

CITY COUNCIL MEETING
Tuesday, November 20, 2012 7:00 p.m.
Community Recreation Center
10640 Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Scott Jackman, Stephanie Martinez, Jenney Rees, Daniel Zappala
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Greg Gordon, Recreation Manager
Jeff Maag, Building Official/Public Works Director
Wade Doyle, Golf Operations Manager
Brian Cloud, Golf Maintenance Manager
Nick Gonzalez, Golf Cart Specialist
Courtney Hammond, Transcriptionist
Others: Sam Liddiard, Michael O'Hallaren, Mark Swanville, Marisa Wright,

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:03 p.m. by Mayor Gygi

Invocation given by C. Jackman

Pledge of Allegiance led by C. Augustus

2. Approval of Meeting's Agenda

MOTION: C. Rees-To amend the agenda to remove item 6 and postpone it to the next meeting but keep rest of agenda as is. Seconded by C. Martinez.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala

Motion passes.

3. Public Comment

Marisa Wright: Ms. Wright stated that she is under the impression that some council members are in favor of finishing the basement, others are not. She has spent many hours on this building and she wants to see it completed. She cannot understand why the basement wouldn't be finished when there is so much public support for it. She was upset about the legal settlement which used money that could have been spent on the basement, but understands why it was done. Between CARE (Cultural Arts and Recreation Enrichment) tax money and general fund money, the basement can still be finished. She feels that the building hasn't reached its potential, particularly the grill, and it won't until

the basement is finished. She feels that finishing the basement would mean so much to the community.

CITY REPORTS AND BUSINESS

4. City Manager

- The city got its bond ratings back from Standard & Poors and Fitch. They rated the city as an AA-, which is a great for a small city. When the city goes to sell the bonds at the market, the city will get a better rate because of that rating. The city has authorized both those companies to publish the bonds. Mark Edminster and Eric Johnson will keep track of the bonds.

5. Mayor and Council

C. Martinez: Youth City Council's Santa's Workshop provides Christmas for an average of 22–30 families in need. Throughout the year the YCC holds fundraisers for Santa's Workshop. There is an ongoing fundraiser with Pizza Pie Café, and donations are being accepted at City Hall and the Recreation Center as well as at local schools. Santa Claus is coming to Cedar Hills on December 10. There will be photos, hot chocolate and music. The grill has recommended switching to winter hours of 8:00 to 5:00, Monday through Friday, but lunch will only be served from 11:00 to 2:00. On the off hours, you can get premade sandwiches, ice cream, drinks, but no grilled items. She doesn't like the thought of residents walking in for activities and having the grill closed. She feels that the grill has never been marketed. Without the basement, the city is limited in what it can offer and it shows. She doesn't want to send a bad message to the residents. The last day of regular hours will be December 7. The grill will be open on December 10—the night Santa Claus is coming to Cedar Hills. C. Rees feels that if it is a financial consideration, we should follow the staff recommendation. C. Jackman feels like the grill staff and management knows best. It may make sense to have limited hours this winter when activities in the center are limited. Perhaps next winter when the grill is better known, the basement is finished, etc., the hours can be longer. Greg Gordon stated that his intent is to make the grill convenient, but still be fiscally responsible. C. Augustus stated that what is done now, this season, can set a precedent and an impression for the future. C. Zappala is less concerned with what the city does this winter. His main concern is a long-term plan for making the building the best it can be, including a stronger marketing plan for the grill.

C. Augustus: The Planning Commission met and talked about the Dimond subdivision. There was a discussion of a kennel/cattery ordinance. He attended the North Point Solid Waste meeting. Tipping fees will likely go up about \$3 per year per household. Access to that facility is problematic. They are looking at access solutions. He has been working with the draftsman on basement plans.

Mayor Gygi: He has met with several Council Members on visions and goals. In San Francisco, the firms they met with applauded David Bunker for his long tenure with the city.

C. Rees: She has been working on a press release on the lawsuit settlement.

C. Zappala: He has been working on emergency planning for the city. He has also been attending the Utah Valley Dispatch committee. One difficulty is hiring qualified individuals that pass the background check. They are looking for a new place for a

building. Their current space is limited. They have mentioned Highland, Saratoga Springs and Santaquin City as possible locations.

SCHEDULED ITEMS

6. Recognition of the Golf Course Financial Advisory Committee Members
Tabled.

7. Review/Action to approve the final plat for the Dimond Subdivision Plat A, located at approximately 4000 West 9468 North in the PR 2.2 Planned Residential Zone

David Bunker stated that this is a two-lot subdivision on 4000 West just north of the canal. This subdivision received final approval a few years ago. Nothing occurred, and they have returned with a modified plan. There have been some modifications on some utilities. The sewer goes through lot 2 on both the east and north side. Storm drain, curb and gutter and sidewalk issues have been addressed.

MOTION: C. Augustus—To approve final plat approval of the Dimond Subdivision Plat A located at approximately 4000 West 9468 North in the PR 2.2 Planned Residential Zone.

Seconded by C. Jackman.

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

8. Review/Action on approval of the Water Conservation Plan Update

Jeff Maag stated that the State of Utah requires all water providers with more than 500 connections to review and update their water conservation plan every 5 years. It was last reviewed in 2007. Staff has reviewed and updated the plan, and feels it meets all requirements. The numbers on page 2 refer to culinary water. One of the goals established in 2007 is the organization of a committee. That has not yet been accomplished. A committee would allow the city to make goals and plans, and then work towards a reduction in water use. There should not be a problem with water use as the commercial area develops. The Cottonwood Well was developed for the full build out of the city, and he does not foresee any problems in the future. The “other” users listed are park and city uses, including the golf course, as well as Lone Peak High School.

David Bunker stated that the city provides culinary water to Lone Peak High School. Their usage is high, particularly during the summer to water their fields.

C. Zappala stated that he is a big believer in the market. He feels that people will change their patterns only when it affects their pocket book. He would like to look into charging residents based on the square footage of their lawn, thus encouraging them to cut back on the sizes of their lawns.

MOTION: C. Augustus—To approve Resolution 11-20-2012A, a resolution adopting the Water Conservation Plan for the City of Cedar Hills, Utah. Seconded by C. Jackman. Vote taken by roll call.

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

9. Discussion on the Golf Cart Lease Agreement

Wade Doyle stated that the golf course has an 80 cart fleet. Approximately \$50,000 would be needed for new batteries for the fleet, plus money for tires and maintenance. He has shopped around for a new golf cart lease. The best offer is a \$6,200 per month lease for a new set of golf carts. It is a four year lease, which is shorter than the current lease. Long term leases lead to maintenance issues on an older fleet. The golf carts are in bad shape. Out of 50 tested carts, only 3 were able to make it though a full 18 holes. The difference in payment would be \$20,000 over the current lease. The four year lease gives a four year bumper to bumper warranty. The new carts have a longer amp hour. The current fleet consists of three different styles, many of which are beat up carts that demean the image of the course. He recommended moving forward with the new lease. He would anticipate swapping out the golf carts by the spring for the new season. The course will be shut down after the first heavy snowfall or in January if there is no heavy snowfall. After that the golf carts can be swapped out. The golf carts should be swapped out every four years. The hilly terrain puts wear on the golf carts. There have been incidents of brake failure. The new vendors would like a commitment by the end of the year.

C. Augustus stated that nice courses have nice carts. It is a deciding factor for many golfers.

Nick Gonzalez, cart specialist, stated that with three types of golf carts, the course needs three different types of chargers, parts, etc. From a maintenance and fiscal standpoint, one fleet would be better.

David Bunker proposed getting this issue on the December 4 meeting in order to get a better price by the end of the year.

C. Martinez stated that she has frequently been at the building when carts have broken down and have to be towed back. That's embarrassing for the city.

10. Discussion on the Cedar Hills Champions Recognition Program

C. Rees stated that a resident approached her about the Champions Program that is on the website. Mike Carson in Administration said that while not official, he has gone through newspapers to highlight noteworthy residents as Cedar Hills Champions. She would like to make it an official program recognizing someone on a quarterly basis as a Cedar Hills Champion. Recognition would be on the website, in council meetings, in the newsletter and through the media.

Mayor Gygi stated that this would be a good addition to the push for positive public relations for the city. He asked that it be put on a future agenda.

ADJOURNMENT

11. This meeting was adjourned at 8:03 p.m. on a motion by C. Martinez, seconded by C. Jackman, and unanimously approved.

Approved by Council:
December 18, 2012

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