



**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, September 18, 2018 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, September 18, 2018, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

**COUNCIL MEETING**

1. Call to Order Pledge led by C. Miller and Invocation given by C. Bailey
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

4. Minutes from the August 7, 2018 and the August 21, 2018 Work Session & City Council Meetings
5. Appointment of Marie Kraft and Eric Schloer to the Planning Commission

**CITY REPORTS AND BUSINESS**

6. City Manager
7. Mayor and Council

**SCHEDULED ITEMS**

8. Review/Action on the ADA Ramp Bid Award
9. Review/ Action on Public Safety Request for Proposals (RFP)
10. Review/Action on a Resolution Related to Utah's Affordable Housing Needs
11. Review/Action on an Ordinance Amending City Code Title 1, Chapter 11 Related to Procurement Policy

**ADJOURNMENT**

12. Adjourn

Posted this 14th day of September, 2018

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at [www.cedarhills.org](http://www.cedarhills.org).
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	September 18, 2018

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on the ADA Ramp Bid Award
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

In 2017, the City of Cedar Hills was awarded a Community Development Block Grant totaling \$90,000. The grant will reimburse the City up to 82% of the total of the grant. Cedar Hills will be expending \$18,000 as part of this project.

The project that was awarded the grant money was to reconstruct multiple sidewalk ramps that are not in compliance with Americans with Disabilities Act regulations. A request for bids was sent out by Bowen & Collins, per the procurement stipulations of Utah State and Cedar Hills code. Bids were due on Friday, September 14 at 3:00. Bowen & Collins will be providing a recommendation.

**PREVIOUS LEGISLATIVE ACTION:**

N/A

**FISCAL IMPACT:**

\$18,000 from the Class C Roads Fund (21-30-801)

**SUPPORTING DOCUMENTS:**

Recommendation from Bowen & Collins to be provided

**RECOMMENDATION:**

Review the proposals and select a contractor

**MOTION:**

To award the bid for the construction of ADA ramps to \_\_\_\_\_, and authorize the Mayor to sign an agreement to complete the project.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	September 18, 2018

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on Public Safety Request for Proposals (RFP)
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

The City of Cedar Hills gave notice of their intent to withdraw from the Lone Peak Public Safety District in June 2017. The Inter-local Agreement required a withdrawing entity to provide a two year notice of their intent to withdraw. Additionally, the current agreement with American Fork City for the provision of police services is set to expire at the end of the current fiscal year. In an effort to find a cost effective solution to provide for Cedar Hills long-term public safety needs, the City sought out proposals from neighboring entities to provide fire/ems/police services. The City has received bids from Lone Peak, American Fork, Pleasant Grove, and Utah County (police only). Additionally, the City has had public safety services provided by two separate entities; staff felt that there could be a great benefit to the City by having all public safety services provided by the same entity. Two main areas of focus in reviewing the proposals center on balancing long-term costs of providing a service while maintaining an adequate level of service for the community.

**PREVIOUS LEGISLATIVE ACTION:**

Cedar Hills City Council voted to provide notice to withdraw from the Lone Peak Public Safety District in June 2017

**FISCAL IMPACT:**

There will be a cost to withdraw from the Lone Peak District. That final cost will take into account debt obligations for the district, fund balance, and valuing any assets. This cost needs to be measured against any increase in cost or savings realized in awarding the bid. The current budgeted amount spent on public safety \$1,184,556 (net of rent for LPPSD).

**SUPPORTING DOCUMENTS:**

See proposals and revised proposals from the bidding agencies (not for public distribution at this time)

**RECOMMENDATION:**

Review the proposals and select a provider to begin public safety services as of July 1, 2019

**MOTION:**

To award the bid for Police, fire, and emergency medical services to \_\_\_\_\_, and to authorize the Mayor and City Staff to negotiate and sign an inter-local agreement contract based on the provisions outlined in the bid proposal.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	September 18, 2018

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on a Resolution Related to Utah's Affordable Housing Needs
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

The Utah Housing Gap Coalition has asked each Utah municipality to pass a resolution in support of efforts being made to address the current affordable housing shortage in Utah. The resolution has been modified to reflect some of the unique challenges facing Cedar Hills. The biggest challenge in Cedar Hills to providing affordable housing is the scarcity of developable land. Cedar Hills has made efforts in other areas to address the housing shortfall by passing code regulating accessory dwelling units, and working with Mountainland Association of Governments on the creation of a Moderate Income Housing Plan to be incorporated into the City's General Plan.

**PREVIOUS LEGISLATIVE ACTION:**

ADU code was adopted on July 17, 2018

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

Resolution on Housing

**RECOMMENDATION:**

Review the resolution and make any changes necessary for adoption

**MOTION:**

To approve Resolution \_\_\_\_\_, related to Utah's Affordable Housing Needs, subject to the following modifications {LIST ANY CHANGES TO THE RESOLUTION}.

RESOLUTION # \_\_\_\_\_

**A RESOLUTION OF THE CITY OF CEDAR HILLS, UTAH REGARDING UTAH'S HOUSING NEEDS.**

**WHEREAS**, Utah's population growth is among the highest in the nation, the result of a strong economy, larger family sizes and high quality life measures; and

**WHEREAS**, the developable land in Utah's most populated valleys is rapidly disappearing; and

**WHEREAS**, research conducted by the Kem C. Gardner Institute has shown that for the first time in 40 years Utah has had more new households than new housing units provided, resulting in a housing shortage that is contributing to housing costs to increasing, so that many Utah families are struggling to meet their housing needs; and

**WHEREAS**, since 2011 this housing gap, or shortage of housing, is estimated to be above 50,000 units and growing each year, even as Utah led the nation in percentage terms of housing construction last year; and

**WHEREAS**, Utah is seeing rapidly increasing housing prices in urban areas because of strong economic growth coupled with population growth; and

**WHEREAS**, the Gardner report outlined multiple reasons for the escalating housings costs in Utah, including a severe labor shortage in the construction industry, lack of available land for development, increased material and construction costs, federal trade policy, and local government regulatory costs; and

**WHEREAS**, "Housing affordability" means the ability of a household to occupy a housing unit paying no more than 30% of the household's income for gross housing costs, including utilities; and

**WHEREAS**, the current affordable housing crisis in Utah is concentrated in households with incomes below the median income but left unaddressed the median price of a home in the Wasatch Front would be \$700,000 within in a generation impacting a majority of Utah families; and

**WHEREAS**, accommodating a significant portion of Utah's population growth in proximity to employment opportunities allows people to live closer to work, reduce driving, reduce air pollution, reduce household transportation costs, decrease infrastructure costs, and maintain and improve the quality of life for Utah's residents; and

**WHEREAS**, cities that adopt measures encouraging and supporting housing affordability may improve the overall prosperity, air quality, as well as reduce housing and transportation cost not only for their cities, but for the region and state; and

**WHEREAS**, the Salt Lake Chamber's Housing GAP Coalition is working with local governments to raise awareness about the choices to promote and increase housing affordability, preserve our strong economy and protect the quality of life in the face of rapid growth.

**WHEREAS**, while population growth brings economic opportunity, it also brings infrastructure challenges (such as roads, sidewalks, traffic signals, streetlights, drinking water, wastewater, sewer, and more), housing, schooling, and environmental impacts; and

**WHEREAS**, the residents of Cedar Hills have elected a mayor and council members to be stewards of their community, exercise local control, and make decisions to both preserve their quality of life and prepare for the future.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CEDAR HILLS, UTAH:

**SECTION 1. Pledge of support.**

1. Together with other Utah local governments and community stakeholders, we as a city will support state initiatives to facilitate the accommodation of population growth;
2. We will support expanding the use of accessory dwelling units where appropriate;
3. We are willing to review zoning ordinances, regulatory ordinances, and processes to facilitate additional housing units where the infrastructure can support them, particularly near current and future transportation centers;
4. We will support efforts to inform residents about population growth and the housing affordability needs of our city, region, and state;
5. We will think and coordinate regionally about local land use decisions; and
6. We will promote collaboration with other communities, elected officials, and stakeholders on additional solutions.

Toward these ends, we will review and, as needed, update our general plan, comply with the 2018 moderate income housing legislation, and take other steps as appropriate.

**SECTION 2. Housing Affordability.** As a city we encourage all stakeholders to

1. Support federal policies that could ease material and labor costs that impact housing prices,
2. Support other efforts to reduce costs of housing that are not tied to infrastructure, and
3. Support efforts to improve wage growth.

**SECTION 3. Legislative Authority.** As a city, we will oppose

1. Any efforts to erode traditional local legislative authority over planning and zoning decisions,
2. Any efforts to penalize municipal leaders for land use decisions,
3. Any efforts to reduce local legislative authority of city councils or of the people themselves per Article VI of the Utah State Constitution,
4. Any effort to restrict the municipal ability to reduce existing municipal revenues to fund infrastructure needs and public services,
5. Any efforts to disproportionately shift the burden of paying for necessary infrastructure because of new development from future residents to current residents,
6. Any effort that violates the principles of local authority, create an unfunded mandate, enforce a one-size-fits-all approach, or promote a "solution" in search of a problem.

**SECTION 4. Effective Date.** This Resolution shall become effective immediately upon passage by the legislative body and upon its notice as required by law.



# CITY OF CEDAR HILLS

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	September 18, 2018

## City Council Agenda Item

<b>SUBJECT:</b>	Review/Action on an Ordinance Amending City Code Title 1, Chapter 11 Related to Procurement Policy
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager
<b>BACKGROUND AND FINDINGS:</b> Under City Code §1-11-5 (C) any procurement by the City in excess of fifty thousand dollars, (\$50,000) requires certain legal notices. Current City Code requires publication in newspapers of general circulation (see section C 3). Staff recommends that the City Council modify this section of code to state that the City will comply with Utah State regulations found in the Utah State Code §63G-6a.	
<b>PREVIOUS LEGISLATIVE ACTION:</b> The current procurement code was adopted in September of 2010	
<b>FISCAL IMPACT:</b> N/A	
<b>SUPPORTING DOCUMENTS:</b> Proposed Ordinance §1-11-5	
<b>RECOMMENDATION:</b> Review the ordinance and make any changes necessary for adoption	
<b>MOTION:</b> To approve Ordinance _____, related to the City of Cedar Hills procurement code Title 1, Section 11, subject to the following modifications {LIST ANY CHANGES TO THE ORDINANCE}.	

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 1, CHAPTER 11, SECTION 5 OF THE CITY CODE OF THE CITY OF CEDAR HILLS RELATING TO PROCUREMENT POLICIES.**

BE IT ORDAINED BY THE CITY OF CEDAR HILLS MUNICIPAL COUNCIL:

Section 1. Purpose. The purpose of this Ordinance is to amend Title 1, Chapter 11, Section 5 of the City of Cedar Hills Municipal Code relating to procurement policies.

Section 2. Amendment. Title 1, Chapter 11, Section 5 of the City of Cedar Hills Municipal Codes is hereby amended to read as follows:

C. Procurements Requiring Bids: The following procurements shall require a bid:

1. Procurements with a dollar amount over one thousand dollars (\$1,000.00), but less than ten thousand dollars (\$10,000.00) shall require a minimum of three (3) documented telephone bids .
2. Procurements with a dollar amount over ten thousand dollars (\$10,000.00), but less than fifty thousand dollars (\$50,000.00) shall require a minimum of three (3) written bids.
3. Any procurement in excess of fifty thousand dollars (\$50,000.00) shall require a legal notice in a local newspaper of general publication at least seven days before the acquisition or procurement of an item. An invitation for bids shall be issued when a contract is to be awarded by competitive bidding. The invitation shall include a purchase description and all contractual terms and conditions applicable to the procurement. ~~Public notice of the invitation for bids shall be published at least twice in a newspaper of general circulation in the city at least five (5) days prior to the date set forth therein for the opening of bids. (Ord. 9-7-2010A, 9-7-2010)~~

Section 3. This Ordinance shall take effect upon the first publication.

**PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2018.**

\_\_\_\_\_  
Jenney Rees, Mayor

ATTEST:

\_\_\_\_\_  
Colleen A. Mulvey, City Recorder