

PUBLIC HEARING AND CITY COUNCIL MEETING
Tuesday, September 16, 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, Jim Perry, Eric Richardson, Ken Kirk, Charelle Bowman
Konrad Hildebrandt, City Manager
Kim Holindrake, City Recorder
David Bunker, City Engineer
Rachel Brown, Finance Director
Greg Robinson, Assistant to the City Manager-Planning
Courtney Hammond, City Meeting Transcriber
Others: Shawn Richins, Caleb Warnock, Scott Jackman, Karissa Neeley, Brian McGhie,
Rick Espinosa, Ethan Thomas

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 7:16 p.m. by Mayor McGee.

Invocation given by C. Kirk

Pledge of Allegiance led by C. Perry

2. Public Comment (7:17 p.m.)

No comments.

PUBLIC HEARINGS

3. Intent to Impose a 0.1% Sales and Use Tax Within the City to Fund Parks, Arts, and Recreational Facilities (7:18 p.m.)

No comments.

4. Adjust the Common Municipal boundary between the City of Cedar Hills and Pleasant Grove City (7:19 p.m.)

No comments.

5. Amendments to the Fiscal year 2009 Budget (July 1, 2008 to June 30, 2009) (7:19 p.m.)

No comments.

CONSENT AGENDA

6. Minutes from the September 2, 2008, Regular City Council Meeting (7:19 p.m.)

MOTION: C. Perry - To approve the minutes from the September 2, 2008, Regular City Council Meeting. Seconded by C. Kirk.

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

Motion passes.

SCHEDULED ITEMS

7. Review/Action on Cedar Hills Golf Course Items and Clubhouse (7:20 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that the Council received a brief overview of the reconfiguration during the Work Session tour of the golf course. There are some small items that still need to be completed. The goal for completion is the end of fall. There is a proposal from Bench Craft to install benches on the golf course. They would maintain the benches, but there would be advertising on the benches. The City would receive no revenue from the advertising. Clubhouse estimates have ranged from \$1.7 million to \$4.1 million. Many companies would like to bid on the clubhouse project.

Council Discussion:

- C. Bowman would prefer to see benches that match the City approved benches. She would like to see a clubhouse bid package that it is broken down with costs for finishing different parts of the clubhouse.
- C. Wright feels that bench advertisements make the golf course an advertising venue. If the City decides it wants these types of benches, she would rather the City do it itself and get the revenue.
- C. Richardson said he doesn't mind not getting revenue as long as the City gets the right bench in the right way.
- C. Kirk stated that in the last meeting the cost of the leases was compared to the cost of a clubhouse. He would like to move forward with a bid package.
- C. Perry would like to see the demand for advertising before the City considers installing the benches and selling advertising. Regarding the clubhouse, he pointed out that you can't compare the current cost of the double wide to the cost of a clubhouse. The lease on the double wide will go down. He is willing to look at the numbers for the clubhouse.

8. Review/Action on Amendments to the Fiscal year 2009 Budget (July 1, 2008 to June 30, 2009) (7:36 p.m.)

See handouts.

Staff Presentation:

Rachel Brown stated that these budget amendments were discussed at the last council meeting. Mesquite Park amendments will come from park development impact fees. The flashing lights for Deerfield Elementary will come from street impact fees, which is a change from the staff memo.

Council Discussion:

- C. Bowman stated that she thinks that the netting should wait until spring. The soccer season is almost over. Rachel Brown recommended budgeting for the netting now.
- C. Richardson stated that before installing the flashing lights, he would like to see some formal verification from the PTA, principal, or others to ensure that it is what they want and it mitigates the problem.

MOTION: C. Richardson - To adopt Resolution 9-16-2008A, a resolution adopting the amended 2008–2009 Fiscal Year Budget for the City of Cedar Hills, Utah, and take into account the discussion. Seconded by C. Perry. Vote taken by roll call.

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

Motion passes.

Further Discussion:

David Bunker stated that the sprinkler coverage filled the retention basin with water and left other large areas dry. The amended budget reflects a payment to Chris Wilkinson to adjust the coverage.

9. Review/Action on Ordinance Adjusting the Common Municipal Boundary between the City of Cedar Hills and Pleasant Grove City (7:44 p.m.)

See handouts.

Staff Presentation:

Kim Holindrake stated that there were no public comments during the public hearing and there were no written protests. Pleasant Grove is addressing the same item in their meeting tonight.

MOTION: C. Kirk - To adopt Ordinance No. 9-16-2008A, an ordinance adjusting the common municipal boundary between the City of Cedar Hills and Pleasant Grove City. Seconded by C. Bowman.

Council Discussion:

- C. Richardson stated that this boundary adjustment is in line with the Cedar Hills boundary adjustment policy that was adopted last year.
- Kim Holindrake stated that everything is going into RR-1-20,000 Zone.

11. Review/Action on a Community Recreation and Aquatic Center (8:23 p.m.)

See handouts.

Staff Presentation:

Konrad Hildebrandt stated that as Cedar Hills started to grow, the City instituted a recreation impact fee to develop a recreation and aquatic center. Last year Cedar Hills joined up with Alpine and Highland to form a Lone Peak Recreation District. The plan for the District was put together by a resident from Alpine. All three cities participated in funding the feasibility study for a recreation/aquatic center. There is interest among all three cities. Based on the feasibility, a design was created. Alpine School District was also part of these discussions and is willing to participate. Highland and Alpine are not willing to commit without knowing how much it will cost. But without putting it on a ballot, there is no way to know. Additional money would need to come from general obligation bonding, which would require a vote. It would involve a series of town hall meetings and public input. The money that is available through impact fees will not go far. There are many items to consider, including whether the recreation center will serve just Cedar Hills' residents, or include non-resident user fees. Most recreation centers run at 60-70% of revenue and at very best at 80%. He cautioned the Council against 12-month aquatic facilities because they lose too much money.

Council Discussion:

- Mayor McGee stated that there is support from the residents of Cedar Hills, legislators, the Alpine School District, and the Developmental Center.
- C. Bowman stated that she is tired of waiting for the support of others. She wants to see what the City can do on its own. She feels that a recreation center would attract a lot of Highland and Alpine residents. The nearest gym is in American Fork, and it gets a lot of Cedar Hills, Alpine and Highland residents. A closer option may attract those people.
- C. Richardson thinks the City is at the point where most of the growth has happened, and it is time to decide how to implement the plans. He spoke with Mark Edminster about funding options. He feels the City should create a recreation district that is comprised of residents of Cedar Hills. It can easily be adjusted to include other cities if they would like to join at some point. Then the City needs to decide what it wants. There is money from Alpine School District depending on whether the City decides to include what the District wants. He is in favor of a splash pad because it costs much less than a pool. At a minimum, the City can put the money it has saved to good use and then move forward with other options. His first preference is to go for the land across the street. If that is not done by the end of the upcoming legislative session, it is time to move to plan B, which is to consider property within Cedar Hills.
- C. Kirk stated that understanding the implications is vital to get the residents behind the project. He wants the public educated with town meetings, etc, first so that they understand the implications with all the various options.
- C. Wright stated that something like the Kamas recreation center might be perfect for the City.
- C. Perry stated that city-managed recreation facilities don't make money. It is risky to size the facility to welcome non-residents because the true cost may well be higher than any non-resident is willing to pay in user fees. He recommended that staff put together a timeline for a June vote and start doing legwork for a Cedar Hills-only aquatic facility and splash pad incorporated with a community center.
- Mayor McGee directed staff to do as C. Perry suggested.

12. Discussion Regarding Pressurized Irrigation (8:58 p.m.)

See handouts.

Staff Presentation:

David Bunker stated that there are proposed improvements for the 2009 pressurized irrigation season. There are two parts to the plan. Part 1 includes a booster pump and delivery line upgrade. There are currently four boosters. To deliver more water to the upper zone would require a pipeline. Civil Science estimated a cost of \$475,600 plus \$88,000 in design and construction management services. It includes changing the way the City feeds the golf course water by taking water directly out of pond 10, rather than boosting it up to the tank and letting it fall back down. The additional pumps would add 1,900 gallons per minute more, which is about 50% more. Part 2 looks at metering individual connections. The parts would cost about \$340 per install. A conservative estimate of \$400/install plus parts cost of \$340 brings the cost to \$740 per meter. Metering the entire City would cost \$1.295 million. The cost will never be lower. He feels metering is expensive, but metering would likely save money over time because it would cost less than buying water rights in the future. There is about a 10-year life on these meters. He thinks that upsizing plus the Cottonwood Well may make it possible to eliminate all but the daytime water restrictions. Konrad Hildebrandt stated that without metering everyone pays for others' excessive water usage. He talked with the City Manger of Spanish Fork, who stated that metering was the best decision that he made. They took a lot of heat at the beginning, but are glad that it was done. Rachel Brown stated that the entire project—upgrades and metering—would cost \$1.8 million. That would translate to about \$10 per month for each residence.

Council Discussion:

- C. Kirk stated that he is against individual metering. He feels that it is not cost effective because of maintenance. He sees metering as an infringement on his personal rights.
- C. Perry stated that the same money could be used to buy water rights. To cover the cost of metering, the City would end up charging more as people cut their usage.
- C. Wright stated that she would like to see the improvements made, remove the water restrictions, and see if it works. If it doesn't, then the Council can revisit metering.
- C. Bowman stated that she would like residents to know that the system is being upgraded, and to tell them that if they are not responsible with water usage, the only remaining choice is metering.
- Mayor McGee asked staff to move forward with the upsizing portion of the project.

13. City Manager Report and Discussion (9:29 p.m.)

- There is an annual public officials' conference on emergency management put on by the State Division of Homeland Security. It will be held at the Zermatt resort in Midway. There are also online certifications for public officials.
- The FY09 budget is complete.
- The Council passed a resolution to participate in the county-wide dispatch system. The dispatch district has chosen not to be on the ballot in November to make it a taxing entity. The district is now saying its members need to amend their FY09 budgets to pay for dispatch services. Dispatch tours are available.
- The Decisions 2008 survey is still in the works. Input needs to be sent to Konrad Hildebrandt. Mayor McGee would like to make it a discussion item on the next agenda.

- David Bunker gave a report on the culinary well. The new pump will be installed next week.

MAYOR AND COUNCIL REPORTS

14. Board and Committee Reports (9:47 p.m.)

- C. Wright: A woman in the community has contacted C. Wright requesting to be part of a library board to investigate the possibility of Cedar Hills building its own library. C. Wright feels like creating a board would be a waste of time. C. Richardson said that because so many people are asking to be on a board, let them create a board, go through the process and come to their own conclusion.
- C. Bowman: The Parks and Trails Committee met. The adopt-a-flowerbed has changed to adopt-a-trail. The trails will be sectioned, and people can sign up to clean up portions of the trail. They reviewed the parks and trails portion of the General Plan and added open space, cemetery, and a few pocket parks. A survey of The Cottages parcel needs to be done. Tree City USA was discussed, as well as an Arbor Day celebration. A member of Committee wants to go to the Murdock Trail meeting. Mayor McGee stated that he attends those meetings.
- C. Kirk: North Point Transfer Station meeting. A fuel surcharge request from Allied Waste was discussed. The finance committee met and offered a 7 cent increase per ton for every 10 cent raise in gasoline prices. C. Kirk opposed the fuel surcharge. He will vote no next month. Household hazardous waste was also discussed. A household hazardous waste point was established at UVU. The budget was \$30,000, but cost \$50,000. They proposed establishing a household hazardous waste disposal point at the transfer station that would be no cost for drop offs. They said the cost would be 75 cents per household per year. Mayor McGee said that he is opposed to it because their numbers are incorrectly calculated.
- C. Perry: The Youth City Council continues to meet.
- Mayor McGee: Waste Management was discussed at the COG meeting. He toured part of the trail along the Murdock Canal, and the addition of a bathroom at a trailhead in the City was discussed. Mayor McGee suggested putting a restroom at the Harvey parcel with a note at the trailhead that a restroom is located at the park.

EXECUTIVE SESSION

15. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-5 (10:23 p.m.)

MOTION: C. Perry - To go into Executive Session, Pursuant to Utah State Code 52-4-5 to discuss purchase or sale of real property. Seconded by C. Wright.

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

Motion passes.

*** EXECUTIVE SESSION ***

16. Motion to Adjourn Executive Session and Reconvene City Council Meeting (10:32 p.m.)

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

Seconded by C. Perry.

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

Motion passes.

ADJOURNMENT

17. Adjourn

This meeting was adjourned at 10:32 p.m. on a motion by C. Bowman, seconded by C. Wright, and unanimously approved.

Approved by Council:
October 7, 2008

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