

CITY COUNCIL MEETING

Tuesday, June 17, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Rob Crawley, Mike Geddes, Jenney Rees,
Daniel Zappala (7:30 p.m.)
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Charl Louw, Finance Director
Jeff Maag, Public Works Director
Greg Gordon, Recreation Director
Courtney Hammond, Transcriptionist
Others: Lt. Sam Liddiard, Howie Chidester, Steve Gentry, Representative
Kennedy

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:04 by Mayor Gygi.

Invocation given by C. Augustus
Pledge of Allegiance led by Howie Chidester

2. Approval of Meeting’s Agenda

MOTION: C. Rees—To approve the agenda as is. Seconded by C. Geddes.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees Motion passes.

3. Public Comment

Steve Gentry: Mr. Gentry asked about the possibility of a cemetery in Cedar Hills. American Fork would not sell him a plot. Highland wants \$1,375 per plot. He would also like to see a dog park in the city. Salt Lake County has 11 dog parks, and Utah County has none. It would be nice to have a place in the city where dogs can be let off the leash. Dog parks are fenced areas and are self-policed areas. Scout projects could beautify the park. The city would only need to provide a water line. Mayor Gygi stated that there was plan early on in the development of the city for a cemetery to be located where Deerfield Elementary School currently sits. When Alpine School District bought that land, it took the area slated for a cemetery.

PUBLIC HEARING

- 4. Amendments to the Fiscal Year 2014 Budget (July 1, 2013 to June 30, 2014)
No comments.
- 5. Fiscal Year 2015 Budget (July 1, 2014 to June 30, 2015)
No comments.
- 6. Amendments to the City Code, Title 10, Chapter 5, Section 18F Regarding Special Provisions Relating to Fences
No comments.

REPORTS/PRESENTATIONS/RECOGNITIONS

- 7. Review/Action on Adopting a Resolution Recognizing Cedar Hills Champion, John D. Lamb

Mayor Gygi presented John Lamb as a Cedar Hills Champion for being awarded the Karl G. Maeser Distinguished Faculty Lecture Award, BYU’s highest faculty honor. He is a professor of chemistry and biochemistry.

The Council thanked John and his wife Betty for their leadership.

MOTION: C. Geddes—To approve Resolution 06-17-2014A, a resolution recognizing John D. Lamb as a Cedar Hills Champion for his outstanding commitment to excellence, his leadership as a BYU professor, and his dedication to his profession. Seconded by C. Rees.

Yes	-	C. Augustus	
		C. Crawley	
		C. Geddes	
		C. Rees	Motion passes.

CITY REPORTS AND BUSINESS

- 8. City Manager

The Family Festival begins on June 21 with the 5K run. Swim night will be next Monday. The golf tournament is on Tuesday. A service project and dinner and movie will be on the 27th. The parade and carnival will be held on Saturday.

Lacrosse starts tomorrow.

- 9. Mayor and Council

Mayor Gygi met with UDOT, Pleasant Grove and one of the county commissioners about Canyon Road. He encouraged the county to take ownership of the road. The county would not commit to that. Mayor Gygi received a phone call from someone that may be interested in part of the commercial zone. Maui Chill is the sponsor for summer concert series.

C. Crawley stated that yard of the month will start in June and last for four months.

C. Rees issued a press release on Cedar Hills Champion John Lamb. Saturday is the day the council will wear red shirts to Family Festival. She has been working on the water conservation flyer. She will also be passing around a draft of the city infographic.

SCHEDULED ITEMS

10. Review/Action on Approval of the Construction of a Pergola at the Community Recreation Center

Greg Gordon stated that Mr. Nicholson and Mr. Hanneman are both holding weddings in the Vista Room for their daughters. They are proposing building a pergola at the Events Center for trade of the events center rental plus golf punch passes. It would be a great addition for outdoor weddings. The materials are Tuscan cast stone with maintenance-free composite pillars.

MOTION: C. Augustus—To approve an agreement with Mr. Nicholson and Mr. Hanneman to construct a pergola at the Recreation Center based on the proposal presented and also ask that David Bunker and Mr. Maag oversee construction at the site, in exchange for trade out of their three events, with the difference being provided in golf punch passes. Seconded by C. Geddes.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

11. Review/Action on a Resolution Adopting the Fiscal Year 2014 Budget Amendments (July 1, 2013 to June 30, 2014)

Charl Louw stated that there were a few large adjustments to the 2014 budget. The reimbursement for ambulance services with Lone Peak Public Safety District was lower than anticipated while other activity went up, along with unanticipated repairs. The total increase in expenditure for fire services is \$46,000. The scope of the street projects that began in May increased because of sub base issues. The total increase in cost was \$55,000. These costs were able to be offset without affecting fund balance. The Youth City Council (YCC) line item makes the funds that they raised available for use by the YCC. Utility improvements to the Cottonwood Hills Estates parcels were necessary to record the plat. The pergola project was discussed in the previous agenda item. Some of the events in trade for the pergola will be deferred revenue because they will occur in the next fiscal year. To clean up the budget and make it easier to read, all line items listed as “use of fund balance” have been removed. Instead if fund balance is used, it will be shown as impact to fund balance. The contributions to golf and capital projects shows surplus that will be contributed to funds, \$30,000 to golf and \$56,500 to capital projects. There is an increased expenditure for meter maintenance for the Bridgestone development offset by meter fees collected by the developers in that subdivision. Water improvements increased by \$20,000 to extend the water main into the Woodis development.

MOTION: C. Rees—To adopt Resolution No. 06-17-2014B, a resolution adopting the amended 2013–2014 Fiscal Year Budget for the City of Cedar Hills, Utah. Seconded by C. Zappala. Vote taken by roll call.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

12. Review/Action on a Resolution Certifying the Calculated 2014–2015 Real and Personal Property Tax Levy

Charl Louw stated that the certified tax rate for general operations for 2014 is .001703, which will generate \$669,454. The debt service levy is .000707 for a total certified tax rate of 0.002410. Looking at tax rates, most residents will see their lowest property tax bill, from the city, in 8 years.

MOTION: C. Zappala—To approve Resolution No. 06-17-2014C, a resolution setting the total Property Tax Levy assessed upon real and personal property for general governmental purposes for the 2014–2015 tax year for the City of Cedar Hills, Utah as was presented here tonight. Seconded by C. Augustus. Vote taken by roll call.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

13. Review/Action on a Resolution Adopting the Fiscal Year 2015 Budget (July 1, 2014 to June 30, 2015)

Charl Louw presented the 2015 budget. See handouts. Since the last meeting changes include: elimination of “use of fund” balance; the certified tax rate decreased revenue by \$600; fire services increased by \$9,000; streets expenses decreased by \$6,000; advertising for events decreased by \$3,000; park supplies & maintenance was reduced by \$600; golf maintenance equipment facility was reduced by \$100,000, with the budget surplus, money should not have to be transferred in from the general fund. He would propose allocating an additional \$5,000 for the sign that has been started on Nielsen. He feels comfortable allocating \$8,000 from capital projects for the sign on Canyon Road and Bayhill Drive.

C. Crawley is concerned about the roundabout because things are up in the air with development across the road in Highland. He proposed taking money from the advertising funds to cover the cost of the Canyon Road sign.

C. Augustus stated that he doesn't know if he would vote to put in a roundabout for \$300,000, but he likes it in the budget as a placeholder. He would like to allocate money for the sign for the recreation center on the corner of Bayhill Driver and Canyon Road.

C. Zappala stated that Utah Valley Dispatch rates will be \$1,914 lower than budgeted. He would like to put that money back into the library fund to increase the amount of reimbursements.

MOTION: C. —To approve Resolution No. 06-17-2014D, a resolution adopting the 2014–2015 fiscal year budget for the City of Cedar Hills, Utah with the following changes from the presentation heard tonight: \$3,500 moved from Advertising–Community Services to construct the sign on Canyon Road, \$3,500 from Advertising–Golf Course the same sign; \$8,000 from Capital Projects for the same sign; all associated transfers needed to make that happen; moving \$1,914 from Dispatch Fees to Library Reimbursement; and renaming the roundabout the Harvey Boulevard Construction and Redesign. Seconded by C. Augustus.
Vote taken by roll call.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

Break taken at 8:44 p.m.

Reconvened at 8:52 p.m. without C. Geddes

14. Review/Action on a Resolution Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds and Fines Schedule of the City of Cedar Hills

Chandler Goodwin stated that this is an update to the fee schedule of changes made throughout the year, including a reduction in the residential plan check for basements and small projects; impact fee changes, which were adopted in March; utility fee changes based on the Bowen Collins schedule; and the Vista Room rental fees.

C. Zappala stated that he would like to consider giving residents incentive to reduce the amount of irrigated space in their yard.

David Bunker stated that in specific cases residents can call and ask for inspections for areas of their yard that cannot be landscaped for a reduced pressurized irrigation bill. However, xeriscaping can be changed at any time, and staff isn't positioned to continually check to ensure the area is still xeriscaped.

MOTION: C. Augustus—To approve Resolution No. 06-17-2014E, a resolution adding, amending, or deleting certain fees to the official fees, bonds and fines schedule of the City of Cedar Hills, Utah. Seconded by C. Zappala. Vote taken by roll call.

Yes - C. Augustus
C. Crawley
C. Rees
C. Zappala Motion passes.

C. Geddes returned 9:00 p.m.

15. Review/Action on Amendments to the City Code, Title 10, Chapter 5, Section 18F Regarding Special Provisions Relating to Fences

Chandler Goodwin stated that City Code requires open fencing along trails, however where the trail segment is adjacent to a major street corridor, it doesn't make sense to require open fencing. In those sections it is proposed that privacy fencing be allowed. The Planning Commission also recommended that wrought iron fencing is permissible, provided it is black or brown in color.

C. Zappala stated that he is worried about aesthetic issues along the trails. He envisions a lot of hard surfaces with no landscaping, which is not appealing. He suggested adopting the resolution and instructing staff to obtain a permit from the state to install landscaping.

C. Rees stated that the same aesthetic conditions occur on the other side of the street. She is also concerned with the look of the road, but feels that property rights should trump aesthetic considerations.

C. Crawley stated that he favors property rights unless it is safety issue. In this case, safety is not an issue, so he is in favor of this change.

MOTION: C. Rees—To adopt Ordinance No. 06-17-2014A amending City Code, Title 10, Chapter 5, Section 18F with C. Zappala's suggestion that we meet with state representatives to ask that they allow us to do landscaping along Canyon Road. Seconded by C. Zappala.

AMEND MOTION: C. Zappala—to add at the end of 10-5-18 3b “with Planning Commission approval.” Accepted by C. Rees. Vote taken by roll call.

Further Discussion:

Chandler Goodwin stated that fences are a permitted use. Planning Commission typically gives approval on conditional uses.

David Bunker stated that because the times when the Planning Commission would need to give such approval are specific, code could be worded in such a way to require Planning Commission approval.

Yes	-	C. Augustus	
		C. Crawley	
		C. Rees	
		C. Zappala	
No	-	C. Geddes	Motion passes.

16. Review/Action on a Resolution Proclaiming June 30–July 6, 2014, as Utah Local First Independents Week in Cedar Hills

David Bunker stated that Local First is an organization that encourages people to buy local first, keeping money in Utah. If Utahans would shift 10% of their expenditures to local

businesses, it would generate over \$1 billion for Utah's economy. It is proposed that June 30 through July 6, 2014 be Utah Local First Independents Week in Cedar Hills.

C. Rees recommended that it be advertised on the website and newsletter.

MOTION: C. Zappala—To adopt Resolution No. 06-17-2014F, a resolution of the City Council of the City of Cedar Hills, Utah, proclaiming June 30–July 6, 2014 as Utah Local First Independents Week in Cedar Hills. Seconded by C. Crawley. Vote taken by roll call.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

17. Discussion on SR-146/Canyon Road

Mayor Gygi stated that he and David Bunker met with UDOT and County Commissioner Ellertson. The state and county do not want Canyon Road. There is money to fix the road. The cities want the road fixed but may not have the ability to pay for it once the original money runs out. In the meeting the cities pushed for a split of maintenance costs with Cedar Hills and Pleasant Grove and the county each taking 30%, and the state paying 10%. The maintenance costs include snow plowing, and surface treatments. There is no consensus. If the city ever wants to fix Canyon Road, this is the year to do it because the city can get about \$10 million this year.

C. Zappala stated that he has much higher priorities than taking over Canyon Road. The next step may be a grass roots lobbying effort.

C. Geddes stated that the northern portion of the road is taken care of. Once you drive south past the city building, the road declines. He does not think the city should take on the liability of that road. It is not an insignificant road. He feels that eventually UDOT will need to take care of it.

ADJOURNMENT

18. This meeting was adjourned at 9:42 p.m. on a motion by C. Zappala, seconded by C. Geddes and unanimously approved.

Approved by Council:
July 1, 2014

/s/ Colleen A. Mulvey, CMC
City Recorder