

CITY COUNCIL MEETING  
Tuesday, March 5, 2013 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi  
Council Members: Trent Augustus, Scott Jackman, Stephanie Martinez,  
Jenney Rees, Daniel Zappala  
David Bunker, City Manager  
Chandler Goodwin, Assistant City Manager  
Charl Louw, Finance Director  
Courtney Hammond, Transcriptionist  
Others: Lt. Sam Liddiard, Fire Chief Brad Freeman, Ken Cromar

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:05 p.m. by Mayor Gygi.

Invocation given by David Bunker

Pledge of Allegiance led by Jackson Moore

2. Approval of Meeting's Agenda

**MOTION: C. Rees—To approve the agenda, as is.** Seconded by C. Jackman.

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

3. Public Comment

Ken Cromar: Mr. Cromar stated that he recently learned that the city increased property taxes. He is disappointed to see tax increases, especially when it seems to be the first approach, rather than cut back city government. He encouraged the city council to reconsider the increase. He stated that he wanted to correct the record with regards to the city's presentation before the Utah State Records Committee when it stated that the Cedar Hills Citizens for Responsible Government group filed a lawsuit. To his knowledge, no member of group has filed lawsuit. He has not. He feels that it is disingenuous to state that a lawsuit was filed, when it was not. He was approached last year by Mayor Gygi asking for his support in raising fees by \$5 to pay off the pressurized irrigation debt. He said no, that he would rather that commercial revenue be used towards paying the debt.

Mayor Gygi stated that for clarification the county recommends a rate that maintains the amount of revenue that the city receives through property taxes. He invited Mr. Cromar to meet with Eric Johnson with regards to the Utah State Records Committee meetings.

PUBLIC HEARING

4. Amendments to the Fiscal Year 2013 Budget (July 1, 2012 to June 30, 2013)  
No comments.

CONSENT AGENDA

5. Minutes from the February 5, 2013 City Council Meeting

**MOTION: C. Rees—To accept the minutes from the February 5, 2013 City Council Meeting.** Seconded by C. Augustus.

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

CITY REPORTS AND BUSINESS

6. City Manager
- The Murdock Canal Trail celebration will be on May 18. It will be a passport system that allows participants to go to all the trailheads along the trail to get their passports stamped.
  - He met with the developer regarding finishing the Bridgestone development.
  - A representative from Radi8 Creative will soon contact council and others for feedback and research purposes.

7. Mayor and Council

C. Augustus: The Planning Commission discussed nuisances and weeds.

C. Zappala: There is a bill before the legislature—HB 150—which would outlaw the use of carbon monoxide chambers to euthanize animals, which is the way the animal service district euthanizes animals. If it passes, it will increase the costs of euthanization. The manager of the facility feels strongly that the bill is wrong. He feels that the carbon monoxide chambers are the most humane, and the best way to deal with feral animals. The alternative is lethal injection, which is more traumatic, more dangerous in the case of feral animals and more costly. The animal services district is asking the cities to contact representatives to ask them to vote no on the bill.

C. Martinez: The Youth City Council (YCC) is working on changes to the YCC ordinance. They have also been stuffing eggs for the Easter egg hunt (March 30 at Heritage Park for 0–10 year olds) and the teen flashlight egg hunt (March 29 on the driving range for youth 11 years and up). The Easter eggs will be recycled. It has been suggested that there be a teen social after the flashlight hunt at the Community Recreation Center. She is looking for a sponsor. Tot t-ball and soccer

registration is ongoing. The price of tot soccer has gone up by \$5. Some residents have expressed concern. Cedar Hills charges \$25. Other cities charge between \$30 and \$40. The Family Festival is June 3–8. The Beautification, Parks Trails and Recreation Committee is going to be hosting an Arbor Day poster contest at Cedar Ridge and Deerfield Elementary Schools. Participants will get a certificate for a tree. The new fire truck will be here in April, so the Fire Department's open house will not be after the Easter egg hunt. Instead it will be held after the new truck arrives.

C. Jackman: The Lone Peak Public Safety District (LPPSD) is no longer contributing to Social Security. There was a refund to the district. There was a lively debate about where the district refund would go. Ultimately it was given back to the employees. The district is beginning budget talks. There have been questions about whether the city should stay with Utah County Dispatch or go elsewhere. The city is meeting with neighboring entities to find out what they are and what they offer.

C. Rees: She has issued a lot of press releases and is working on two more: (1) Mayor Gygi being elected chair for LPPSD, and (2) Epilepsy Awareness Day. She is keeping her eye on talks for county wide library systems. The city will be planting 26 trees in behalf of the Sandy Hook victims and in conjunction with Arbor Day.

#### SCHEDULED ITEMS

##### 8. Review/Action on Amendments to the Fiscal Year 2013 Budget

Charl Louw stated that the Class C Roads fund needs to be adjusted. When the 2013 budget was created it was anticipated that there would be \$140,000 in Class C funds available from previous years. In 2012 the excess funds were spent and not available for the 2013 budget. Street light maintenance, signs, streets supplies and maintenance, and sidewalk maintenance have been reduced and money transferred from capital projects to reduce the Class C Roads fund balance by \$140,000.

C. Augustus stated that he is concerned that the city isn't saving appropriately for future roads projects and this problem may continue going forward. He is concerned that these adjustments may be a decrease in services.

David Bunker stated that the city's goal is to keep city roads at Residual Service Life (RSL) level of 12 years, new roads at 20 years. The city has been able to meet those goals. No roads have been neglected. A few years ago, the street maintenance projects were not completed for that year. Those projects and funding were then combined for the following year. That budget was then used for the future as the benchmark for road expenditures; \$250,000 is what the yearly expenditures should be.

Charl Louw stated that last fall the council moved to an electronic base to save supply budgets. This shifts money from materials and supplies to cover communications and telephones. Additional money was shifted from materials and supplies to events to cover the cost of a Christmas tree. The State of the City materials cost was able to be covered by the Planning Commission salaries. Most members of the Planning Commission have elected not to take salaries. The city did a refunding in December in the General Obligation Bond, which led to savings, reflected in the adjustments. The branding fund was created with \$7,500 coming from a decrease in the professional/technical fund, \$7,500 from the advertising fund and \$3,000 from the general fund balance.

**MOTION: C. Jackman—To adopt Resolution 03-05-2013A, a resolution adopting the amended 2012–2103 fiscal year budget for the City of Cedar Hills.** Seconded by C. Rees. Vote taken by roll call.

Yes	-	C. Jackman	
		C. Rees	
		C. Zappala	
No	-	C. Augustus	
		C. Martinez	Motion passes.

9. Fiscal Year 2014 Budget Presentation

Charl Louw reviewed the general fund revenue highlights. The overall actual inflows expected to be slightly higher, which does not include fund balances because Class C Roads and CARE (Cultural Arts and Recreation Enrichment) tax restricted fund balances are no longer available for drawdown. The CARE tax money is going towards the basement and Mesquite Park. He expects sales tax revenue to go up by \$50,000. Delinquent property tax and penalties are expected to go down by \$43,500. Permits, plans check and inspection fees are expected to go down by \$52,500 and telecom revenues down by \$15,000. He proposed paying off the cash deficit from the golf course by transferring the money from the capital projects fund balance. It would more accurately reflect the fund balances available. The sale of the Cottonwood Drive lots can go to any fund the council decides, however the St. Andrews lots sales has to go to pay down the debt, not to the fund that paid for reconfiguration.

C. Martinez stated that she is frustrated that the golf course balance was ever kept as a negative balance instead of being subsidized by other funds.

Charl Louw stated that in FY 2014 the city should look into the value of residential lots on Cottonwood Drive because of the improvement in the real estate market. Other capital projects include Deerfield Park and Harvey Boulevard widening. The city has enough money to get it started with future bonding. A \$12,000 transfer from water and sewer for a safety trench box for worker safety requirements will be needed.

Chandler Goodwin presented the Capital Improvement Plan (CIP). It is proposed that the Cedar Hills Civic Center and Community Recreation/Aquatics Center and Fiber Optics Infrastructure be removed from the CIP. Three projects should be added: golf course driving range fence replacement, Hole 18/Event Center Water Feature at the cost of \$25,000, and a radio tower for meter reads which would allow Public Works to read water meters instantly. Several projects in the CIP have been pushed back.

C. Rees asked for a CIP with realistic revenue sources.

10. Review/Action on Amendments to the City Code, Title 2, Chapter 3, Youth City Council Advisory Committee

Chandler Goodwin stated that the Youth City Council reviewed their bylaws. Their proposed changes are beneficial. Changes include changing the language from “high school students” to “14 to 18 years old”; requiring that those that run for mayor serve at least one full term as a YCC member; that the staff advisor be notified of absences. Another issue is the method by which a mayor is elected to avoid peer recommendations or votes, changing the requirements of Section 2.C. to a presentation before the adult advisory committee, who would then give a recommendation to the mayor to appoint the YCC mayor upon the advice and consent of the council.

C. Jackman stated that he is excited about the involvement and direction of the YCC.

**MOTION C. Martinez—To approve Ordinance 3-5-2013A, an ordinance amending Title 2, Chapter 3 of the City of Cedar Hills, Utah, amending the Charter and Bylaws for the Youth City Council Advisory Committee with the changes recommended.** Seconded by C. Augustus. Vote taken by roll call.

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

11. Review/Action on Amendments to the City Code, Title 4, Chapter 2, Nuisances

Chandler Goodwin stated that Code Enforcement Officer, Scott McMahon has found a weakness in the code in regards to weed abatement. This amendment to the nuisance ordinance adds specific requirements for weed maintenance with specific enforcement measures. It also addresses street blockages setting the height minimum at 13 ½ feet, which allows appropriate clearance for trucks. Scott McMahon also wanted to add language regarding pastures, though that portion of

the changes has not been reviewed by the Planning Commission. Chief Freeman suggested that pasture fields and/or vacant property maintain a fire break of at least 30 feet from the property line and kept it mowed to a maximum of 6 inches in height.

C. Jackman stated that he would prefer to pass the pastures and open fields portion through the Planning Commission before moving on this item.

C. Rees stated that she is very impressed with Scott McMahon's work on finding these code weaknesses and bringing it to the council's attention

**MOTION: C. Augustus—To continue this item and direct staff to send it back to the Planning Commission and discuss items discussed tonight, including pastures and any other items they feel needs to be brought to us.** Seconded by C. Jackman.

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

12. Discussion on the Family Festival

Mayor Gygi stated that this item was discussed at length in work session.

C. Martinez stated that in the past dinner and a movie has been very variable in terms of food quality and quantity. Greg Gordon has talked to Maceys in Pleasant Grove about catering a steak dinner. She recommends that Maceys come in and present the food to the council so everyone knows exactly what to expect. With all vendors, we should know exactly what is coming, from food to carnival rides.

ADJOURNMENT

13. This meeting was adjourned at 8:56 p.m. on a motion by C. Martinez, seconded by C. Jackman and unanimously approved.

Approved by Council:  
April 2, 2013

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