

CITY COUNCIL MEETING
Tuesday, October 2, 2012 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Scott Jackman, Stephanie Martinez, Jenney Rees, Daniel Zappala
David Bunker: City Manager
Courtney Hammond, City Meeting Transcriber
Others: Youth City Council, Melissa Willie, Kyle Castle, Lois Howard, Mr. Allenson, Keith Irwin

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:04 p.m. by Mayor Gygi.

Invocation given by C. Zappala

Pledge of Allegiance

2. Approval of Meeting's Agenda

MOTION: C. Rees—To add to the discussion on number 8 the UVU proposal, discussion on a request by residents living on Mahogany Drive for request on water bill, and a discussion of resident letter on deer management issues. Seconded by C. Zappala.

C. Jackman stated that he is concerned about amending the agenda because there are people who received the agenda and haven't come, but may have if they had known these items were being discussed.

Yes	-	C. Rees C. Zappala Mayor Gygi	
No	-	C. Jackman C. Martinez	Motion passes.

3. Public Comment

Kyle Castle: Mr. Castle stated that he doesn't know the whole proposal for the basement, but is concerned by the overall costs. The estimated is an additional \$200,000-300,000. He is concerned that the golf course and recreation center aren't bringing in enough revenue to finish the basement. He doesn't see the basement as an additional draw. He would like to see the cost benefit analysis. C. Martinez stated that there are recreation programs taking place upstairs, which limits the ability to rent the space for tournaments

and events. The basement would be entirely for recreation programs leaving the upstairs space for tournaments and events.

SCHEDULED ITEMS

4. Youth City Council to Present a Committee Update and Introduce New Members to the City Council

C. Martinez stated that the Youth City Council (YCC) includes students from grades 9-12. They meet twice a month to plan activities for youth in the city. They have become a great team. The next activity is the Pumpkin Walk, then Princess Days and Santa's Workshop, which helps between 25 and 27 families.

The YCC introduced themselves.

5. Review/Action on a Resolution to Create an Ad Hoc Town Hall Committee

Staff Presentation:

David Bunker stated that it is proposed that the city create a Town Hall Citizen's Ad Hoc Committee to assist and advise the activities of the town hall meetings. Because this is an ad hoc committee, there are no bylaws and can be changed at any time.

Council Members:

C. Rees suggested removing from part II "to make our fair city even fairer." She suggested looking at the Beautification Committee resolution as a guideline.

C. Jackman stated that the removed portion should be replaced with language about communicating and involving residents. This resolution structures this committee differently than other committees. Typically committee members are appointed by the mayor with the approval of the council, and once they meet the committee itself appoints a chair and vice chair.

C. Zappala stated that it was important on the Blue Ribbon Committee that the committee has the power to self appoint a chair.

Mayor Gygi commented that he likes the changes that have been suggested.

MOTION: C. Jackman—To approve Resolution 10-2-2012A, creating the Town Hall Citizens Ad Hoc Committee, as amended: to part 3B, "all members shall be appointed by the mayor with the advice and consent of council"; C, change to read: "the mayor shall appoint two members of the City Council as ex officio members of the committee"; remove the verbiage in D altogether in part 3; part 4A "the committee shall appoint among themselves a chair and vice chair"; part 2 to state that the purpose shall be to improve citizen involvement in the city. Seconded by C. Martinez. Vote taken by roll call.

Yes - C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

MOTION: C. Jackman—To move item 9 and the deer management item to next items.
Seconded by C. Rees.

Yes - C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

Deer Management Item

Mayor Gygi stated that he received an email from Lois Howard about a deer management problem in her area.

Lois Howard stated that a creek runs behind her home. When she moved in 23 years ago an occasional deer would come through. Now there are more deer. A few years ago, there was a doe that gave birth to two fawns right there along the creek. Those numbers have increased every year. Yesterday she had 8 deer in her yard. Later in the day there was another deer with two fawns. The creek side is their home and they don't go up in the mountains. They are causing problems in the yards in the neighborhood. Any measures that she has taken have only been marginally effective.

Mayor Gygi stated that he has a similar issue, though not as bad. He has bought animal guard sprays at Cal Ranch. Highland is attempting to go to the Division of Wildlife Resources to get permits to get skilled huntsman to take down some deer with bows and arrows. They may have problems getting those permits.

C. Rees stated that she would like to get more information on exactly what Highland is doing.

C. Zappala stated that he has lived in Eugene Oregon. They had planned for that type of environment. They regularly had 2 dozen deer and turkeys wandering through their land. It comes down to what kind of community you want. In Oregon there was an expectation of wildlife. That is not the expectation here. There is not an easy solution. He is hesitant to allow bow hunting in the city limits. Fencing, netting, and planting deer resistant plants are all good places to start.

9. Discussion on Options for the Community Recreation Center Basement

Staff Presentation:

David Bunker stated that the Council has discussed the different options for completing the basement. Based on feedback from the open house there may be modifications of the four options.

Council Discussion:

C. Martinez stated that in the town hall meeting one comment weighed heavily on here, and that was determining what programming should go where. The room with the wood floor was placed on the north end because that is where the ADA (Americans with Disabilities Act) ramp and family bathroom are located. The rock cave didn't go over well. The council may want to consider a rock wall rather than a cave. There were many comments about including tween and teen programming. She could look into putting a survey into the schools. She has talked to the YCC about movie nights. They felt that a movie night was for younger kids. They were more interested in a music night, and a place to hang out. The cost will be about \$50/square foot for finishing the basement. Recreation Director Greg Gordon has compiled the cost of equipment. The only cost that is missing is the rock cave.

C. Zappala stated that one idea for getting teen input is creating a Google form and passing out the URL to the YCC to forward to their friends. He suggested looking into an external elevator for ADA access.

C. Rees stated that she was disappointed that there were no costs attached to the different options at the town hall meeting. She encouraged the recreation team to give some kind of estimate for a better idea of overall costs for options.

C. Jackman stated that he would like to exclude the "everything plan" and include the option that was Plan B plus equipment.

David Bunker stated that the issue with any ADA elevator is space and maintenance. He feels that over time the ramp is a better option.

6. Discussion on Amending the City Code, Title 5, to Allow Residents to Operate a Cat/Dog Hotel/Boarding Business

Staff Presentation:

Mr. Allenson stated that he would like to open up a small cat boarding facility.

David Bunker said that additional language could be added to the code to allow for more animals. City Code Enforcement Officer, Scott McMahon is working on drafting an ordinance. It would require a lot of changes to Title 5 including definitions and the amount of animals that could be contained on the premise. Staff discussed not allowing or allowing limited kennels/catteries in the smaller zones, with increased numbers allowed in the larger zones. His recommendations would be a limit of 4 in the smaller zones and up to 8 in the larger zones. Distinctions can be made between dogs and cats, though the proposal as stands allows the same number for dogs or cats. Currently no

zones allow it. The ordinance should also include that if the homeowner own cats that should count toward the total boarded cats.

Council Discussion:

C. Jackman stated that the current code is specific to outdoor animals. He has a problem with outdoor kennels, and wouldn't want them permitted because of noise issues, particularly at night. He would want to remove any language that would imply that the city allows outdoor kennels. Creating animal unit guidelines may be a good way to approach numbers. It may be appropriate to tier them based on home size rather than lot size.

C. Rees stated that the ordinance should differentiate between indoor and outdoor animals.

C. Zappala stated that he wants to ensure that there are inspections and there are funds in business licensing to cover the costs of inspections.

7. Discussion on Eliminating the Library Fee Reimbursement to Residents

Staff Presentation:

David Bunker stated that the city budgets \$14,000 annually for reimbursements. Libraries are expensive and the city does not have funds to build a library. He does not feel that eliminating the reimbursement would impact any library negatively. This is a well-used program. There have been many years where the city has expended its fund before the end of the year. Residents use it and like it. The city is on track to use the entire budget for this fiscal year. Some years the city has had to turn away 30 to 40 for reimbursement because the budget has been spent.

Council Discussion:

Mayor Gygi stated that this has been brought up by a former mayor and former councilmember as a program that the city could do without.

C. Jackman stated that this doesn't seem like an appropriate time to look at this issue. This should be discussed while setting the budget. He sees no reason to change the policy between now and the end of the fiscal year.

C. Martinez stated that a library is dear to a lot of residents' hearts. This reimbursement is the compromise. A few years back the council raised the budget because the city was continually running out.

C. Zappala stated that when discussing the next budget year, the council should look into allocating some of this money for buying books for the "give-a-book, take-a-book" program for the basement.

C. Rees stated that she looked into the Book Mobile. It is really geared toward rural communities. There was only one stop-time available once a month at 7 a.m. They recommended going to Alpine City's Book Mobile stop.

8. Discussion on Vision and Goals, Branding and Logo for the City

Staff Presentation:

David Bunker stated that this item has been on the agenda in the past. The council received copies of *Decisions 2011* and the visions and goals for the different departments. He has been thinking about the branding of the city and how to incorporate it into the visions and goals. He would like to discuss bringing someone in to help with the branding of the city, which could help the city define the city vision. Vision, goals and branding should all dovetail. He feels that bringing someone in to help with branding would cost \$10-20,000. In the past the brand has been more about the type of community it is, but it is changing to make recreation a focal point. The city has never participated in any kind of branding exercise, so it is unclear what it is. He recently visited with Snowbird's branding people. They would love to come over into Utah County and are looking for a partnership in that recreation venture. Cedar Hills could play a big role, which would help Cedar Hills. Many people are sending youth to Cedar Hills to participate in recreation programs. Cedar Hills is young and recreation is important.

Council Discussion:

C. Rees stated that Utah Valley University has contacted the city. They will have students work on city projects in spring 2013. The deadline for a proposal is October 18. It may make sense for the council to come up with visions and goals and then get help with branding. If the city is serious about branding, it should bring someone in because no one in the city has that expertise. The UVU proposal doesn't need to be about branding; it can be for any projects in the city. The city should take advantage of the free help. She recommended that Mayor Gygi reach out to the former mayor of Ogden who spoke at the Utah League of Cities and Towns conference about rebranding Ogden, which has led to a growing commercial district.

C. Zappala stated that his concern with using UVU is that having too many people involved often leads to too many ideas and nothing gets done. There is a big opportunity for the city to brand itself in terms of recreation beyond youth sports and into adult recreation with American Fork canyon, the golf course, running, and hiking. Accessibility to outdoor recreation has to be a core part of the brand. Focusing on recreation as a brand can drive a lot of other decisions, such as rezoning some hillside area as commercial for hotels or outdoor outfitters. Progress will require dedicated focus by individuals with that interest and focus. There are residents who have that expertise and interest.

C. Jackman stated that he is concerned about spending up to \$20,000 on branding. So many residents are leery of spending any money. First, the council should examine if the city has a clear sense of what its brand is today. If so, we need to consider if the brand needs to change or just be presented better.

David Bunker stated that the timing of the UVU option concerns him. He would like to get moving on this sooner than spring 2013.

Mayor Gygi stated that it is important for the city to have a brand and enforce it. One idea he has is to change the logo to say “Cedar Hills: Gateway to American Fork Canyon.”

Resident Keith Irwin stated that a brand is about the identity of the city, what the city is known for. Identity is created by lots of different constituencies. If you don't engage those other constituencies, than they drive the brand. There is a great opportunity to engage the various constituencies from developers to religious groups. He gave Mayor Gygi a process for engaging and developing a brand. He encouraged the council to look at the process, because it touches on the fundamentals needed to be successful.

Mahogany Drive

C. Rees stated that the city is continuing to work with residents on Mahogany's cross connect issue. The issue has been resolved. The city is writing off the water bills for July, August and September. Residents were not happy with that resolution. Each of those residents is requesting an additional 6 months of no culinary water charges. They feel that the city was negligent in allowing the cross connection to happen, that they experienced pain and suffering. They have been told from physicians that they may have longer-term health issues. They know they can issue claims to the city's insurance for medical bills and lost wages. They feel that the 9 months would be good will gestures. The 3 months the city waived amounted to \$3,200. There was one resident who wanted free water for life, the rest of the residents wanted 9 months. They also want some policy changes to ensure this type of thing doesn't happen again. She is the council liaison for this issue. She interacts with them frequently.

David Bunker stated that the city is continuing to test the water, which has come back negative. There are no remaining issues. Tests were taken from each house to make sure that residual chlorine levels were lower than 2 parts per million. He would guess that an additional 6 months of culinary would cost about \$1,500. Dr. Miner from Utah County was going to contact the residents individually. Several residents were looking for an offer from the city without telling the city what they would like. Some residents wanted a lot, others were more reasonable and viewed it as an accident, and simply wanted to be made whole.

C. Jackman stated that he would like to have a statement from Dr. Miner with a summary of what he told the residents. He doesn't want to rely on the residents' interpretation of the medical issues. He asked that the affected resident be made aware of when this item will be discussed and acted on at a city meeting. He would also like to see the proposed policy changes at the same time as the water fee waiver.

C. Zappala stated that he wants to ensure that if there is an additional fee waiver, that it is a goodwill gesture and not an admission of negligence.

CITY REPORTS

10. City Manager

- There is a formal suit against Timpanogos Special Service District on behalf of several businesses and a few municipalities.
- The city manager of Pleasant Grove would like to reengage in terms of sharing services.
- Harts Gas & Food is opening on Thursday.

11. Mayor and Council

C. Martinez: YCC is doing a Pumpkin Walk. People can enter carved pumpkins for a contest. There will also be a costume contest. Tot soccer ended. Flag football has started. There is an issue with North Utah County Soccer using the fields when they are not scheduled and refusing to move. It is an issue that needs to be resolved. She spent the day on Friday with the recreation department at the University of Utah for Lego League training. More volunteers are needed for the big Lego League event.

Mayor Gygi: He resigned from the finance committee and assigned C. Jackman and C. Zappala in his stead. C. Zappala will take over his assignments at the North Utah Valley Animal Shelter and the Utah Valley Dispatch Special Service District. C. Augustus will be the city's representative to North Point Solid Waste Special Service district. He asked David Bunker to look into whether any of those appointments require a resolution.

C. Zappala: Went to the animal shelter meeting. They run a tight ship. They run bookkeeping through Orem City. The animal shelter is funded by taking the total amount of animals per city in the previous year and charging the city per animal. Cedar Hills has not yet paid, but the bill is with the finance staff. The animal shelter sits right on the Vineyard connector road. When that happens they may move their building to the other side of the road. They said they would be self funding if everyone licensed and registered their animals. The city could have a dog registration event, perhaps during the Family Festival. The appointment process by which cities get appointments to the board was discussed. The language in the current statute is vague and they are working with legislators to get the statute restructured.

C. Jackman: The Lone Peak Public Safety District (LPPSD) met. The district was formed in 1988. Prior they were all Alpine employees and were in the Social Security system. The district neglected to fill out proper paperwork. They could then choose to enroll them forever in Social Security or leave it as an option for the district employees to make the decision and hold a vote. The board elected to not do Social Security, which means they get three years worth of Social Security back, amounting to \$400,000. The district needs to decide what to do with the money and also what to do with the 6.2% that is paid per employee that was previously paid to Social Security. He would like to discuss the council's views at a future meeting. Most cities pay Social Security. The decision on what to do with this money may affect the district's ability to attract and retain quality employees. He also fears that because the money is unrestricted, whatever the district decides to do can change over time. He thinks all the money should go to the employees now and going forward. The LPPSD will be getting a dual transport truck, with a good chance that it will be housed in Cedar Hills. He met with Finance Director Charl Louw

for the Finance Committee. They will work on unlocking overall taxes and fees to residents.

C. Rees: She is working on responses to resident statements.

ADJOURNMENT

12. This meeting was adjourned at 9:35 p.m. on a motion by C. Martinez, seconded by C. Jackman and unanimously approved.

Approved by Council:
December 4, 2012

/s/ Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder