

CITY COUNCIL MEETING

Tuesday, May 1, 2018 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Jenney Rees, Mayor, Presiding
Council Members: Denise Andersen, Ben Bailey, Ben Ellsworth, Mike Geddes, Brian Miller
Chandler Goodwin, City Manager
Charl Louw, Finance Director
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
Joel Wright, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Gregg Ludlow, Chris Bramhall, LoriAnne Spear, Mr. & Mrs. Smart

1. Call to Order

This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:04 p.m. by Mayor Rees. The Pledge of Allegiance was led by C. Geddes, and the invocation was given by C. Bailey.

2. Approval of Meeting’s Agenda.

MOTION: C. Andersen—To amend the agenda to move Item #13 after Item #5. Seconded by C. Miller.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments. Comments are limited to three minutes per person with a total of 30 minutes for this item.

There were no comments.

PUBLIC HEARING

4. Amendments to the City Code title 10 related to Regulating the Establishment and Licensing of Smoke Shops, Vape Shops and Retail Tobacco Specialty Businesses in the SC-1 Commercial Zone

There were no comments.

5. Adoption of the Tentative Fiscal Year 2019 Budget (July 1, 2018 to June 30, 2019)

There were no comments.

MOTION: C. Ellsworth—To go into Closed Session pursuant to State Code 52-4-204 and 52-4-205 (1)(e) to discuss the sale of real property. This meeting will be held in the Cedar Hills Community Recreation Center. Seconded by C. Miller.

Vote taken by roll call. (7:07 p.m.)

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

MOTION: C. Andersen—To adjourn Closed Session and reconvene the City Council Meeting. Seconded by C. Geddes. (7:28 p.m.)

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

CONSENT AGENDA

6. Minutes from the April 17, 2018 Work Session & City Council Meeting

Mayor Rees asked the Council to table the consent agenda.

MOTION: C. Anderson—To table the consent agenda until the next Council meeting.

Seconded by C. Geddes.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

CITY REPORTS AND BUSINESS

7. City Manager

Mr. Goodwin reported the following:

- He encouraged the residents to conserve water.
- The Utah League of Cities and Towns (ULCT) Conference was held last week in St. George. He said the presentations given at the conference were available on their website.
- T-ball and lacrosse registration was now open. He also made mention of several other activities that had open registration.

8. Mayor and Council

C. Andersen reported she also attended the ULCT conference. She noted water conservation was an important issue. She reported a resident expressed interest in building a bell tower for the City.

Mayor Rees reported she attended the ULCT conference. She briefly explained the Transportation 40 Plan from MAG, which was the County's transportation plan.

C. Geddes reported that he attended the ULCT conference and said that it was valuable.

9. Review/Action on an Ordinance Amending Title 10 related to the Establishment and Licensing of Smoke Shops, Vape Shops and Retail Tobacco Specialty Businesses in the SC-1 Commercial Zone

Mr. Goodwin explained a smoke shop business made inquiries into a commercial space in the City. He said the State Code allowed cities to create a restrictive City Code pertaining to tobacco specialty businesses. He said they were proposing language to the code to regulate these types of businesses.

MOTION: C. Bailey–To adopt Ordinance No. 05-01-2018A, an ordinance adopting Title 10 Chapter 5 Section 39, regulating the sale of tobacco products and tobacco paraphernalia, and the regulation of tobacco specialty businesses. Seconded by C. Ellsworth.

Vote taken by roll call.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

10. Review/Action on a Resolution Adopting the Municipal Wastewater Planning Program

Jeff Maag explained the City submitted a plan to the State annually on its environmental quality. He said the completed plan had to be reviewed by the Council. He noted the City did not have any issues with which to be concerned. He recommended the Council approve the plan.

C. Geddes clarified this process started a couple years ago.

MOTION: C. Andersen–To adopt Resolution No. 05-01-2018A, a resolution adopting the 2017 Municipal Wastewater Planning Program. Seconded by C. Miller.

Vote taken by roll call.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

11. Review/Action to Adopt the Tentative Fiscal Year 2019 Budget (July 1, 2018 to June 30, 2019)

Charl Louw explained the City was required by State law to pass a tentative budget. Using the aid of a PowerPoint presentation, he subsequently reviewed several points of the budget with the Council.

He noted the golf course raised their rates. The rate was competitive with the majority of other courses, and the information was detailed in a graph included in the presentation. He discussed how the golf course compared to the other local courses in Utah County and reviewed the course's revenues over the last few years.

C. Geddes commented that the City did not depend on the community center to financially support the golf course.

Mr. Louw noted half of the expenses paid for the payroll. He also noted they had recently replaced the golf carts.

C. Bailey asked why the budget projections were lower than the current expenses. Mr. Louw explained they did not budget for trade. C. Bailey stated that the expenditures were higher than last year and the revenues were down. Mr. Louw explained they had surplus to buy capital equipment. C. Bailey said he understood why the City made the expenditures but did not understand why the revenues were lower. Mr. Louw explained how the trades affected the budget.

There was subsequent discussion on the golf courses expenses and revenues. Mr. Louw explained the City's options for subsidies, if needed.

Next, Mr. Louw reviewed the revenues and expenditures of the City's Water Sewer Fund. He compared the water impact fees to neighboring cities, and noted there were upcoming projects to the City's water and sewer system. He explained the City needed solutions to alleviate the strain on the system. Secondary meters and an additional well were suggested as potential solutions.

C. Ellsworth explained the secondary meters would be State-mandated and not State-funded. Mr. Louw said that was correct, but explained that grants were available for cities that installed secondary meters.

Mayor Rees noted Jordon River Valley had budgeted a certain amount each year to purchase meters. She said this was done anticipating the State mandate; they were trying to avoid a large expense in the future. C. Geddes said they received benefits because they recorded their water usage. Mayor Rees explained this provided data for users to adjust their water habits.

Mayor Rees asked why the budget showed a decrease in water fee revenues, and noted the Bowen Collins study anticipated a rise in fees. Mr. Louw explained a significant less amount of water was being used by the City. He said a leak in the system had been fixed that caused a high volume of water to be used.

Mr. Goodwin commented that the General Fund's expenditure for Lone Peak Fire had not been determined. He noted the most recent amount was \$759,000; however, a final amount still needed to be determined. Mr. Louw explained the City aimed to implement a 3% to 4% expenditure increase.

MOTION: C. Ellsworth—To approve the tentative Fiscal Year 2018-2019 budget.
Seconded by C. Miller.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

12. Review/Action on Approval of a Settlement Agreement with Cedar Hills Farmland, LLC
Mr. Goodwin discussed the history of development for the property in question, located in the SC-1 Commercial Subdivision. He explained there was a disagreement on the City's conditions for the development. He said the developer challenged the City's claims, so they worked with legal counsel for a settlement. He explained the settlement would change the development. The development would be rezoned residential with a subdivision of 80 lots and a small commercial area.

Mr. Bramhall explained the motion given should incorporate the additions and clarifications discussed in the settlement agreement. Mr. Goodwin explained the settlement agreement would become a public document once the Council made a vote.

MOTION: C. Andersen—To authorize the Mayor to sign a Settlement Agreement and Development Agreement with Cedar Hills Farmland, LLC, subject to incorporating the details that were discussed in the closed portion of the work session. Seconded by C. Miller.
Vote taken by roll call.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

Mayor Rees thanked the property owners, Mr. & Mrs. Smart for their willingness to cooperate with the City.

ADJOURNMENT

This meeting was adjourned at 8:18 p.m. on a motion by C. Geddes, seconded by C. Andersen, and unanimously approved.

Approved by Council:
May 15, 2018

/s/ Colleen A. Mulvey, MMC
City Recorder