review/Action on Board/Committee Appointments - Planning Commission and Board of Adjustment (8:44 p.m.)

See handouts.

Mayor Richardson stated that there are great volunteers in the City. He is thankful for their service. In filling positions he feels varying viewpoints area needed. The current committees are working well. He recommended appointing Craig Clement and Glenn Dodge to another three-year term on the Planning Commission, reappointing Daniel Zappala and Trent Augustus as 1<sup>st</sup> and 2<sup>nd</sup> alternates to the Planning Commission, and Carl Volden to the Board of Adjustment.

**MOTION: C. Perry - To confirm the appointments recommended by Mayor Richardson.**  
Seconded by C. Kirk.

Yes - C. Jackman  
C. Kirk  
C. Martinez  
C. Perry  
C. Wright Motion passes.

9. City Manager Report and Discussion (8:46 p.m.)

- The City Christmas party is on December 14 at 6:00 p.m.
- Staff is actively preparing for a Year of Emergency Preparedness in 2011.

- The Decisions 2011 process has started. Proposed supplemental questions should be sent to Konrad.
- For the CERC proposal on Wednesday, December 15, staff will prepare implications to the capital facilities plan, estimate of swimming pool costs, operational costs of CERC, and updated options.
- Elected Officials Day at the state legislature is at the end of January.
- The cost estimate on the CERC came from an independent contractor who works at BYU. There are also estimates from in-house staff and from Brent Uibel. All three estimates were close. Brent Uibel pointed out some areas where costs can be saved, including rooflines, the height of the walls in the reception center, the amount of glass, the heating and air conditioning, steel vs. wood framing, and the electrical facilities.

C. Perry excused (8:53 p.m.)

#### MAYOR AND COUNCIL REPORTS

##### 10. Board and Committee Reports (9:06 p.m.)

- C. Martinez reported that the Polar Express reading is Thursday, December 16 at 10:30 a.m. She is meeting with the elementary schools for the Arbor Day poster contest.
- Mayor Richardson reported that he has been attending Emergency Preparedness meetings to prepare the City for an emergency.
- C. Jackman reported that the Planning Commission discussed animal rights and the parking ordinance.
- C. Kirk reported that the North Point Solid Waste Special Service District board of directors met, and the budget was presented and passed. Rates will remain the same for 2011. The Utah Valley Dispatch District will meet on Thursday where it will be proposed that 10% of the cost be paid by municipalities based on population. He will attend the Manila Water meeting on Thursday.

#### EXECUTIVE SESSION

##### 11. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-204 and 52-4-205

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

No Executive Session.

#### ADJOURNMENT

##### 13. Adjourn

This meeting was adjourned 9:17 p.m. on a motion by C. Kirk, seconded by C. Jackman, and unanimously approved.

Approved by Council:  
January 4, 2011

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