

CITY COUNCIL MEETING

Tuesday, April 15, 2014 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Rob Crawley, Jenney Rees, Daniel Zappala
Absent/Excused: Mike Geddes
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Jeff Maag, Public Works Director
Greg Gordon, Recreation Director
Courtney Hammond, City Meeting Transcriber
Others: Lt. Sam Liddiard, Donald Steele, John Traveler, Jen Bowerly

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:02 p.m. by Mayor Gygi.

Invocation given by C. Crawley
Pledge of Allegiance led by C. Rees

2. Approval of Meeting’s Agenda

MOTION: C. Augustus—To approve tonight’s agenda with the change that we move item 6 down to right above item 10 and also postpone item 5. Seconded by C. Rees.

Yes - C. Augustus
C. Crawley
C. Rees
C. Zappala Motion passes.

3. Public Comment
No comments

PUBLIC HEARING

4. Amendments to the City Code, Title 10, Regarding Zone Permitted Uses Relating to Foster Care Homes
No comments.

5. Preliminary Plan for Cedar Hills Retail Center by Amsource, located at 4800 West Cedar Hills Drive in the SC-1 Commercial Zone (postponed to May 6, 2014)
Removed from agenda.

REPORTS/PRESENTATIONS/RECOGNITIONS

6. Report/Update–Water Conservation Citizens Advisory Committee

Mayor Gygi stated that the Water Conservation Committee has been meeting regularly and has come up with a proposal, which will be presented by John Traveler.

John Traveler stated that the only long-term solution to the problem is metering. The committee recommends metering starting in 2015. This year the best solution is education. They suggested teaching people ways to conserve and offering a rebate on the utility bill for a water analysis, which is done free of charge from the Utah Division of Water Resources. The city website can include a weekly water guide as well as the city's weekly water consumption. The city newsletter can be used as a means to provide tips to help people conserve. The education process can begin in the elementary schools.

C. Crawley suggested looking at cost per residence. Metering would increase costs. He would propose that if the city can lower water usage over the year, perhaps metering would not be necessary. He would like to head up the financial analysis of water metering, base usages and rates.

C. Zappala stated that residents can go to slowtheflow.org to sign up for a water analysis.

David Bunker stated that on the whole, the city's water usage over the past few years is 300-400% what it should be. The committee felt that the only way to significantly reduce water usage is by making people pay for the water they use. With metering, the city would set a standard water consumption based on the size of the lot. Those that go over that standard would pay more at an escalating scale; those that are under would pay less. The committee did a great job.

CONSENT AGENDA

7. Minutes from the March 19, 2014 City Council Meeting

MOTION: C. Zappala—To approve the minutes with the change on page 7 under C. Zappala's comments regarding the proposed development from "he will not vote" to "he may not vote." Seconded by C. Crawley.

Yes - C. Augustus
C. Crawley
C. Rees
C. Zappala Motion passes.

CITY REPORTS AND BUSINESS

8. City Manager

Jr. Jazz finished up a great season.

The driving range fence is up and will provide added protection to homes nearby.

Tot soccer, recreation soccer and t-ball will start soon

9. Mayor and Council

C. Zappala will be attending a meeting for Utah Valley Dispatch with discussion on a new building and the possibility of combining facilities with other dispatches in the county.

Mayor Gygi was able to get a grant for the area to study the recreational opportunities in American Fork Canyon in the amount of \$100,000.

C. Rees stated that the Youth City Council will be doing the Easter egg hunts this weekend. The teen egg hunt will be Friday at 8:00 p.m. followed by games and activities at the Community Recreation Center. The children's hunt will be on Saturday at 11:00 a.m. Goodie bags will be handed out to all participants. Applications for next year's YCC are due May 1. Emily Cox is working with the principal of Lone Peak High School to get them school credit for YCC. The Family Festival Committee is meeting tomorrow.

C. Crawley stated that the Beautification Day of Service is May 3 from 8:00 to 12:00. Contact Boyd Wilkins or Rob Crawley if you want to participate or if you want to serve on the committee.

SCHEDULED ITEMS

10. Review/Action on an Ordinance Amending Title 10 of the City Code, Relating to Foster Care Housing

Chandler Goodwin stated that state code has been changed to allow up to four foster children. A resident has requested that city code change as well. Current city code allows for up to three foster children.

Jen Bowerly of the Salt Lake Girls Village stated that their agency does not split up sibling groups. When the code talks about related children, they are talking about kinship between provider and the children.

C. Augustus suggested that the city code should reference state code.

MOTION: C. Augustus—To update sections 10-4A-2, 10-4B-2, 10-4G-2 and 10-4H-2 and that we strike “allowing four children in our code” and insert a reference to comply with the requirements of state code. Seconded by C. Rees.

C. Zappala stated that there are several portions of the code that simply reference state code. That way when state code changes, so does the city code.

MOTION: C. To reference State Code R-501-12-6 and that we stay in compliance with that section of code. Seconded by C. Rees.

MOTION: C. Augustus-to pass Ordinance No. 04-15-2014A, and that we update City Code sections 10-4A-2, 10-4B-2, 10-4G-2 and 10-4H-2 and in those four section that we strike reference to allow four foster children to be housed and also reference to the word unrelated, and update it to say that the city complies to the state requirement in R-501-12-6. Seconded by C. Rees. Vote taken by roll call.

Yes	-	C. Augustus	
		C. Crawley	
		C. Rees	
		C. Zappala	Motion passes.

11. Discussion on SR-146/Canyon Road

Mayor Gygi stated that the state currently owns SR-146 and has committed to do very little maintenance on the road. There is a possibility that Cedar Hills in conjunction with Pleasant Grove could receive enough money to fix the road, but that would require taking ownership of the road. Once the money allocated for maintenance runs out in approximately 10 years, the city would need to find the money to maintain the road. The council's comments should be brought before the county.

C. Rees stated that she does not think the city should take over the road. In 10 years, the city would need to find money it doesn't have, which would put a large burden on the city's budget. The state or county should have ownership and explore the possibility of contracting with Cedar Hills for maintenance.

C. Crawley stated that the road takes in traffic from many parts of the county. It is more of a county issue than a city issue.

C Augustus stated that many heavy trucks and equipment use that road. Those trucks and equipment put a lot more wear and tear on the road than residential traffic. The county should step up and find a way to solve the problem.

C. Zappala concurred with what other councilmembers said.

12. Discussion on Assigning Alternate Members to Certain Boards and Committees

Mayor Gygi stated that it may be wise to have alternates attend board and committee meetings when the assigned councilmember cannot attend. The alternate may not be able to vote, but can at least bring back a report of the discussion to the council. He would like this to be flexible. If committee members know they can't attend, they should contact another councilmember to go in their place.

David Bunker stated that it would be good to have information brought back to the rest of the council when the board or committee member is not present. Otherwise information may be lost.

C. Zappala stated that Utah Valley Dispatch has amended their bylaws to allow the alternate member to vote.

C. Augustus stated that North Pointe solid Waste does not allow alternates to vote.

13. Discussion on Pressurized Irrigation Water Meters

David Bunker stated that if the council would like to pursue metering based on the water committee's goals, it is important to start exploring options now. The city has already been presented one option through the Siemen's group, which would guarantee that the city would be able to fund the project through cost savings. The other option would be to put the project to bid and identify funding, either through grants or low interest loans. From an engineering

perspective, it makes sense to begin the project when the system is down, beginning in the fall, stopping in the winter, beginning again in the spring and have the project up and running by April 15. That is a tight schedule. The estimated cost is about \$650-700 per installation, for a total of \$1.54 million.

C. Zappala stated that if Siemens would be able to fund the project plus revenue through utility savings, the city should be able to build a funding model that would cover the cost through savings as well.

C. Rees stated that the benefit of going through Siemens is that Siemens assumes the risk. If there is no savings, they don't make money. If the city bonds, and there is no savings, the city still needs to pay the bonds.

14. Discussion on the Commercial Zone

Chandler Goodwin stated that last week there was a special Planning Commission meeting where Amsource was seeking preliminary approval of their project. Staff has several concerns. The east side of the project has a future public road across from Walmart. It is on the Smart property, but bends down and splits the Smart, Amsource and Hart's property. It needs to be planned appropriately. The Amsource traffic study includes this road. Retail pads A and B rely heavily on this future public road and will be Phase 1 of the Amsource project. The America First Credit Union is not slated until 2015. Fire Chief Freeman has stated that the AFCU site does not need the future public road, but the retail pads need that road for public safety access. The future public road needs to be built as part of the project. Amsource has stated that the Smarts won't allow them to build the road. The Smarts have stated that they won't allow anyone to build while the property is under option by Blu Line.

David Bunker stated that Chief Freeman is concerned with the retail pads because they contain multiple tenants, and access from both directions is required. The ambulance available to Cedar Hills is a fire truck. The Smarts have indicated to him that they are willing to work with Amsource on the land for the future public road.

15. Discussion on City Branding/Slogan

C. Rees stated that before the end of the fiscal year the infographic needs to be finalized. The council needs to decide whether a tagline is included. The latest idea was "Trailhead to Adventure."

C. Rees, Mayor Gygi and C. Zappala like the tagline.

C. Crawley stated that the tagline doesn't matter much to him. The reason he lives in Cedar Hills is the family atmosphere. He would prefer a tagline that highlights the family, but doesn't mind *Trailhead to Adventure*.

C. Augustus stated that he would also prefer a family theme. He is not sure that adventure is the right word.

Mayor Gygi instructed C. Rees to move forward with the tagline.

16. Discussion on a Decisions Survey

David Bunker stated that the city is working with Dan Jones and Associates. They will be meeting with the city next week to start the process, which will take approximately 5 weeks. C. Rees and C. Zappala will be working on revising/eliminating some of the questions. He would also like them to attend the kickoff meeting.

ADJOURNMENT

17. This meeting was adjourned at 8:29 p.m. on a motion by C. Rees, seconded by C. Augustus and unanimously approved.

Approved by Council:
May 20, 2014

/s/ Colleen A. Mulvey, CMC
City Recorder