

CITY COUNCIL MEETING

Tuesday, April 19, 2016 7:00 p.m.
Community Recreation Center
10640 Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Ben Bailey, Rob Crawley, Mike Geddes, Jenney Rees, Daniel Zappala
David Bunker, City Manager
Chandler Goodwin, Assistant City Manager
Jeff Maag, Public Works Director
David Shaw, City Attorney
Courtney Hammond, Transcriptionist
Others: Lt. Sam Liddiard, Jason Harr, Cookie Harr, Officer Diego Garcia

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:00 p.m. by Mayor Gygi.

Invocation given by C. Bailey

Pledge of Allegiance led by C. Crawley

2. Approval of Meeting’s Agenda

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

Yes - C. Bailey
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

3. Public Comment

Jason Harr: Mr. Harr thanked the council for their attention and time spent on the driving range golf balls. He feels that raising the nets is good for the community and will help to keep residents safe.

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Review/Action on Adopting a Resolution Recognizing Cedar Hills Champion, American Fork Police Officer Diego Garcia

Mayor Gygi recognized Officer Garcia for his excellent service to the police force and the city. Through his service and efforts he was able to save a woman who had attempted suicide. He was also recently awarded Officer of the Year. April 20, 2016 was declared Cedar Hills Champion, Officer Diego O. Garcia Day.

MOTION: C. Rees–To approve Resolution 04-19-2019A, a resolution recognizing Officer Diego O. Garcia as a Cedar Hills Champion for his outstanding commitment to excellence, his service and leadership as a police officer, and his dedication to his profession. Seconded by C. Zappala.

Yes - C. Bailey
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

Sergeant Liddiard stated that Officer Garcia is a top officer and serves as both a SWAT officer and a NOVA officer.

CONSENT AGENDA

5. Minutes from the March 1, 2016 and the March 15, 2016 City Council Meetings

MOTION: C. Zappala–To approve the consent agenda. Seconded by C. Rees.

Yes - C. Bailey
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

CITY REPORTS AND BUSINESS

6. City Manager

May 14 is parks and trails beautification day.

Spring clean up is ongoing with green waste dumpsters around the city

The 4000 West road sewer lateral project will be happening soon.

The city office building will be moving from an ejector pump to a gravity line.

Chandler Goodwin stated that in April of last year the city learned of a planned deck construction from a Blue Stakes report. The deck was constructed without any approval within the slope failure zone, despite many notifications given to the homeowner and the contractor. The city has notified them of options that would bring them into compliance. The city is concerned that because the deck is attached to the house, in the event of a landslide the deck will fall and will pull part of the house down with it. The city would like to give them a date by which they need to comply or the city will file a notice of intent on the property. C. Geddes feels that there is not much difference between a deck and a poured patio. Jeff Maag stated that the homeowner did approach the city for a permit, which was denied, but they built the deck anyway. A poured concrete pad is considered ground stabilization, while a deck is considered a structure. Mr. Shaw stated that the city's position is absolutely justified. The city denied the permit and the homeowner/contractor went forward without it.

7. Mayor and Council

C. Zappala: The latest version of the commercial code had been emailed. He is waiting on a second round of legal review. More detail on the colonial style needs to be added. Mr. Shaw is

working on a revision on the appeals process. Chandler Goodwin is working on language for conditional use.

C. Rees: The Family Festival needs volunteers. She will not be able to attend the Beautification, Recreation, Parks and Trails Committee meeting. She met with C. Zappala about the goals for communications, and ways to accomplish those goals without a part time communications employee. Chandler Goodwin stated that if the city wants to video record the meetings it will need to look into a better camera.

C. Bailey: He publically recognized David Bunker and Jeff Maag and their response to the recent water leak.

C. Geddes: The Utah Valley Dispatch building is well under way. The preliminary budget for next year is slightly up from last year.

SCHEDULED ITEMS

8. Review/Action on Golf Course Driving Range Fence

Chandler Goodwin stated that it will cost \$28,573 to raise six poles and \$48,350 to raise all the poles. Much of that cost is in mobilization. Possible trades with Neils Fugal would be for two 2-year golf passes for \$15,000. Funding would come from the unrestricted fund balance. Other projects from this fund are Bayhill Park and the Maintenance Shed. There is \$613,500 in the unrestricted fund balance, but bids are not in for either of those two current projects. Legal fees, which come from unrestricted funds, are also in limbo.

David Bunker stated that the architectural renderings for the maintenance building are in the review process by Highland City.

C. Crawley stated that he would rather have the poles replaced with taller poles. He feels it is dangerous to not do anything. He would like to see 6 or 7 poles raised.

C. Rees stated that she would like to replace all the nets with the \$15,000 trade and the \$20,000 that is currently budgeted for a part time communications employee.

Mayor Gygi would like to start with simpler solutions, including barrel targets, signs and cameras. He thinks raising the nets sets a bad precedent for the city.

C. Geddes stated that he recently hit a bucket of balls at the range. One went over. The nets would have prevented it.

C. Bailey stated that he is not a golf expert. If the city is going to earmark money, he would like to see a professional company come in to make a plan for mitigation at the lowest possible price. Ambulance runs have never had a call for a golf ball hit. There are bigger, pressing public safety issues.

MOTION: C. Geddes—To approve funding for the driving range for up to \$33,000, including trade. Seconded by C. Crawley.

C. Crawley would like to add that the issue would come back to the Council if the trade does not happen.

AMEND MOTION: C. Geddes—To extend the budget to 35,000, and to bring it back to the Council if the \$15,000 trade is not approved. Seconded by C. Crawley.

C. Zappala stated that he would like to see a solid understanding of costs before setting a budget for the project.

AMEND MOTION: C. Zappala—To have the proposal come back to the Council if the allocated budget cannot cover replacing the poles. Accepted by C. Geddes.

Yes - C. Bailey
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

9. Discussion on Temporary Zoning Ordinance and Completion of Timeline for General Plan Amendments to the Guidelines for the Design and Review of the Planned Commercial Development Projects, and Municipal Land Use Ordinances

Mayor Gygi stated that they are waiting for a second legal review.

C. Zappala asked that the Council read through the documents and email him their comments.

C. Crawley stated that he liked the Planning Commission's suggestions. He wants to ensure those are implemented.

ADJOURNMENT

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

Approved by Council:
May 17, 2016

/s/ Colleen A. Mulvey, MMC
City Recorder