

CITY COUNCIL MEETING

Tuesday, September 20, 2016 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Jenney Rees, Ben Bailey, Mike Geddes, Rob Crawley, Daniel Zappala (7:02 p.m. via telephone)
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
David Shaw, City Attorney
Courtney Hammond, Transcriptionist
Others: Eric Neil, Lt. Sam Liddiard

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, Utah, having been properly noticed, was called to order at 7:00 p.m. by Mayor Gygi.

Invocation given by C. Crawley

Pledge of Allegiance led by C. Bailey

2. Approval of Meeting’s Agenda

MOTION: C. Rees—To approve the agenda. Seconded by C. Bailey.

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

3. Public Comment

No comments.

CONSENT AGENDA

4. Appointment of Megan Rasmussen to the Cultural Arts Citizens Advisory Committee

5. Minutes from the August 16, 2016 City Council Meeting

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

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

CITY REPORTS AND BUSINESS

6. City Manager

There are 438 participants in flag football.

Teen flag football is also going well.

There is a rain-out hotline number available for participants. Games will be played unless there is lightning.

The golf course will be aerated next week. Nine holes will be open during that time.

There will be a plants and soils class at the community center tomorrow.

Installation of new golf course nets has been scheduled. Poles will be taken down the first week of October and installed October 4-6. The driving range will be closed during that time.

Timpanogos Special Sewer District is finishing up the compost and drying beds. They will be phasing out compost over the next 5 years. After that green waste will not be accepted. Sludge will have to be hauled to another facility.

7. Mayor and Council

Mayor Gygi: The superintendent of Alpine School District will be here to make a presentation to the City Council for the proposed bond on the November general election ballot.

8. Review/Action on the Bid Award for the Bayhill Park Project

Public Comment:

Angela Burgongia: Ms. Burgongia has lived in Cedar Hills for ten years. There are small lot sizes in her neighborhood with little space for the kids to play. They play in the street all the time. The pocket park in the area is only good for smaller children. The other parks are too far and across busy roads for kids to walk to. A grassy space is needed in the area and would be heavily used, not only by the neighborhood but also because of the location next to the church and trail. She wishes the park could provide more grass for playing games. She is frustrated that Bayhill Park gets pushed back while other parks are updated.

Becky Hoffman: when Ms. Hoffman moved in 15 years ago, she was told there would be a park. Her grandkids are now past the age of enjoying the park, but there are a lot of kids in the neighborhood playing in the street. It is not fair. Other parks are going in where the houses are bigger. It is morally wrong. They deserve a park.

Donna Lyle: Ms. Lyle said that this park issue is similar to the condition of the curbs, gutters and streets in the neighborhood that were allowed to downgrade to horrible conditions. She feels that the new council doesn't feel the emotion and need for the park. The families in the neighborhood need it desperately. There was a promise of a park that has not been fulfilled.

Council Discussion:

Mayor Gygi stated that the council has approved construction of a park. The only thing being talked about tonight is whether the council will approve bids that are high, or rebid the project for the spring.

David Bunker stated that the city put the project to bid and received two bids. The low bid is \$518,974. The other bid is for \$520,000. The engineer's estimate was \$363,000. Bowen Collins

& Associates said the bids were high because of contractor demand. Waiting two months would knock the cost down 5%. The thought is to rebid the project at the first of January with a longer bid period to get more bidders and a longer period of time to get the park finished.

Eric Neil of Bowen Collins & Associates stated that it would be difficult to get improvements in this year because asphalt companies are gearing down. Nurseries are not stocked at this time of year. There is substantial fill material that may be available from adjacent projects. This was bid as a lump sum project. He would like to see it as a line item. The pavilion could be broken out and given to a contractor that just does pavilions.

C. Rees stated that she has been advocating for this park since she joined the council in 2012. She is concerned that this park is being delayed again. When Timp Cove Park went over budget, funds earmarked for Bayhill got diverted to Timp Cove. Bayhill Park was in the FY2009 budget for \$400,000. In 2009 the council was presented with a petition with more than 100 signatures asking the council to finish the park. At that time a council member was quoted as saying Bayhill would be the next park. Since she has been on the council the project has been discussed, money has been allocated and the park has been delayed. Mr. Burgongia does loans for construction, and said that costs may not be lower in winter, because projects are being completed for spring. She would like the project to move forward and stop being delayed. She doesn't mind rebidding the project now, but does not want to wait a few months.

C. Crawley stated that he was on the Beautification, Recreation, Parks and Trails Committee in 2014 and has been an advocate of the park. However, he isn't sure that heading into winter without line item bids is a good idea. He would rather put it out to bid again now, but give them a longer time to finish the project.

C. Geddes stated that he was also on the Beautification, Recreation, Parks and Trails Committee. Although the timing is frustrating, the city is getting a better park now than if it had been done 2 years ago. His recommendation would be to reject the current bids. There is no reason to wait until January. Bidding within the next 30 days, knowing they have until early spring, may entice more bidders. He would also like to see a line item bid so that the council can make better budget decisions. The asphalt is a legitimate problem.

C. Zappala stated that he would like to see the project rebid immediately and instruct Bowen Collins & Associates to be aggressive in getting as many bids as possible.

C. Bailey stated that he agrees that this project needs to be done, but doesn't see that there would be a big change in completion date if it was bid now or in a few months.

MOTION: C. Rees—To not award a contract for the construction of Bayhill Park at this time but that we instruct staff to immediately send out new bids with the requirement that Bowen Collins & Associates aggressively pursue bids and that we receive bids back for council to review by our first meeting in November with a start date by the beginning of 2017 and a finish date by the beginning of summer 2017. Seconded by C. Bailey.

AMEND MOTION: C. Geddes—That Bowen Collins & Associates request line item bids.
Accepted by C. Rees and C. Bailey

AMEND MOTION: C. Crawley—That the finish date be in June. Accepted by C. Rees and C. by Bailey.

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

9. Review/Action on Placing on a Temporary Moratorium on Issuing Permits for Renewable Energy Systems

Chandler Goodwin stated that the proposal is to place a temporary moratorium on solar and wind, excluding roof mounted solar. The concerns are around nuisances that these types of systems can create. The moratorium would last until December 15, 2016.

MOTION: C. Geddes—Due to the countervailing public interest, and the need to mitigate any detrimental impacts to the community, the City Council votes to enact a three month moratorium on accepting solar and wind power installation permits, to begin immediately and last until December 15, 2016, subject to the following condition: house-mounted solar systems shall be exempt from the moratorium. Seconded by C. Bailey. Vote taken by roll call.

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

10. Review/Action on Adding, Amending, or Deleting Certain Portions of the City of Cedar Hills Personnel Policies and Procedures Manual

David Bunker stated that the city had its annual audit with Utah Retirement Systems (URS). The auditor asked that policies and procedures include a section specifying eligibility for temporary, seasonal or temporary employees and elected officials benefits for URS. This also adds other clarifications on Tier 1 (employed prior to July 1, 2011) vs Tier 2 employees, Social Security participation, and a policy on fraud prevention.

C. Bailey stated that other cities offer public officials health care benefits.

David Shaw stated that he has not looked at the specific changes, but has gone over the concepts with David Bunker.

C. Rees stated that she would to add that the golf benefits for the Lone Peak Public Safety District and American Fork Police last as long as their contracts remain.

C. Crawley stated that he would be very against elected officials getting defined benefits.

MOTION: C. Bailey—To approve the additions, amendments or deletion of certain portions of the City of Cedar Hills Personnel Policies and Procedures Manual as presented, subject to the change that on page 73 that the Lone Peak Public Safety District and American Fork Police only be allowed to have golf privilege as long as they are contracted with the city. Seconded by C. Rees. Vote taken by roll call.

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

11. Motion to go into Closed Session pursuant to Utah State Code 52-4-204 & 52—4-205(1)(d)&(e) to discuss the purchase, exchange or lease of real property, and to discuss the sale of real property

*** NO CLOSED SESSION ***

12. This meeting was adjourned at 8:08 p.m. on a motion by C. Rees, seconded by C. Geddes and unanimously approved.

Approved by Council:
November 1, 2016

/s/ Colleen A. Mulvey, MMC
City Recorder