

**CITY COUNCIL MEETING**  
Tuesday, April 23, 2013      7:00 p.m.  
Community Recreation Center  
10640 N 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  
Courtney Hammond, Transcriptionist  
Charl Louw, Finance Director  
Greg Gordon, Recreation Director  
Gretchen Gordon  
Others: Lt. Sam Liddiard, Marisa Wright, Scarlett Wright, Audrey Wright, Tonya Edvalson, Quincy Lewis, Debbie Lewis, Robert Chesworth, Ken Cromar, Angela Johnson, Donald Brown, Paul Hales, Dominic Zappala, Rich Welch, Jill Griffiths, Emily Flagar, Laurie Johnson, Anna Mitchell

**COUNCIL MEETING**

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

Invocation given by C. Augustus

Pledge of Allegiance led by Jack Lowder

Moment of silence for Boston Marathon victims and Texas fertilizer plant victims

National Anthem sung by Dominic Zappala

2. Approval of Meeting's Agenda

**MOTION: C. Jackman—To approve the meeting's agenda subject to moving item 3 after item 5, moving item 15 before item 9, and moving item 17 after item 15.** Seconded by C. Martinez.

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

REPORTS/PRESENTATION/RECOGNITIONS

4. Review/Action on Adopting a Resolution recognizing Cedar Hills Champion, Quincy Lewis

Mayor Gygi recognized Quincy Lewis, coach of Lone Peak basketball team, 2013 national basketball champions. He read the resolution honoring Coach Lewis and naming April 24, 2013 Quincy Lewis Day in Cedar Hills.

**MOTION: C. Rees—To approve Resolution 04-23-2013A, a resolution recognizing Quincy Lewis as a Cedar Hills Champion for his outstanding commitment to excellence, his leadership as coach, his dedication to the youth of our community and to the sport of basketball.** Seconded by C. Augustus.

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

C. Rees mentioned that Quincy's middle name is Win, which is appropriate.

C. Martinez stated that Quincy Lewis will be the Grand Marshal of this year's Family Festival parade.

Quincy Lewis thanked his family, players, city council and mayor for their work in behalf of the city.

5. Review/Action on Resolution Declaring April 24th, as Autism Awareness Day

Tonya Edvalson stated that her 10-year-old son was diagnosed with autism 4 years ago. Autism is a spectrum disorder with a range of symptoms but generally affects the ability to communicate and relate to other people. Every child with autism is different. Utah's autism rates are the highest in the country. The cause is not known, though is being extensively researched. There is no cure. Autistic children are not prone to violent behavior. She advised other parents dealing with autism to be persistent and find doctors with whom you are comfortable. She asked people to be patient and supportive to those families that struggle with autism.

C. Rees read the resolution declaring April 25, 2013 as Autism Awareness Day.

**MOTION: C. Martinez—To adopt Resolution 04-23-2013B, a resolution of the City Council of the City of Cedar Hills, Utah, adopting a Proclamation designating April 25, 2013 as Autism Awareness Day.** Seconded by C. Zappala.

Yes - C. Augustus  
C. Jackman

C. Martinez  
C. Rees  
C. Zappala

Motion passes.

3. Public Comment

Donald Brown: Mr. Brown lives in the Bridgestone development. When his unit was constructed, the builder dug it 3 feet deeper than intended which meant that the sewer line could not connect to 4500 West. The builder ran the line down to the Murdock Canal line. On the way down it passes underneath the retention basin. He is concerned that it is located in such a way that it could easily break. He is also concerned that the line isn't mapped and recorded correctly. He understands they will build another unit near the sewer line. He wants to ensure that the sewer line is protected.

Robert Chesworth: Mr. Chesworth stated that further adjustments may be required to make sure that Mr. Brown's issues are taken care of. The design of the Garbett extension is a work in progress. From what the Bridgestone HOA has seen so far, they are pleased and recommend approval.

Scarlett Wright: She stated that she wants a fun place in the Recreation Center basement where kids can play.

Audrey Wright: Audrey asked for a fun place in the basement for classes, story time, gym, and other games.

Marisa Wright: Ms. Wright stated that there are so many reasons to finish the Recreation Center basement. She asked the council to do it for the kids.

Tonya Edvalson: Ms. Edvalson stated that she would like the council to finish what was started with the Recreation Center. More inside equipment and space is needed. Her autistic son participated in the Lego League, and it was great for him until, because of building conflicts, the schedule was changed. After that he refused to participate.

Angela Johnson: Ms. Johnson stated that she believes many people would say they would like to have the basement finished, but not at the cost of \$400,000. The recreation funds have already been used. There is a \$1.1 million deficit on the utility bond and a lawsuit that needed to be settled. She asked the council to not spend any more money, especially when it won't bring in extra revenue.

Paul Hales: Mr. Hales stated that a year ago there was a tent and double wide in the place of this beautiful building. He is excited about what has been done. So many hurdles have been overcome to get here. The job needs to be finished and the building completed. Kids need recreation. He would love to have a close resource for fitness.

Ken Cromar: Mr. Cromar stated that it has been fun for him to see the Lone Peak basketball team do so well. He is also grateful for the Autism Awareness day, and has loved ones with autism. In September 2011, the city published misleading golf course

financial information. The golf course costs the city \$550,000/year. The record has not yet been corrected. He encouraged the mayor to correct the record and put the financials on the front page of the city newsletter. This last year the loss was \$719,000. This building was supposed to be a Recreation Center, but the vast majority of its use is golf course related.

PUBLIC HEARING

- 6. Preliminary Plat for Bridgestone, Plats F & G, located at approximately 4500 W and Harvey Boulevard  
No comments.
- 7. Amendments to the City Code, Title 10, Regarding Assisted Living Facilities  
No comments.

CONSENT AGENDA

- 8. Minutes from the March 26, 2013 Special City Council Meeting  
Minutes from the April 2, 2013 City Council Meeting

**MOTION: C. Martinez—To accept the minutes from the March 26, 2013 Special City Council Meeting and the minutes from the March 2, 2013 City Council Meeting.** Seconded by C. Rees.

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

SCHEDULED ITEMS

- 15. Review/Action on Awarding the Bid for the Recreation Center Basement and Addition Project  
Staff Presentation  
David Bunker stated that staff received bids which included finishing 3200 sq ft of the existing basement area, and the addition of 1600 square feet on the main floor. The city received 11 bids ranging from \$364,000 to \$470,000. The low bidder is Webb Brothers, Inc. at \$364,000 with an additional alternative of \$3,194. The proposal is to extend the hallway between the bathroom areas that would include a foyer to an elevator providing ADA access to the basement. The hallway would also include two office spaces and a small conference room. The basement addition under the new offices would be a mechanical room and storage space for tables and chairs as well as access to two basement areas. One basement area would be finished with sheetrock and flooring. Extra electrical outlets would be included to add programming flexibility. The other area would have a wood floor, mirrored wall, ballet barre and some fitness class equipment. A bathroom would be accessed from that room. The ramp would be added to the outdoor patio, increasing ADA compliance. The bid also includes a change to the entrance to address the current problem of people not recognizing the main front entrance. The front

door would be changed to solid glass. Railing would also be added to better mark the main entrance. This plan removes the wall between the catering room and storage room, making an expanded catering room and allowing access for both sides of the main events room. The bids are good for about 30 days. If items of the project are removed, the price would be negotiated with the contractor.

Charl Louw stated that through June 30, 2012, the city had \$83,000 in reserves from CARE (Cultural Arts and Recreation Enrichment) tax revenue. The city is projecting \$37,000 this year. Most years there is an excess of revenue over expenditures. Anything over 18%, according to state law, needs to be transferred into the capital projects fund. After paying down the golf course deficit, there would be enough to pay for the rest of the basement, leaving \$137,000 in that fund.

Public Comment:

Jill Griffiths: Ms. Griffiths enjoys having the Recreation Center here, and not just because she teaches fitness classes. She is also a golfer. She is here to support the fitness center and recreation. This is the Recreation Center, and it should facilitate recreation. At the beginning class numbers were big. Numbers have dropped, partly because there can't be classes on Fridays and Saturdays because of events. The basement would allow more freedom and a safer and cleaner place to be. The basement would allow for this and there would be an actual fitness schedule, instead of hit and miss. She said that if the budget is an issue, the main priority should be the fitness room.

Emily Flagar: Ms. Flagar encouraged the council to finish the fitness center and basement. The floor is slippery and there are no mirrors in the events room. If the fitness room was usable and safe, numbers would increase. There is nothing else like this in the area. She loves the kids' classes. The city needs the Recreation Center. The residents deserve it. At the least the city should finish the fitness room. She would like to see a walking path along Clubhouse Drive to increase safety.

Laurie Johnson: Ms. Johnson loves the Recreation Center. She is concerned that some of the things that were promised when they moved in have not been finished, such as pocket parks. She would like to see some money spent on parks being finished. The elevator is a good idea. There are ways to save money, possibly not sheet rocking some of the areas. The recreation area is needed and would help with scheduling conflicts. She would like to see some other park/rec plans completed.

Anna Mitchell: Ms. Mitchell enjoys the Recreation Center. She comes for fitness, story time, holiday gatherings, dinner, golf, and council meetings and she brings others to the building. If there is more to offer here, numbers will increase. The Recreation Center provides a sense of community. She favors finishing the basement.

Council Discussion:

C. Rees stated that last year there was a public hearing on the basement. Eighteen residents gave feedback. Most preferred option B, a basic finish of the two rooms in the basement. The plans that were sent out to bid were not option B, but rather include an

expansion, catering room change, front doors, office space, etc. Not only has the public not seen this plan, but neither did the council. The bid includes more than just recreation. She was given the information on Friday and is now being asked to make a final decision. The recreation building went over budget by \$700,000, and she has never gotten a clear description of why. Residents were told it would serve as recreation center, events center and golf clubhouse, but are now being told that to serve as a recreation center the basement needs to be finished. The outdoor recreation classes are very successful, but indoor classes are struggling. The \$374,000 bid doesn't include exercise equipment or office furniture. Furniture brings it up to \$410,000. The passes at Anytime Fitness cost about the same and Anytime Fitness offers more than this building would. The council recently passed an ordinance to not spend more than \$400,000 for a new building. The intent of that ordinance was recognition that resident feedback is important on large expenditures. Resident feedback should be important for the expansion of this building too. The Decisions 2011 survey showed that most residents did not think the city should provide adult recreation programs. That percentage follows the numbers of residents using the adult fitness classes. The money can be used elsewhere. The Cedars East residents have come in with petition for the Bayhill Park and were told it was not in the budget. Now the city can come up with \$400,000 that wasn't in the budget. In the latest election, candidates campaigned on the promise that it wouldn't be business as usual, but that residents would be listened too and communicated with. There should be a survey, similar to the one done for the branding, so that the residents can give feedback with options that include not only the basement, but on Bayhill Park, or saving for the future. She has been branded as being anti-recreation. She is not, but she did campaign on communication. She wants resident feedback before any vote is taken on how to use these funds. There is \$350,000 in the budget for finishing the basement, but that was assuming recreation impact fee funds. The city no longer has those funds. This proposes using unrestricted funds that could be used elsewhere. She also doesn't think having office space in the recreation center is necessary. People do business from different parts of the world all the time. She isn't against finishing the basement. She just wants city-wide feedback first. The residents she has talked to say that the recreation they want is outdoor recreation. She voted to go ahead with the bids with the understanding that it would cost less than \$300,000. She has no confidence that the actual cost will be \$364,000, nor is she comfortable using that figure, when the actual, once architecture fees and furnishings are included, make it closer to \$410,000.

C. Martinez stated that the council has been talking about the basement for over a year. It's good and bad that the basement wasn't finished when it was originally built. It has given the city time to look at things that need to be addressed. One of the biggest problems is the consistency of the programming. The council and staff have put a lot of thought into the needs of the basement and ADA access. There is a possibility to have a small library in the carpeted room. She wants to move forward. This is a Recreation Center, it should be completed. There is money in the budget for it. The current budget has \$350,000 allocated to complete the basement. The bid came in at \$364,000 to do the basement and make the other fixes. The council made a conscious effort to put the basement finish in the budget, which indicates intent to do it. The branding study costs \$18,000 to get 300 people to say that the top three things the liked about the city were

that it's family friendly, safe, and offers recreation. Recreation was in that list. The city needs to provide it. Originally the plan was to do an ADA ramp, which was later found to be non compliant with ADA laws. The council has discussed the need for an elevator. She has talked about it numerous times during her council report. The elevator is necessary if there is going to be a basement. She is frustrated when she hears C. Rees say she was surprised by what went out to bid, because she communicated it in every update. It is important for recreation staff to be together in one building. Currently it is split between two buildings, and doesn't function well. Recreation is important to the community. The council needs to give the Recreation Center the tools needed to be successful. She ran for office on recreation and getting a Recreation Center into the city. The residents have been listened to. The layout of the basement is entirely based on feedback from the town hall meetings.

C. Zappala stated that the top reason to do this addition/finish is to provide recreation space downstairs. The upstairs flooring is not adequate for exercise, and programming is often cancelled or moved when an event is booked. The downstairs north side will be finished with an exercise floor, ballet barre and bathroom. The south side room is not yet programmed, but has flexibility. Finishing that space requires an elevator for ADA access. The best location for an elevator is beyond the bathrooms. As long as the elevator is being built, it makes sense to add the office and storage space. A number of caterers have complained about inadequate catering facilities, including a sink to clean dishes. He has received consistent feedback that the time to make the decision between finishing the basement or building parks was made years ago when this building was built. He is sympathetic to the desire to get feedback, but feels the council can't disregard the feedback that it has received so far, which collectively is probably hundreds of residents. His main concern is that things were added that have not been agreed upon. He doesn't like the sidewalk and railings being included in the bid.

C. Jackman stated that he is concerned about online surveys because they tend to be skewed toward certain demographics. He is also worried about over-surveying people. He prefers the every other year Decisions survey. Option B isn't so far off from what was put out to bid. The finish in the basement is basically like option B. Beyond that, the elevator is necessary and the office space is easy once the elevator is added. The front door is a safety issue. He agrees the railing is superfluous. The council has had the plan for longer than 4 days, but the bids came in 4 days ago.

C. Augustus stated that he has been working on the basement for a while. The original intention was to start work on the basement as soon as the city got the keys to the building. He has spent hundreds of hours working with residents, architects, contractors to come up with basement ideas, programming, etc. This has been on agendas for the past year. There have been town hall meetings. He doesn't think now is the time to go out and do more surveys. While the Council got the bids only 4 days ago, it plan has been talked about for a long time. The council approved an \$18,000 branding plan a few months ago with just 4 days notice. It is unfair to base future use based on past use of this building. Current fitness class statistics are affected by the programming limitations.

Mayor Gygi stated that there has been great discussion. He believes this has been talked and discussed at length. C. Rees has a point that every attempt the council has made to solicit input from residents has come back wanting. The branding survey was successful. It may be worth doing a similar survey on this issue.

**MOTION: C. Martinez—To approve the low bid received for the Recreation Center Basement finish and addition and award the project to Webb Brothers Construction for an approximate amount of \$364,000 with no additive alternative and sitting down and value engineering with Webb Brothers and taking out the railing and sidewalk.** Seconded by C. Augustus. Vote taken by roll call.

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

17. Fiscal Year 2014 Budget Presentation

Charl Louw reviewed the General Fund. Health insurance premiums increased 3.54% per age category, with an overall premium increase of 5.2%. To offset those increases there is a reduction to the health savings account contribution. The URS pension contributions increased 1.25%. The proposed employee pay increase is 4% merit based. Other General Fund expenditure highlights include: legal service decrease of \$50,000, election year expenses of \$13,500, fire service increase of \$15,900, police service increase of \$12,688, reduced building & zoning contract labor by \$35,000, the golf fund subsidy maintained at \$65,000, curb maintenance (\$25,000) was moved to the water & sewer fund. This proposes moving events back into the General Fund under recreation, rather than being under the Gold Course Fund. The overall subsidy for recreation is about \$49,500.

C. Rees stated that she would like to see expenses reduced by \$10,000 in order to do the Decisions survey. It is already delayed by a year. The branding survey didn't cover as much as Decisions and the Decisions survey does a better job of sampling.

Council break at 9:43 p.m.  
Reconvened at 9:53 p.m.

CITY REPORTS AND BUSINESS

9. City Manager  
No report.

10. Mayor and Council

C. Martinez: T-ball starts next week. Golf is off to great start. The first golf tournament was held. Four tournaments were booked this week. Seven weddings were booked in the last 2 weeks. There are some Youth City Council openings.

C. Zappala: The BYU students finished the budget app. He would like to issue a press release about it.

C. Augustus: Utah League of Cities and Towns conference was great. There are a few things he would like to present at an upcoming work session. North Pointe Solid Waste is adding a green waste pad and will be taking green waste. Tonya Edvalson asked to be released from the Planning Commission. He thanked her for her service.

C. Rees: Some press releases were issued and she is working on some more. The Beautification, Recreation, Parks and Trails Committee is working on planting 26 trees in memory of the Sandy Hook victims. Those trees will be marked with a green ribbon. May 18<sup>th</sup> is the Murdock Trail grand opening. The Cedar Hills portion is at 10:00 a.m. The committee came up with recommendations of things they would like to do for community socials and recreation.

#### SCHEDULED ITEMS

11. Review/Action on the Preliminary Plat for Bridgestone, Plat F & G

Chandler Goodwin stated that the Planning Commission recommended preliminary approval for Bridgestone, plats F & G. The Planning Commission looked at elevations and approved preliminary plats conditional to Garbett Homes adding more brick, particularly on side that faces Harvey Boulevard. The sewer line concerns voiced during public comments are actually part of plat D, which will come to the council at a later date.

Rich Welch of Garbett Homes stated that Garbett Homes is one of the top townhome builders in the Wasatch Front. Plats F & G are already recorded. The plan is to build 9 buildings between Harvey Boulevard and Bridgestone Drive in the same building footprints that were approved in 2007. The new buildings will be four side-by-side two-story units with grade level garages and unfinished basements. The shortest driveway is 18 feet. He added additional brick to the side elevations along Harvey Boulevard.

David Bunker stated that the preliminary plat process vests the developer with what he brings to the council, including the elevations.

C. Augustus stated that he doesn't feel like there is enough brick and that the building design doesn't match the feel of the neighborhood.

**MOTION: C. Jackman—To continue this item to the next meeting so we can have a chance to review all the diagrams and instruct staff to get us a copy of all the diagrams so we can discuss this at our next meeting.** Seconded by C. Martinez.

Yes - C. Augustus  
C. Jackman  
C. Martinez

C. Rees  
C. Zappala                      Motion passes.

12. Review/Action on Amendments to the City Code, Title 10, Regarding Assisted Living Facilities

Chandler Goodwin stated that the Planning Commission recommended the amendment striking the language with the distance requirement. Upon research, the city found that section M would not meet the fair housing act. It is proposed to strike it from the code.

**MOTION: C. Rees—To approve Ordinance 04-23-2013A, an ordinance amending City Code Title 10, Chapter 5, Section 34, Assisted Living Facility for Elderly Persons.** Seconded by C. Zappala.

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

13. Review/Action on a Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City (Earl Property)

Chandler Goodwin stated that Mr. Earl has approached the city to boundary adjust and filed the required paperwork.

**MOTION: C. Augustus—To approve Resolution 04-23-2013C, 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. Jackman.

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

14. Review/Action on Amendments to the City Code, Title 1, Chapter 7, Regarding Elections

David Bunker stated that there will be a municipal election this year. The city recorder has found outdated information with regard to campaign finance disclosure requirements. That has been updated and brought into compliance with current state law. It is also recommended that a \$35 candidacy filing fee be added. It covers the costs of the recorder's time to process all the paperwork. There will also be a more thorough orientation and training for filing candidates.

**MOTION: C. Rees—To adopt Ordinance 04-23-2013B, an Ordinance amending Title 1, Chapter 7A of the City Code of the City of Cedar Hills, Utah, relating to Campaign Finance Disclosure requirements, definitions, and adding Declaration of Candidacy Filing Fees.** Seconded by C. Jackman.

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

16. Review/Action on a Resolution Approving a Road Name Change from N. Clubhouse Drive to N. Recreation Drive

C. Rees stated that several residents have requested this change. She doesn't see any reason not to.

Augustus stated that he has been looking into coming up with a name for the street, possibly through the elementary schools or some other kind of contest.

**MOTION: C. Augustus—To continue this item for the renaming of Clubhouse Drive to Recreation Drive and allow him and another councilmember if they like to come up with a plan to involve the community to come up with a name.** Seconded by C. Zappala.

Further Discussion:

Mayor Gygi requested that staff be included in those efforts as well.

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

18. Review/Action on a Resolution to Create an ad hoc Family Festival Advisory Committee

Mayor Gygi stated that this is a citizen's advisory committee to help with the planning for Family Festival. They will help organize the 150 volunteers from the LDS church stakes.

**MOTION: C. Rees—To approve Resolution No. 04-23-2013D, a resolution creating a Citizens Advisory Committee to oversee the Family Festival of the City of Cedar Hills, Utah with the change in the resolution that this committee is not ad hoc but ongoing.** Seconded by C. Zappala.

Further Discussion:

C. Jackman stated that he would like to see additional changes: Part 3, item B should read: “with the advice and consent of the City Council” instead of just consent. Also the mayor actually just appoints the first chair, because the chair-elect become the next chair. That needs to be clarified. He also objects to all the committee members being vice chairs. The length of service of the committee members needs to be stated. The Chair Elect title should be changed to Vice Chair and it should be stated that the Vice Chair will become the next chair.

C. Zappala suggested approving the resolution as is and amending it at the next meeting.

Yes	-	C. Rees	
		C. Zappala	
Nay	-	C. Augustus	
		C. Jackman	
		C. Martinez	Motion fails.

**MOTION: C. Rees— Resolution No. 04-23-2013D, a resolution creating a Citizens Advisory Committee to oversee the Family Festival of the City of Cedar Hills, Utah with the changes that we are going to remove ad hoc and make it permanent, remove the term vice chair, change the term “chair elect” to “vice chair,” change the previous “vice chairs” to “committee members,” add “with the advice and consent of the City Council,” define term lengths for committee members, specify what will happen if vice chair cannot become the chair.** Seconded by C. Martinez.

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

19. Review/Action on Policy for Event Center Rental Contract and Supplemental Agreement

Staff Presentation:

David Bunker stated that the city has been approached by a group that wants to rent the Vista Room for a private event where they would like to serve alcohol. It is proposed that the Vista Room rental contract include a provision that if a renter wants to serve alcohol s/he would have to enter into a supplemental agreement. The city attorney has looked at the agreement. The agreement states that they would only serve alcohol to their own guests, all Utah state laws would be met, there would have to be a licensed third party vendor, they would have sole responsibility for distribution of alcohol. An additional \$200 deposit would be required.

Public Comment:

Ken Cromar: Mr. Cromar stated that the agenda item title does not mention alcohol. If it did more people would be here tonight to protest. The subject of the discussion is alcohol, which is not what is listed on the agenda.

Council Discussion:

C. Rees stated that she would have no problem with this if it was just an events center. But it is primarily a recreation center. She does not feel comfortable with having alcohol in the recreation center with children.

C. Martinez stated that her concern is the party atmosphere that alcohol would bring.

C. Zappala stated that this is a Recreation Center, but it was designed as a multi use building, including golf and events. He comes from a family that is not LDS and drinks alcohol. His doesn't think that it will have an affect on kids.

C. Jackman stated that just because alcohol is served doesn't mean there is a party atmosphere.

Mayor Gygi stated that if the council approves this change, it should be well publicized and explained because, as Mr. Cromar pointed out, residents may not have been aware that this item is about alcohol.

C. Augustus stated that recreation centers serve alcohol, and they can be family friendly events.

**MOTION: C. Jackman—To approve The Event Center Rental Contract and Supplemental Agreement as amended and direct staff to publish well the fact that the city is not getting a liquor license.** Seconded by C. Zappala.

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

20. Discussion on the St. Andrews Property

Mayor Gygi stated that a group has approached the city with a proposal to buy. This will be a longer discussion because there are more options for this land.

C. Zappala stated that the Blue Ribbon Committee talked about using part of the land for a recreation center/pool.

C. Jackman stated that a recreation center/pool was never seriously considered on St. Andrews because that land was always supposed to significantly pay down the golf course debt. The problem with discussing zoning for the land is that there aren't specific proposals yet.

C. Martinez stated that when there was talk of putting a reception center in, the townhomes were concerned that their golf course view would turn into a parking lot.

C. Augustus stated that a mixed use development might be a good mix without concrete hardscape.

21. Discussion on the Sale of the Cottonwood Estates Property

Mayor Gygi stated that this is an easier discussion because there are 7 residential lots. It will be on the next agenda.

C. Zappala stated that it may be time to test the market and see what happens.

ADJOURNMENT

22. This meeting was adjourned at 11:41 p.m. on a motion by C. Zappala, seconded by C. Augustus and unanimously approved.

Approved by Council:  
May 21, 2013

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