

CITY COUNCIL WORK SESSION

Tuesday, November 21, 2017 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Gary R. Gygi, Mayor, Presiding
Councilmembers: Denise Andersen, Ben Bailey, Jenney Rees, Mike Geddes (6:02 p.m.)
Absent/Excused: Daniel Zappala
Chandler Goodwin, City Manager
Charl Louw, Finance Director
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
David Shaw, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Gregg Ludlow

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:00 p.m. by Mayor Gygi.

MOTION: C. Rees—To go into Closed Session pursuant to State Code 52-4-204 and 52-4-205 (1)(c)(d) and (e) to discuss pending or reasonably imminent litigation, to discuss the purchase, lease or exchange of real property and to discuss the sale of real property. This meeting will be held in the Cedar Hills Community Recreation Center. Seconded by C. Andersen. Vote taken by roll call. (6:00 p.m.)

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

MOTION: C. Andersen—To adjourn Closed Session and reconvene the Work Session. Seconded by C. Geddes. (6:20 p.m.)

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

In regards to Item #13 on the agenda, Chandler Goodwin explained that staff reached out to Walmart, and a company representative indicated they were in the process of updating Walmart’s branding. Using the aid of several images, Mr. Goodwin described some of the aesthetic changes they intended to make to the building, including colors and signage.

Mayor Gygi commented that he didn’t mind the proposed changes to the pick-up area, but he did not like the blue backdrop on the sign. C. Geddes stated that the blue coloring was part of the Walmart logo. C. Andersen said the overall look was not bad, and that it was important for the City to have a good relationship with Walmart.

C. Rees made reference to Hart's main sign and explained that they had a silver color background; similar to Walmart's sign, the Hart's sign also was not earth toned and did not fit in with the colonial look of the area. She noted that the Hart's sign was also rectangular, and asked the Council if they would support a similar type of sign for Walmart. C. Rees stated that she often hears that it is difficult for developers to work with the City of Cedar Hills. She was concerned that this type of feedback might cause the City to miss out on certain opportunities.

C. Geddes added that the sign in question was stucco material, and that Walmart would likely request changes to it in another 10 years. Mr. Goodwin stated that changing the color of stucco was easier than doing so with brick. He noted the brick portion of the building was where the new pick-up sign would be added. C. Bailey expressed his support for the proposed changes.

Mr. Goodwin moved on to Item #15, and noted an email was sent today by Barbara Ramos. Ms. Ramos had expressed concerns that Item #15 was added to the agenda in response to one of her recent applications; however, Mr. Goodwin clarified that Item #15 was a completely separate issue.

Jeff Maag briefly reviewed the staff report, and explained that this proposal was more of a clarification to the City's building code. C. Rees asked if the modification would only apply to a commercial business, to which Mr. Maag responded in the affirmative; there was already code language specifically for residential projects. C. Rees asked about buildings similar to Shelley's School of Dance. Mr. Maag stated that these types of structures were considered to be residential accessories.

Mr. Goodwin stated that the Premises Occupation Code, Title 3-180, specifically stated that accessory structures were to be treated as residential. A few of the requirements listed for residential projects were then briefly discussed, including heating, restrooms, fire extinguishers, etc.

Item #17 was discussed next, and the time was turned over to Greg Gordon. Mr. Gordon explained that the golf course would be turning in its old carts. He recalled that a couple of years ago the cart batteries were replaced; however, they had continued having problems with the batteries. Therefore, staff was proposing to replace the entire fleet with lithium ion batteries, which were more efficient and environmentally friendly. Mr. Gordon briefly discussed the timeline and noted staff would be working with the same company as they had in the past.

Mr. Goodwin explained that Item #18 was in reference to two contracts that were coming up due in the next six months: (1) the park maintenance agreement with Chris Wilkinson and (2) the municipal waste collection agreement. He explained that the City would put out a new bid on waste collection. C. Geddes asked if staff anticipated receiving more than one bid, and Mr. Goodwin said it was possible that one would be submitted by Allied Waste. Mr. Goodwin noted that the current contract with Waste Management was renewed in 2011 and had a five-year term, with a two-year extension; the extension period was set to expire at the end of April 2018. He said in looking through old citizen surveys, at one point Waste Management was poorly rated;

however, in more recent years (2014-2015), they had worked hard to enhance their services, thereby increasing those ratings. There was further deliberation on the matter.

This meeting was adjourned at 6:46 p.m. by Mayor Gygi.

Approved by Council:
February 6, 2018

/s/ Colleen A. Mulvey, MMC
City Recorder