

CITY COUNCIL MEETING
Tuesday, April 02, 2013 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Scott Jackman, Stephanie Martinez, Jenney Rees, Daniel Zappala (7:59 p.m.)
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Colleen Mulvey, City Recorder
Courtney Hammond, Transcriptionist
Charl Louw, Finance Director
Planning Commission Members: Glenn Dodge, Bradley Weber
Others: Lt. Sam Liddiard, County Commissioner Gary Anderson

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:09 p.m. by Mayor Gygi.

Invocation given by Chandler Goodwin

Pledge of Allegiance led by Luke Wilding

2. Approval of Meeting's Agenda

MOTION: C. Augustus—To take item 10 and table it until we have further information.

Seconded by C. Jackman.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees

Motion passes.

3. Public Comments

Michael Botita: Mr. Botita has lived across the street from the driving range since November 2010. In spring/summer of 2011 he collected 150 balls in his back yard, not including the ones that people climbed over his berm to retrieve. His garage window has been broken by a golf ball. The golf course finally paid for window. He has nine pockmarks in the side of his house from golf balls. His children and dogs have been almost struck. Cars have been hit. He was told that signs could be posted that the driving range users would be responsible for damage and that the driving range would be better policed. It has been a frustrating situation. There is a reasonable risk to living near a golf course, but he is getting concerned about property damage. He would like the city council to raise the fence, or restrict the irons that can be used on the driving range to shorter

irons. He wants to find a solution that will work for everybody. There are several other lots that are available in the cul de sac, but they aren't very saleable because of the number of golf balls from the driving range.

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Report/Update—Utah County Commission—Commissioner Gary Anderson
County Commissioner Gary Anderson stated that things are going well in the county. He commended Cedar Hills and Mayor Gygi. Now that North County Boulevard is complete the next road on the agenda is Canyon Road. The county is working with UDOT to figure out how to fix Canyon Road. and who is going to pay for it. There has been a lot of economic development in the north part of the county. The county continues to work with the cities to make life better. The county created the Timpanogos Special Service District (TSSD), but does not have much control over the board. There are conflicting interests on TSSD that the county is attempting to mediate. He does not want to see rates go up. The solution has to be low cost. He has been very interested in a county library system. The county is ready to take another go at a library system. The plan outlined by Caleb Warnock in the Daily Herald is the plan. There are some cities that don't want to play, such as Provo and Orem. The plan would be a coop with a courier system. He would like to see the cities in the county embrace regionalism. In regards to North Pointe Solid Waste Special Service District, he feels that the private waste operation in Tooele is not sustainable and it will cause problems in the future. He wants to fight the proposal to send waste to that private station, which will increase costs.
5. Review/Action on Adopting a Resolution recognizing Cedar Hills Champion, Kolin Powell

Mayor Gygi recognized Kolin Powell for his dedication to the sport of BMX. He is the current 2012 state champion for the 16 year old age group. He recognized him as a Cedar Hills Champion and proclaimed April 3, 2013 as Kolin Powell Day.

The Council joined in congratulating Kolin Powell for his hard work and dedication.

MOTION: C. Rees—To approve Resolution 04-02-2013A, a resolution recognizing Kolin Powell as a Cedar Hills Champion for his outstanding commitment to excellence, and his dedication to the sport of BMX (Bicycle Motocross). Seconded by C. Augustus.

Yes	-	C. Augustus	
		C. Jackman	
		C. Martinez	
		C. Rees	Motion passes.

CONSENT AGENDA

6. Minutes from the February 19, 2013 City Council Meeting
Minutes from the March 5, 2013 City Council Meeting
Minutes from the March 19, 2013 City Council Meeting

MOTION: C. Martinez—To approve the consent agenda, Minutes from the February 19, 2013 City Council Meeting, Minutes from the March 5, 2013 City Council Meeting, and Minutes from the March 19, 2013 City Council Meeting. Seconded by C. Augustus.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees Motion passes.

CITY REPORTS AND BUSINESS

7. City Manager

- TSSD is having a 2fer sale on compost starting tomorrow. At the last board meeting he questioned why rates would be raised since the previous rate increases included money to finance a bond. The finance committee will go back and review the rate analysis. He is optimistically anticipating that there will not be a rate increase in July.
- Burn permits are available through airquality.utah.gov. The permit lasts for 3 days.
- The Utah Great Shakeout will be on April 17.
- There is a City Manager's conference next week. In his absence Chandler Goodwin will be in charge for the week.
- Out of about 2,500 accounts, 2,210 take the mail copy of the newsletter. About 50% pay utility bills electronically, but only 250 go completely paperless.
- The plans for the Recreation addition project are out to bid. He has contacted 8-10 firms to ask them to bid. The project will be 1,600-square-foot extension. The hallway between the bathrooms would be extended with an elevator, two offices and a small conference room on the main level. The bids are due back on April 15. The bid package also included redoing the front entrance to better mark it with railings, glass doors and lighting; a handicapped ramp from the back patio around to the front making the western side of the events room handicapped accessible; and enlarging the catering room by combining it with the storage room and equipping it with a larger sink. This will be bid in phases.

8. Mayor and Council

C. Jackman: The Finance Committee met. More reports on their work will be coming.

C. Zappala: Attended a North Utah Valley Animal Shelter meeting. Things are on track and going well. They are applying for a vaccination grant. Generally, the animal shelter does not vaccinate animals. With the grant they would be able to do vaccinations as animals come in, helping to prevent various airborne illnesses. The animal shelter works with rescue groups to try to minimize animals that are put down. Some rescue groups take advantage of those agreements with shelters. They are trying to work through those issues. The shelter has been worried that the legislature might act to change the makeup of the special district boards. C. Zappala also attended a training meeting from auditors for special service districts board members. His BYU students have the first version of the budget app finished and ready to go on website.

C. Augustus: Attended a North Point Solid Waste meeting where the annual audit was presented. They also discussed modifying landfill charges. The district has hired a new sales consultant who will be targeting some of the big demolition projects. The director is worried about the tonnage that the county is sending to the transfer station. They discussed recycling options. Alpine City is talking about pulling out of North Point which will hurt the district. Facilities were built on the assumptions that the participating municipalities will be in the district for the long run. The district is considering charging a fee for pulling out and/or later reinstating. It may be beneficial for Alpine and Cedar Hills to band together to institute an opt-out recycling program. Tim Irwin made comments about Policies and Procedures for employees, specifically vacation time.

Mayor Gygi: The next city council meeting will be moved from April 16 to April 23. The agendas going forward will include assignments for invocation and pledge.

C. Martinez: Golf clinics are starting and registration will be through the recreation site. T-ball registration is open. The Easter Egg Hunts went really well. More eggs are needed for both egg hunts. Family Festival Committee was organized. The chair and chair elect will start having weekly meetings. Golf is in full swing. March was a great golf month. Lacrosse registration is open.

SCHEDULED ITEMS

9. Review/Action of Consideration of a Resolution Amending the \$930,000 Utility Revenue Bonds, Series 2009 to the Lower Interest Rate of 3.020% Per Annum as a Reissuance; Authorizing a Supplemental Indenture of Trust, and Other Documents and Actions Required in Connection therewith; and Related Matters

Mayor Gygi stated that this was presented in work session by Mark Edminster of Lewis Young, Robertson and Burningham. This is a terrific opportunity for Cedar Hills.

David Bunker stated that Wells Fargo is going to adjust the interest rate from 5.99% to 3.02% for the entire term of the bond. The city can take up to 10% of the savings and apply it to the remaining principal. The bond can be called as soon as 2019. The total savings over the life of the bond is \$237,000.

MOTION: C. Jackman—To adopt Resolution 04-02-2013B, A resolution Amending the \$930,000 Utility Revenue Bonds, Series 2009 to the Lower Interest Rate of 3.020% per Annum as a Reissuance; Authorizing a Supplemental Indenture of Trust, and Other Documents and Actions Required in Connection therewith; and Related Matters and recommend that we take and use the savings each year to prepay as much as we can with the principal to cut down the life of the bond. Seconded by C. Rees. Vote taken by roll call.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala

Motion passes.

10. Review/Action on Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City (Earl Property)
Tabled.
11. Review/Action on Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City (Flinders Property)

Chandler Goodwin stated that the city was approached by the property owner at 9758 North 4100 West to boundary adjust out of Cedar hills and into Pleasant Grove in order to develop his property.

David Bunker stated that the contours of the property head to the southwest. The sewer would have to be taken out of the south of his property into Pleasant Grove. He has a water lateral to his house, but no water main. This is primarily a utility issue. It makes sense that this piece of property go to Pleasant Grove. The city would require him to hook onto Pleasant Grove utilities.

C. Zappala stated that the logical boundary that the city has always talked about is the Murdock Canal. He wants to think long-term rather than institute a short-term fix, though he isn't necessarily willing to turn down this application.

C. Martinez stated that utility service is always important to her with boundary adjustments. EMS issues are even more important to her. She gets frustrated that municipal boundaries can adversely affect EMS services and call times. She hates to see a Pleasant Grove EMS services pass by the Cedar Hills fire station on the way to an emergency. The closest station should respond.

MOTION: C. Rees—To approve Resolution 04-02-2013C, a Resolution Indicating the Intent of the City Council of the City of Cedar Hills, Utah, to Adjust the Common Boundary with Pleasant Grove City, Utah; Authorizing a Public Hearing thereon and Providing for Notice of Said Hearing. Seconded by C. Jackman. Vote taken by roll call.

Yes	-	C. Augustus	
		C. Jackman	
		C. Martinez	
		C. Rees	
		C. Zappala	Motion passes.

12. Review/Action on Amendments to the City Code Title 4, Chapter 2, Nuisances

Chandler Goodwin stated that this was presented at the last meeting and discussion revolved around pastures and open fields. The Planning Commission recommended changes including requirements that weeds be kept at 6 inches within 30 feet of property line, structures and roads. Recommendations come from the fire marshal. The assumption is that the enforcement officer is reasonable. There is also an appeals process. The

process first involves a courtesy letter as a warning before any citation is given. When the offender is a developer, the courtesy letter is skipped.

C. Augustus stated that he heard discussions on both sides at many Planning Commission meetings. He is happy with the language. He urged the city to be proactive in taking care of its own weeds.

MOTION: C. Augustus—To approve Ordinance 04-02-2013A, an ordinance amending City Code Title 4, Chapter 2, Nuisances, amending the requirements relating to Purpose, Definitions, and Nuisance Defined and Enumerated and further to encourage that the city set the example. Seconded by C. Jackman. Vote taken by roll call.

Yes	-	C. Augustus	
		C. Jackman	
		C. Martinez	
		C. Rees	
		C. Zappala	Motion passes.

13. Fiscal Year 2014 Budget Presentation

Charl Louw stated that for now he would like to leave the Canyon Road Sewer project in the capital projects plan as a place holder. If the jurisdiction change doesn't happen within the next few months, that can be adjusted. Expenditure for an impact fee study is proposed in the 2014 budget. The last impact fee study was done in 2007. Utilities pumps have been using more energy recently and the budget reflects this. The city has delayed replacing a full time employee, and instead is using seasonal employees. Storm water fund now includes curb maintenance. The TSSD increase is in anticipation of increased fees. He does not foresee having cash flow issues to complete capital facilities projects.

C. Martinez stated that the sewer on Canyon Road should go in while the road is being fixed.

C. Zappala stated that in previous years, significant excess was budgeted. This budget may show a negative, but it actually reflects spending previous savings.

14. Discussion on Family Festival

Greg Gordon is meeting with the committee chairs on Thursday. He will be following up with the carnival company. With 150 additional volunteers, the city needs to be careful about what it gives to them because it could be a significant additional cost.

ADJOURNMENT

15. This meeting was adjourned at 9:16 p.m. on a motion by C. Rees, seconded by C. Martinez and unanimously approved.

Approved by Council:
April 23, 2013

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder