

CITY COUNCIL WORK SESSION
Tuesday, March 7, 2017 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Ben Bailey, Jenney Rees, Daniel Zappala, Mike Geddes (6:12 p.m.)
Absent/Excused: Rob Crawley
Chandler Goodwin, Interim City Manager
David Shaw, City Attorney
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
Courtney Hammond, Transcriptionist

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:03 p.m. by Mayor Gygi.

MOTION: C. Zappala–To go into Closed Session, Pursuant to Utah State Code 52-4-204 & 52-4-205 (1)(a)(c)(d)(e) to discuss the character, professional competence or physical or mental health of an individual, to discuss pending or reasonably imminent litigation, to discuss the purchase, exchange or lease of real property and to discuss the sale of real property. Closed session will take place here in the Vista Room. Seconded by C. Rees. Vote taken by roll call. (6:03 p.m.)

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

MOTION: C. Geddes–To exit Closed Session. Seconded by C. Zappala. (6:25 p.m.)

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

Highland Gardens Water Connection

Jeff Maag stated that the Highland Gardens water line has been recognized by the Cedar Hills and American Fork Building and Public Works Departments as a private line. Cedar Hills does not have code guidance for private hydrant services and refers back to state code, which refers to the international building and fire code. The plumbing code of 2012 differentiates between private and public fire hydrants. The city is required to provide an annual water report to the state that identifies each service lateral provided to business and residents. Those laterals are to be metered. There is an exception to metering for institutional structures. Walmart has a lateral. There is a loop around Walmart, but there is only one connection to the main line from that system. The city has been investigating retrofitting backflow devices on those laterals, though it is not required by the code because it is built within the city under the city code, which means

that the city can go in and flush it when needed. There are a few other dead-end lines within the city similar to Walmart, such as McDonalds. It would be possible to gain a permit for access, but difficult because Highland Gardens has a 6- inch line and code requires an 8-inch line. The city could inspect it, but it would not meet code. He recommends that the city require Highland Gardens to meet the code requirements, which includes meter and backflow protection.

C. Zappala stated that the reason that the city is comfortable with the Walmart dead end line is because the city has access to be able to flush it. It may be possible to make an agreement with Highland Gardens for universal access to allow the city to come in, inspect the line, and flush it if necessary.

C. Bailey stated that the fire department tests pressures at fire hydrants, but doesn't completely flush the lines.

C. Geddes stated that David Bunker seemed to grant that as a compromise it may be possible for Highland Gardens to provide access for inspection on the line. C. Geddes stated that he is more concerned with the fact that the fire line is 6-inch rather than 8-inch.

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

Approved by Council:
April 18, 2017

/s/ Colleen A. Mulvey, MMC
City Recorder