

CITY COUNCIL WORK SESSION
Tuesday, March 1, 2016 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Ben Bailey, Mike Geddes, Jenney Rees, Daniel Zappala (6:03 p.m.), Rob Crawley (6:06 p.m.)
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Charl Louw, Finance Director
Greg Gordon, Recreation Director
David Shaw, City Attorney
Others: Lt. Sam Liddiard

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:02 p.m. by Mayor Gygi.

Management Report

David Bunker reviewed the January management report. He submitted a proposal for funding for a new traffic signal at the intersection of Cedar Hills Drive and Canyon Road at an estimated cost of \$300,000. This intersection project scored a 67, which is in the second tier, and will not likely be funded this year.

C Zappala stated that he would like to see the average daily travel on Canyon Road before and after completion of 4800 West. He would also like to look into restricting heavy trucks on Canyon Road and directing them toward 4800 West.

Charl Louw stated that the current property tax rate is .002315. Tax revenue would decrease by \$178,000 if the tax rate were to decrease to .0019. Things that contribute to the tax rate include golf course debt and public safety. Lowering tax rates often leaves a city without funds to do public projects. One way to lower the tax rate is to create separate taxing entities.

Mayor Gygi stated that the city is getting more money to take care of the roads. Refinancing has also saved money, and he said that sales tax revenues are growing. He feels that the city is in good shape financially. The only unknown is with legal fees. He would like to make government smaller. He would like to go towards the .0019 rate.

C. Zappala stated that the certified tax rate does not take into account inflationary pressures. The older the city, the greater the infrastructure cost. He is proud of the city's finances. He is concerned that the long-term costs are going up as infrastructure ages. The city is increasingly dependent on sales tax revenue as property tax revenue has gone down. When a recession comes, the city will need to make serious cuts. He worries that the city has not stayed up with inflationary costs by making small inflationary increases to tax rates. He would like to do a long-term study assessing the city's future needs and making sure that the city has the revenues necessary to maintain its future needs and infrastructure.

This work session was adjourned at 6:49 p.m. by Mayor Gygi.

/s/ Colleen A. Mulvey, MMC
City Recorder