

PUBLIC HEARING AND CITY COUNCIL MEETING

Tuesday, July 8, 2008 7:00 p.m.

Public Safety Building

3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Mike McGee, Presiding  
Council Members: Marisa Wright, Charelle Bowman, Ken Kirk, Eric Richardson, Jim Perry  
Konrad Hildebrandt, City Manager  
David Bunker, City Engineer  
Greg Robinson, Assistant to the City Manager-Planning  
Others: Ken Lemmon, Mark Hulbert, Ben Higbee, Randy Jensen, Alan Petersen, Kraig Mull,  
Jerry Dearinger

**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 7:15 p.m. by Mayor McGee.

Invocation given by C. Bowman

Pledge of Allegiance led by Mayor McGee

2. Public Comment

- Ken Lemmon: He moved to Cedar Hills two years ago and installed a lawn in 2006. His experiences last year with the pressurized irrigation were good. He spent 30 years in the pumping industry although most of his experience ties to nuclear plants than irrigation water. He spoke with Delco Western who gave a very positive report with regard to the City and efforts addressing the current problems. His understanding is that there was a water model created that included future use and there have been modifications. The intent of the design was to have some redundancy. As a homeowner, on July 1 the City web site stated that the problems were repaired and the system was back to normal. It clearly wasn't the case. He cautions about things put on the web site. Yesterday it was updated stating that some users have low pressure and the highest demand is between 5 a.m. and 7 p.m. His suggestions are accurate communication, public meetings to explain problems, a change in the watering schedule, educational programs on usage, and stop giving citations.
- Mark Hulbert: The land across the street from him is owned by the City and is a weed sore, eye sore, and garbage pit. See handouts. He would like it cleaned up and maybe a few trees planted. There are also weeds in the sidewalks, which destroy the sidewalks. He is surrounded by vacant lots and no have ever been cut down in the four years he has lived there. In the summer it is a fire hazard.
- Ben Higbee: He referred to the same pictures that were handed out by Mr. Hulbert. He also has City property by his home and would like to see it cleaned up and landscaped. He is willing to provide dirt if the City needs it to create a culvert and landscape. Another option would be for the City to sell him the property, and he would maintain it.
- Randy Jensen: In his neighborhood the builder put in lines that spray over on his property and he has turned down the neighbor's sprinklers. He doesn't have enough water pressure to spray his lawn. The City seems to be competing with the residents for watering. He called the City office and was told the problems were solved.

- Alan Petersen: His sprinkler system will allow him to water every third day. He is over watering because of the watering schedule. He would like to water every third day. He understands that there are some problems with the system. He would like the City to look at the engineering of the system to allow the citizens to water when they need to and conserve water. Because each house gave a share water to the City, the City has the responsibility to engineer the system properly.

PUBLIC HEARINGS

3. Amendments to the City Code Title 3, Chapter 1, Business Licensing - Premises Occupations and Title 10, Chapter 5, Section 23, and Chapter 4, Articles D and E

No Comments

4. Amendments to the Zone Map to change the upper water tank and pressurized irrigation tank site from the H-1 Hillside Development Zone to the PF Public Facilities Zone. The property is located at approximately 10440 North and 3600 West.

No Comments

5. Compensation for Elected and Appointed Officials

- Jerry Dearing: He has lived in Cedar Hills for three years and property taxes have gone up sharply. He still considers Cedar Hills a small town. He proposed that the City pass off as much to the private sector and allow them to compete to provide services such as water. This Council took over what someone left and does not have the privilege of creating their own system and is working to upgrade it. He is primarily on Manila Water. He sees that there is a very substantial raise proposed for the Mayor and Council members. He suggested creating committees so the Mayor and Council can have the time to make a living. He is quite opposed to any raises but he hasn't heard the reasons. We should all contribute somewhere or another. He is happy to help out but not to pay out. His income stream is becoming limited.

SCHEDULED ITEMS

6. Minutes from the June 17, 2008, Public Hearing and Regular City Council Meeting

**MOTION: C. Bowman - To approve the consent agenda.** Seconded by C. Kirk.

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

Motion passes.

**MOTION: C. Wright - To move Item 12 before Item 7.** Seconded by C. Bowman.

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

Motion passes.

12. Review/Action on Ordinance Adopting the Compensation for Elected and Appointed Officials

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that he is fully supportive of compensating the Mayor and Council appropriately. There are areas suited for volunteers but the Mayor and Council should be compensated appropriately. The Mayor and Council oversee a 12 plus million-dollar budget. Review of salary analysis. The average council salary is \$8,165.33 and Cedar Hills pays \$3,600.00. The average mayoral salary is \$14,179.24 and Cedar Hills pays \$9,000.00. Staff recommended reducing sales tax revenues, not adding the building and zoning employee back to the budget, adding a Community Services part-time intern (\$10,000 yearly), administrative benefits, compensate the Council to allow them to get city information electronically, and compensate the Council for attending outside meetings.

Council Discussion:

- C. Perry stated that currently the Council is at 44% of the average and the Mayor is at 66.4%. There needs to be a discussion on compensation for outside meetings. Konrad Hildebrandt stated that it is based on one meeting per Council member and two meetings for Mayor McGee per month. He would like to keep the salaries at the current rate. His philosophy is that the e-mail is a fallacy because there is no market, no supply and demand. People run for office and then they decide what their own salaries should be; that's not a market system. None of this Council ran for the money. The question is, is this the best use of the money. Raising the salaries will not result in better or more candidates for office and therefore is not the best use of the money. If it's right, it's right. If it's fair, it's fair. You have to stand up for your position.
- C. Kirk stated that the \$300 the Council receives right now is for time and expenses. He doesn't like breaking it down to each individual meeting or mileage. The City needs to be up front and if salaries are raised it should cover those expenses. He read an email from a resident about compensation. The e-mail stated, *his company compensates based on the market and third-party surveys with unbiased data. Set compensation at the average without leading or lagging behind the market. The City should adopt a fiscal prudent approach to the compensation of the City Council and Mayor. Regardless of what the compensation turns out to be, it should be based on a sound salary determination process rather than the actual dollar amount that is decided. The process will dictate the appropriate number.* C. Kirk stated that he would like to pay the Mayor and Council the average. He doesn't need a health and benefit plan or be reimbursed for certain things. The salary he is being paid compensates him for those costs. He doesn't like the additional benefits but may be in favor of a salary increase.
- C. Richardson stated that in HR plans you don't look at just the hourly rate but also the benefit plans and the City doesn't have enough money to do that. Reimbursements are given instead of salaries because of taxes. He feels that current compensation does not cover the costs of being away from family and for the time spent. He would like take care of this item, so that future councils do not

have to deal with it. Staff recommendation is appropriate. He did bring this issue up and the reasoning is that there is no way to reimburse him for what he does or time away from family. There will always be someone on top and someone on bottom. Each council member sacrifices a lot, but it very much volunteerism. Some people can't afford that type of contribution. He feels this is the best time for this change and makes it closer to reimbursement. He proposes creating a 457 plan for those who want to divert their salaries for tax benefits. It doesn't cost the City anything.

- C. Bowman stated that no one runs for the money or stays serving for the money. No one wants to vote themselves a raise, but it needs to be done. Next year is a voting year and it will be an issue. She would rather take care of it now for generations to come. The Council and Mayor are under paid. It is a good use of public funds. She doesn't believe future councils will go overboard or ever do anything drastic or out of control. It is awkward to give yourself a raise but it needs to be done. She wants to see a change in salaries but no additional benefits.
- C. Wright stated that things changed at the last meeting that she doesn't agree with such as library reimbursement. She feels it is inappropriate to discuss this at this time. She takes offense when people complain and don't want to be part of the solution. It should be addressed after the City's commercial district is established. She wants to put some of the monies back from where they were taken and the rest in the capital fund. Much of it is about perception. The raises could occur as the seats become open.
- Mayor McGee stated that he is in favor of the raises, to compensate the next mayor and council because he will not be running for re-election. They need to be fairly compensated.

**MOTION: C. Wright - To not make any increase to compensation or benefits for the Mayor and Council.** No second. Motion dies.

**MOTION: C. Richardson - To approve Ordinance 7-8-2008A, an ordinance amending the compensation for elected and appointed officials as indicated in the memo recommended by staff, specifically keeping the same compensation as currently in place and providing a stipend of \$50 per meeting capped at \$150 per month for City Council members and \$200 a month for the Mayor and allowing City Council members and the Mayor to electively put all or some of their salary into a 457 or 401 plan at their own cost.** No second. Motion dies.

Jerry Dearinger stated that with his prior statements, he didn't mean that there shouldn't be some additional compensation. After hearing everyone talk, there are different towns and a lot of different income levels to work with. There is honor in saying Cedar Hills is the lowest around. If you're five times lower, maybe that's not right. He thinks a reasonable increase but below what others are doing. Maybe 75% of what others are doing to start with.

Further Discussion.

**MOTION: C. Bowman - To approve Ordinance 7-8-2008A, an ordinance amending the compensation for elected and appointed officials, increasing the mayor's salary to \$1,100.00 and the council members to \$600.00 per month.** Second by C. Richardson.

**AMEND MOTION: C. Bowman - This is 93% of the average for the mayor's salaries and 88% of average for the council salaries of the other reporting cities.** Seconded by C. Richardson. Vote taken by roll call.

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

Motion passes.

7. Review/Action on Golf Course Reconfiguration

See handouts.

Staff Presentation:

The actual reconfiguration is complete and playable for the last few weeks. The major goal was to appropriate property for the City to sell and lower the debt service that is being charge to the residents through a general obligation bond. Representatives from Century 21 Harmon are here to present information.

Craig Mull presented a marketing plan and additional information. The marketing plan begins this week with meetings with the City and engineers. Information will be implemented into a package or brochure to assist prospective buyers in making a decision. The targeted market is to go after developers and investors as well as other real estate agents throughout the state and nation that already have investors. The pricing analysis comes from the immediate area statistics. Next is an initial market analysis using the 3.8 million amount. Finally is information about Century 21 Harmon. The note at the end gives the City an exit with no obligation.

Council Discussion:

- C. Kirk stated that the pricing analysis is disappointing, and the City knows the market is not prime right now. He doesn't like dropping the figure that the Council agreed on.
- C. Bowman stated that you can assume that offers will come in lower than what is requested.
- C. Perry stated that time also costs money. It would cost \$200,000 to wait.
- C. Richardson stated that another option is that the City could carry back the full purchase price, which would make the developers financing very easy to get because they would only carry \$600,000 or \$700,000. In exchange for that it becomes a joint venture with the Community Development Agency.

Five minute recess.

8. Review/Action on Final Plat for the Dimond Subdivision

See handouts.

Staff Presentation:

D. Bunker reported that the Dimond Subdivision is a two-lot subdivision on 4000 West and 9046 North. There is an existing home on Lot 1. The subdivision requirements of curb, gutter, sidewalk, asphalt, and utilities as well as drainage improvements need to be installed. Water rights for the additional lot are required. The Woodis Subdivision has not brought the utilities to its southern boundary yet. Another problem is that Lot 1 is on Manila water and can stay on that water. Lot 2 is required to connect to Cedar Hills water. The developer is required to install utilities from the

north corner of Lot 1 to the south corner of Lot 2. The sewer line exists through Lot 2 from the back on the north side.

**MOTION: C. Richardson - To approve the Dimond Subdivision Final Plat subject to a full set of improvements and water rights being verified by the City.** Seconded by C. Bowman.

Further Discussion:

- C. Perry would like staff to look into the Town of Cedar Hills property identified on the plat.

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

Motion passes.

9. Review/Action on The Charleston at Cedar Hills Assisted Living Center Site Plan and Exterior Elevations

See handouts.

Staff Presentation:

David Bunker reported that this expansion was approved earlier but this new expansion is larger. It still meets the zoning criteria. The Fire Chief is okay with the 10-foot setback on the southeast corner as long as the isle way remains clear and there is access on the south side of the building. There is an Alzheimer unit in the expansion.

**MOTION: C. Richardson - To make a positive recommendation to the Planning Commission that the proposed phase expansion for the Charleston Assisted Living Facility is in harmony with the previously approved elevations and recommend that they consider and adopt a revised site plan to reflect the upgrades.** Seconded by C. Perry.

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

Motion passes.

10. Review/Action on Final Site Plan for the Cedar Hills Retail Center for the Commercial Property Located on the Southeast Corner at the Intersection of Cedar Hills Drive and 4800 West, Amsource

See handouts.

Staff Presentation:

Greg Robinson stated that there are several requirements requested at the last meeting. These are stated in the memo. K.C. Bills, Amsource, stated that the landscaping plan now has more than 25% landscaping. All of the concrete/sidewalks are stamped and some trees have been added. The trees

match the trees along Cedar Hills Drive and berming has been added along 4800 West. There is an area for storm water retention. There will be a vinyl fence along the south side.

Council Discussion:

- C. Richardson requested that he would like to see benches and a flag pole in the special feature area where the rose compass is located. Then the developer could take the remaining money for that area and make a contribution toward a feature for the entire commercial area such as a splash pad. He would like all the details with the landscaping, etc. to be in a development agreement. He would like to see new elevations.
- C. Bowman is not sure that benches are a good place there because 4800 West is a busy street. She wants the signage, etc. on the north side and south side of Cedar Hills Drive to have harmony and to flow together. She would also like to see a tan vinyl fence on the south side but not white.
- Mayor McGee stated that the consensus of the Council doesn't necessarily want a flag pole or benches but something there that is open as an entry statement. There are concerns about the durability of it being stamped concrete. Granite or pavers would be a better material to use.
- C. Perry likes the rose compass in the special feature area. He also pointed out that Amsource has not returned the development agreement to the City.
- C. Wrights would like to see the stamped concrete match what Wal-Mart is doing.
- C. Kirk questioned the area that states there is fill material located on the site. He wants to make sure that this is taken care of properly.

**MOTION: C. Kirk - To extend the meeting for one-half hour.** Seconded by C. Bowman.

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

**MOTION: C. Perry - To address Item 11.** Seconded by C. Bowman.

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

11. Review/Action on Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that this adjustment gets most of the residents that are connected to a Cedar Hills utility. There is a 60-day protest period and Pleasant Grove City adopts a simultaneous resolution.

**MOTION: C. Bowman - To adopt Resolution No. 7-8-2008A, a resolution indicating the intent of the City Council of the City of Cedar Hills, Utah, to adjust the common boundary with Pleasant Grove City, Utah; authorizing a public hearing thereon and providing for notice of said hearing.** Seconded by C. Perry. Vote taken by roll call.

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

**MOTION: C. Bowman - To address Item 13.**

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

13. **Review/Action to Adopt the Police Service Contract with American Fork City, Utah**

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that staff has been working on a contract with American Fork City for police services. The original contract was adopted in 1998 and has been amended several times. The original contract and amendments all have areas that have included separation of actual personnel, vehicles, and equipment. During that time the federal government was making available money to police agencies. As the years went on the City took on more responsibility for the personnel, vehicles, and equipments. This proposal is a simple agreement that states American Fork City will provide all necessary and reasonable law enforcement services and animal control services to Cedar Hills. This includes handling all police matters, access to reports pertinent to Cedar Hills, preventative patrol, investigative services, and NOVA instruction. This agreement makes Cedar Hills just as important as any part of American Fork but this is an agreement. The police officers are American Fork City police officers. They have provided excellent service and have been very responsive.

**MOTION: C. Perry - To approve the Police Service Agreement with the City of American Fork, Utah, and authorize the Mayor to enter into said agreement.** Seconded by C. Richardson.

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

10. Review/Action on Final Site Plan for the Cedar Hills Retail Center for the Commercial Property Located on the Southeast Corner at the Intersection of Cedar Hills Drive and 4800 West, Amsource - Continued

**MOTION: C. Richardson - In regards to the final approval for Amsource, that the Architecture - elevation plans be accepted subject to final approval of elevations as part of the execution of a development agreement, including:**

- 1. All utility and access doors be colored such to blend with the exterior walls.**
- 2. City Council acceptance of a complete set of color elevation plans and sample boards that are deemed harmonious with the American Colonial style, and compatible with existing and proposed developments.**
- 3. Landscaping - landscaping plan to be accepted, subject to:**
  - A finding by the City Council that the combined quantity of (25%) and quality of landscaping (to be 3" + caliper trees, 5 gallon + shrubs) meets the intent of the Design Guidelines, and successfully mitigates the hard surface and visual impact of the development. Also acceptance by the City Council of a special landscape feature which will count towards the landscape requirements, or bond in lieu. Landscaping species, counts and spacing shall be as the approved Wal-Mart and Phillips Edison developments.**
  - Retention basin shall have Kentucky bluegrass sod or substantial equivalent installed by developer in tandem with an automated irrigation system (including permanent power) and developer shall consult with a qualified landscape engineer to ensure that water-wise landscape is used .**
  - Installation and acceptance of physical or virtual berming per Design Guidelines standards so as to shield the view of parking lots.**
  - Acceptance of a fencing plan or a determination of landscaping in lieu of City required fencing as part of the development agreement.**
- 4. Furthermore, Traffic - The UDOT Category III Traffic Impact Study is accepted by the City Council, including MAG 2030 projections for 4800 West and modeling of level of service projections; and a Council finding that the traffic capacity appears to be appropriate for the proposed project and the traffic safety and calming can be appropriately mitigated.**
- 5. Additional requirements include:**
  - Acceptance by the City Council of a Livability and Safety Standards Plan as recommended by the Cedar Hills Traffic Safety and Livability Oversight Committee and as part of the development agreement. Allocation of costs associated with the Livability and Safety Standards Plan shall be allocated as follows: City of Cedar Hills 1/3; south development: 1/3; north development 1/3. Suballocation shall be based on equivalent residential units (ERUs) vs. anticipated project plan as projected by the City Planner.**
  - The east ingress/egress on Cedar Hills Drive shall be verified as to align with the ingress/egress of the northern commercial development.**
  - Submission and acceptance of the combined Lone Peak Public Safety District and American Fork Police Department five-year accident report.**
  - Traffic related exactions to be based on a TIS. Exaction adjustments are to be based on an accepted development agreement calling for a post-construction traffic measurement and study conducted by the applicant at a period one year after issuance**

of occupancy. If empirical observations of a post-construction measurement and traffic study indicate additional mitigations are required, they shall be installed at applicants' expense, proportional to projected ERUs as determined by the City Planner. The City Council may also, at their option, accept a cash bond in lieu of installation of mitigation devices.

- Development is to be human scaled and pedestrian friendly.
- 6. Site Plan - submitted site plan is accepted, and to make a finding that:
  - The proposed site plan complies with the purpose and intent statement of the Guidelines of the Design and Review of Planned Commercial Development Projects (Design Guidelines), and that the allowed latitude is necessary for individual use within the Plan area. Considered factors include density, diversity and design.
  - The planned development meets the minimum standards of the Community Vision section of the Design Guidelines.
  - In compliance with 4.2.3 and 4.3.3, the building size for building "Retail A" was reviewed by the City Council and is approved based on a determination of compliance with at least the minimum standards for items such as building placement, aesthetics, noise control, lighting design, traffic control, etc., to give the feel consistent with the overall development as well as the community as a whole.
  - Building height and setback are in harmony with the intent of the Land Use section of the Design Guidelines, and exceed all minimum standards; building facades subject to final review.
  - In August 2003 an independent noise analysis for a nearby commercial development determined a preconstruction daytime ambient noise of 52 dbA.
  - All residential and commercial development is expected to contribute to increased ambient noise levels.
- 7. Site Plan acceptance includes:
  - Acceptance of pedestrian flow paths between the proposed site pads, specifically at the main access route.
  - Building placement and subdistricting has been reviewed, and a finding that Retail A placement is in harmony with the intent of the Design Guidelines, taking into account the requirement for a human-scaled, pedestrian-friendly development that is sensitive to the surrounding residential areas, and placement of the intense-retail uses away from nearby residential.
  - Signs shall be subject to all provisions of the Cedar Hills sign ordinance. The City Council makes a finding that the west and north side facades of the building(s) are determined to be the building fronts.
  - Outside storage and sales and overnight parking shall not be allowed as outlined in the Design Guidelines.
- 8. Subject to final engineering and verification, including but not limited to:
  - Water and sewer lines to the eastern boundary.
  - Acceptance of a GEOTEC report.
  - Development of a shared parking agreement.
  - Lighting plan verification and acceptance. The plan shall show City approved lights on the accepted lighting plan, and also show the street lights along Cedar Hills Drive and 4800 West.
  - Construction access via 4800 West only. Streets shall be kept free of dirt and debris during construction.

- Approval of a drainage plan
  - Approval of the determined location for the moved sewer meter.
  - Site improvements: curb and gutter alignments for 4800 West shall be verified for right-of-way (ROW) width. An approved subdivision plat shall verify the proper ROW dedication. Sidewalks to be installed by the developer, or at the City Council's discretion a cash bond may be accepted.
  - All utilities for complete site improvement shall be included as part of the subdivision requirements.
9. Fire Marshall and Police Chief Approval
  10. Legal Review
  11. Verification of Water rights submitted
  12. Execution of a Development Agreement
  13. The issuance of a conditional use permit (CUP) and acceptance of the CUP by City Council.
  14. A notice to developer that the approval is for that phased portion designated as Retail A, and that further approval will be required for a finding and acceptance by the City Council that the development satisfies the City's subdivision ordinance and section 4.5 of the Design Guidelines. Said finding shall be part of an executed development agreement. No approval is given or implied that the phased portion designated as "Bank" has been or will be approved.
  15. Acceptance of recorded CC&R's providing for the construction, completion, reasonable maintenance, upkeep and cleanliness, and surety of the combined project completion. Said CC&R's shall allow for the inclusion of adjacent development as a future phase and association member. Seconded by C. Bowman.

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

Motion passes.

14. Review/Action on the Amendments to the City Code Title 3, Chapter 1, Business Licensing – Premises Occupations and Title 10, Chapter 5, Section 23, and Chapter 4, Articles D and E

See handouts.

Discussion that this is a final cleanup to put all business licensing in Title 3 and out of the Zoning Ordinance. That regular home occupations are generating a lot of traffic and other traffic issues. Members of the Council would like to look into specific business types and the impact they pose on the residential areas.

- Change “A BCI background check shall remain...” to “Approval is contingent upon a satisfactory BCI background check, which shall remain...”

**MOTION: C. Perry - To adopt Ordinance 7-8-2008B, an ordinance amending Title 3, Chapter 1, on Business Licensing and Title 10, Chapters 4 and 5 of the City of Cedar Hills, Utah.** Seconded by C. Richardson. Vote taken by roll call.

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

Motion passes.

15. Review/Action on Amendments to the Zone Map to change the upper water tank and pressurized irrigation tank site from the H-1 Hillside Development Zone to the PF Public Facilities Zone. The property is located at approximately 10440 North and 3600 West

**MOTION: C. Richardson - To approve Ordinance No. 7-8-2008C.** Seconded by C. Perry. Vote taken by roll call.

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

Motion passes.

16. City Manager Report and Discussion

- There are new tables in Heritage Park.
- New benches will replace the wooden benches.
- Trail service road is complete.
- The Mesquite Park is complete except for soccer netting and goals are on order.
- New proposed organizational structure presented. Some Council members have given their input. Two of the departments have been consolidated into three divisions. This is what is proposed for buildout and one of the position has been budgeted and the other will be budgeted with the next budget. Discussion on why the Assistant City Manager is only over the Recorder and Community Services. The Assistant City Manager is a Department Head and not a position to oversee all the departments. The person will receive training, mentoring, and assistance, as well as provide direction, management and assistance to those positions. Planning will be in this department. Change the title to Administrative Assistant to avoid confusion. This department has three divisions.
- David Bunker reported that the new well is 970 feet deep. The gravel pack and the grout went in today. There was a slight "S" curve at about 400 feet that deviated two feet in 400 feet. It also deviated four feet from 500 feet to 900 feet. The pump company said they wouldn't warranty the well but in checking with another company, they said there isn't a company that would warranty a well. No well is completely straight. Their assumption is that this well will produce 1,500 to 1,600 gallons.

17. Board and Committee Reports

- C. Kirk: Met with representative from URS and Konrad on a 30-year plan for solid waste at build out for Cedar Hills.
- C. Perry: Couple of YCC meetings and worked on the carnival.
- C. Richardson: UTOPIA worked on a budget and also a City report.
- C. Wright: Norther Utah County Library Coop is up and running as of July 1. Cedar Hills is assigned to the Pleasant Grove Library and a card is \$70.

18. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-5

**MOTION: C. Perry - To go into executive session pursuant to Utah State Code 52-4-5.** Seconded by C. Kirk.

\* \* \* EXECUTIVE SESSION \* \* \*

19. Motion to Adjourn Executive Session and Reconvene City Council Meeting

**MOTION: C. Bowman - To adjourn the executive session.** Seconded by C. Perry.

ADJOURNMENT

20. Adjourn

This meeting was adjourned on a motion by C. Perry, seconded by C. Kirk, and unanimously approved.

Approved by Council:  
August 5, 2008

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