

PUBLIC HEARING AND CITY COUNCIL MEETING
Tuesday, June 3, 2008 7:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Mike McGee, Presiding
Council Members: Eric Richardson, Jim Perry, Ken Kirk, Charelle Bowman, Marisa Wright
Konrad Hildebrandt, City Manager
Kim Holindrake, City Recorder
David Bunker, City Engineer
Rachel Brown, Finance Director
Greg Robinson, Assistant to the City Manager-Planning
Ashley Vogelsberg, Community Service Director
Courtney Hammond, City Meeting Transcriber
Others: Shawn Richins, Brent Uibel, Diane Kirk

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been posted throughout the City and the press notified, was called to order at 7:07 p.m. by Mayor McGee.

Invocation given by C. Bowman

Pledge of Allegiance led by C. Kirk

2. Public Comment (7:07 p.m.)

No comments.

PUBLIC HEARINGS

3. Fiscal Year 2009 Budget (July 1, 2008 to June 30, 2009) (7:08 p.m.)

No comments.

CONSENT AGENDA

4. Minutes from the May 20, 2008, Public Hearing and Regular City Council Meeting (7:09 p.m.)

MOTION: C. Kirk - To accept the minutes from the May 20, 2008, Public Hearing and Regular City Council meeting, as amended. Seconded by C. Richardson.

Yes - C. Bowman
C. Kirk
C. Perry
C. Richardson
C. Wright

Motion passes.

SCHEDULED ITEMS

5. Review/Action on Golf Course Reconfiguration (7:11 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that he and Mayor McGee have spoken with several real estate agents and brokers about St. Andrews Estates. NAI gave a presentation and said that the broker fees were too low. They want 6%. There was some sloughing under the cart path on hole 15. It has been rectified. The contractor thought it was because of excessive watering. They have agreed to repave, and the City is paying for the concrete. There has been positive feedback on all the new holes. The well drillers are staging on hole 15. The City requested that Questar send detailed analysis on how they came to their decision about the tee boxes on their easement. They sent a generic analysis and have not responded to the City's follow-up request. Title West has not found any additional title on that property. The driving range net has been replaced. Advertising is continuing. Railing on the cart path is still out to bid. If this June meets last June's numbers, the course will more than break even operationally. The park strip on Centennial will be maintained by the golf course.

Council Discussion:

- C. Bowman would like to see motion sensor lights at the driving range near the nets to help prevent vandalism. She suggested offering a free round of golf on birthdays.

6. Review/Action on Resolution Adopting Fees (7:29 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that Staff recommends amending fees to pass through the Waste Management costs.

C. Wright excused 7:34 p.m.

Rachel Brown stated that administrative costs are now divided up among the different fees for garbage and recycling. More staff time is spent on second cans because there are more requests for changes. Adjusting rates to encourage people to get rid of the second can by raising the cost of the second can would be problematic because the City would then need to constantly adjust rates as people switched from a second can to recycling to cover costs.

Council Discussion:

- C. Bowman suggested leaving the first toter at the same price and raising the second can to \$7.65. She doesn't want to raise the cost of recycling and wants to raise the cost of the second can to entice people to recycle. Rachel Brown said that if you decide to not raise the cost of the first can, you have to significantly raise the cost of the second can because everyone has a first can and fewer have a second.

- C. Kirk stated there was a long discussion and logical solution last December to determine fees. He is frustrated that the long discussion is being discussed again.

MOTION: C. Kirk - To adopt Resolution 6-3-2008A, a resolution adding, amending, or deleting certain fees of the official fee schedule of the City of Cedar Hills, Utah as indicated for the price increases of the garbage and recycling toters as indicated on the resolution. Seconded by C. Perry.

Further Discussion:

- C. Bowman stated that she does not like the weird numbers. She likes clean, even numbers. Rachel Brown said the numbers are not rounded because they represent a straight pass through.
- C. Richardson said that he feels the analysis is right, but the timing is wrong. There were six fee adjustments this year, and said at this last one that he would not support any changes for six months. This is a small dollar amount that is repeatedly taken a lot of staff and City Council time. We have higher priorities.
- Mayor McGee agreed that there have been many changes, but costs are increasing.
- C. Perry said that passing through costs is the right way to do it.

C. Wright returned 7:48 p.m.

Yes	-	C. Bowman C. Kirk C. Perry C. Wright	
No	-	C. Richardson	Motion passes.

MOTION: C. Bowman - To move item 7 after item 10. Seconded by C. Richardson.

Yes	-	C. Bowman C. Kirk C. Perry C. Richardson C. Wright	Motion passes.
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8. Review/Action on GFOA Budget Award (7:50 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that Cedar Hills received the GFOA budget award for the 6th straight year. The award was given to nine cities in Utah, only four of which have populations less than 50,000. This adds credence to the City that it follows government standards that finance officers have set for budget preparation and delivery.

MOTION: C. Perry - To continue to strive to earn the GFOA Budget Award each year. Seconded by C. Richardson.

Further Discussion:

- C. Kirk stated that he would like to see an article in the City newsletter announcing that the City received the award.
- C. Richardson said he would also like to see a press release. It is a great award. There are still ways that the City can strive to continue to improve the communication of the budget to the public.

Yes - C. Bowman
C. Kirk
C. Perry
C. Richardson
C. Wright

Motion passes.

9. Review/Action to Surplus Property (Trail) Located in The Cedars Between 10386/10382 Bayhill Drive and 10401/10391 Tamarack Way (7:55 p.m.)

See handouts.

Staff Presentation:

Greg Robinson stated that this item is a result of a public comment from the last meeting from Mr. Villarruel. The trail is 12-foot wide and 100 feet long. The trail is steep and stairs would be required to improve the trail. For the limited amount of anticipated use on that trail and the cost of improvements, staff recommended surplusing the property. Adjacent property owners can be allowed to purchase equal portions of the property from the City.

Council Discussion:

- C. Kirk would like additional research done, with staff contacting all adjacent owners to ascertain interest.

MOTION: C. Richardson - To approve the surplus of the trail between lots 40 and 41 of The Cedars at Cedar Hills, Plat J-1, Amended, and between Lots 19 and 20 of The Cedars at Cedar Hills, Plat J-3, Amended, and authorize Staff to negotiate a price for the sale of this property to the above-mentioned lot owners of not less than \$13.16 a square foot, not including engineering costs, contingent upon: (1) the sale of property according to the staff recommendation in the memo of 5/29/2008, (2) a positive recommendation to surplus the trail by the Parks and Trails Committee, and (3) the surplus process to expire on September 1, 2008 if all the trail property in plats J-1 and J-3 have not been sold.

Seconded by C. Wright.

Further Discussion:

- C. Perry said that if the City is not planning to develop the trail, he favors selling it.
- C. Kirk stated that he does not like the idea of having to maintain unused City property. It should be all or nothing.
- C. Richardson stated that if the whole property is not sold, it is possible that a future council will want to do something with the trail.

Yes - C. Bowman
C. Kirk
C. Perry
C. Richardson
C. Wright Motion passes.

10. Review/Action to Award the Bid for the 2008 Waterline Service Road Improvements (8:10 p.m.)

See handouts.

Staff Presentation:

David Bunker stated that the project is a service road improvement with a gravel road base on top of the water line easement. There would be asphalt from the LDS Church property on Bayhill Drive up the slope. The low bid was \$14/ton, installed. The contractor agreed to extend the trail at \$14/ton. The service line road is not the same path as the Bonneville Shoreline Trail, Phase 2.

Council Discussion:

- C. Wright said she does not want to spend money extending the trail with gravel that will be destroyed by ATVs. There can be a trial period to see how the gravel is displaced by ATVs.
- C. Bowman suggested asking the water district to pave over the road base.

MOTION: C. Bowman - To award a contract to R&T Excavation for the construction of the 2008 Waterline Service Road Improvements in the approximate amount of \$56,514.12 and instruct staff to get an extension to the end of the Bonneville Shoreline Trail, Phase 3, with the same unit price.

Seconded by C. Perry.

Yes - C. Bowman
C. Kirk
C. Perry
C. Richardson
C. Wright Motion passes.

7. Review/Action on Resolution Adopting the Fiscal Year 2009 Budget (July 1, 2008 to June 30, 2009) (8:28 p.m.)

See handouts.

Staff Presentation:

Rachel Brown stated that there were a few changes to the budget, including retirement for the City Recorder, and an increase in pro shop expenses.

Council Discussion:

- The Council would like to see the following changes:
\$5,900 should be removed from 10-40-260, Office Equipment.
\$242,000 in the Parks & Trails budget, needs to be removed.

- C. Bowman stated that she would like to consider adding an expense for flashing lights at Deerfield Elementary.
- C. Wright said she would be in favor of anything it takes to make the area safer.
- C. Perry stated that traffic at Deerfield is crazy, but parents are the offenders.
- David Bunker said he went down to Harvey Boulevard with an officer clocking people. The most egregious speeders are the parents with children.
- Konrad Hildebrandt stated that a school zone is only 50 feet from each side of the crosswalks.

MOTION: C. Perry - To have staff investigate options regarding lights and/or other safety measure and make a recommendation regarding Deerfield Elementary. Seconded by C. Bowman.

Yes - C. Bowman
 C. Kirk
 C. Perry
 C. Richardson
 C. Wright Motion passes.

C. Richardson excused 9:02 p.m.

Further Discussion:

- C. Wright said that she is working on finding a statue for the roundabout.
- C. Bowman supports a statue.
- C. Perry said he will not vote to approve a statue when the City cannot afford to install crosswalks, flashing lights, and speed bumps.

C. Richardson returned 9:03 p.m.

MOTION: C. Wright - To adopt Resolution 6-3-2008B, a resolution adopting the 2008–2009 Fiscal Year Budget for the City of Cedar Hills, Utah, as amended. No second. Motion dies.

MOTION: C. Richardson - To continue this item until the next meeting. Seconded by C. Perry.

Further Discussion:

- C. Richardson has several things that he wants to go over but hasn't met with staff yet.

Yes - C. Bowman
 C. Kirk
 C. Perry
 C. Richardson
 C. Wright Motion passes.

11. City Manager Report and Discussion (9:10 p.m.)

- Mesquite Park will be sodded in the next week. It will open in the next few weeks.

- The drilling for the culinary well is set up and will start next week. The City expects a 1000-foot straight well.
- There was a slight slough off of limestone rock at the upper culinary water tank that destroyed 60 feet of chain link perimeter fencing. There is potential that more may come down. C. Kirk suggested doing a controlled excavation of the rock on the hillside.
- The engineering on St. Andrews cost \$110,000. It would be wise to be prudent with enlisting contract work-such as attorney fees, engineering, etc.
- Konrad Hildebrandt, C. Perry, and C. Wright will not be at the next meeting.

MAYOR AND COUNCIL REPORTS

12. Board and Committee Reports (9:24 p.m.)

- C. Bowman: The National Trails Day celebration is Saturday at 9 a.m. at Heritage Park.
- C. Kirk: The manager of North Point Solid Waste Special Service District has emailed all members of the board to announce a meeting about purchasing property and designating wetlands.
- C. Perry: There are lots of youth interested in the Youth City Council. Lone Peak Public Safety District is spending the surplus. They have purchased a \$1 million platform truck.
- C. Richardson: UTOPIA met and issued some interest rate swaps. Broadweave is purchasing Veracity in its entirety. Veracity may or may not be a provider for UTOPIA. It has also purchased the customer base of MStar. UTOPIA is trying to figure out how to provide video services. C. Perry disclosed that he has two sons that work for Veracity and one of them owns 5% of Veracity. The Planning Commission met. Chase Bank did not attend, and the Planning Commission denied approval.
- Mayor McGee: The funding that was received for SR-92 was more than was anticipated. It is still about \$50 million short of the full project. By the time they get to the east end, the funding should be in place. There will be two express lanes from the dip after 6400 West to I-15. There are two lanes on north and south side of express lanes. Those lanes merge and exit at the dip and at Triumph Boulevard.

EXECUTIVE SESSION

13. Motion to go into Executive Session Pursuant to Utah State Code 52-4-205 (9:45 p.m.)

MOTION: C. Wright - To go into Executive Session, Pursuant to Utah State Code 52-4-205 to discuss disposition of property. Seconded by C. Bowman.

Yes - C. Bowman
 C. Kirk
 C. Perry
 C. Richardson
 C. Wright

Motion passes.

*** EXECUTIVE SESSION ***

14. Motion to Adjourn Executive Session and Reconvene City Council Meeting (10:00 p.m.)

MOTION: C. Bowman - To Adjourn Executive Session and Reconvene City Council Meeting.

Seconded by C. Kirk.

Yes - C. Bowman
C. Kirk
C. Perry
C. Richardson
C. Wright

Motion passes.

ADJOURNMENT

15. Adjourn

This meeting was adjourned at 10:01 p.m. on a motion by C. Kirk, seconded by C. Wright, and unanimously approved.

Approved by Council:
June 17, 2008

/s/ Kim E. Holindrake
Kim E. Holindrake, City Recorder