

CITY COUNCIL MEETING

Tuesday, February 7, 2017 7:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Ben Bailey, Rob Crawley, Mike Geddes, Jenney Rees, Daniel Zappala
Chandler Goodwin, Interim City Manager
Charl Louw, Finance Director
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
David Shaw, City Attorney
Courtney Hammond, Transcriptionist
Others: Scout Troop 1206, Monica Rogers, Lt. Gregg Ludlow

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

Pledge of Allegiance led by C. Crawley

Invocation given by Mayor Gygi

2. Approval of Meeting’s Agenda

MOTION: C. Geddes—To accept the agenda as is with the exception of moving item number 9 ahead of item number 8. Seconded by C. Zappala.

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

3. Public Comment

Mayor Gygi read Ken Cromar’s comments: Mr. Cromar stated that on item #9 regarding a contract for the Community Center concessions it does not mention whether alcohol will be included. If the sale of alcohol is part of the discussion, it needs to be noticed publically; otherwise the city would be in violation of the open and public meetings act.

PUBLIC HEARING

4. Amendments to the Official Zoning Map of the City of Cedar Hills

No comments.

CONSENT AGENDA

5. Minutes from the January 17, 2017 Work Session and City Council Meeting

MOTION: C. Rees—To approve the consent agenda. Seconded C. Geddes.

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

CITY REPORTS AND BUSINESS

6. City Manager

The recreation department will be meeting with Jack and Jill Bowling to discuss a youth bowling league.

Thurl Bailey attended the Jr. Jazz event.

Cedar Hills night with the Utah Jazz is on March 6.

The events staff will be attending a wedding expo.

Highland City is reviewing the golf course maintenance building in order to issue a building permit.

Bayhill Park is on hold due to weather, but weather should not delay the finish date.

The city is accepting requests for proposals for the Parks, Trails and Recreation Master Plan.

7. Mayor and Council

C. Zappala: At the Lone Peak Public Safety District (LPPSD) meeting there was a presentation on improving fire services. The plan included increasing fire staffing to meet existing national standards which would push the budget from \$3 million to over \$5 million.

Mayor Gygi: The LPPSD also discussed allowing cities to appoint members more frequently to the board. Things went smoothly, but it was not voted on. He will serve as chair on the Mountainland Association of Governments (MAG) board.

C. Rees: She met with the Family Festival chairs, and the dates were set for May 30–June 3.

C. Crawley: The Planning Commission approved the meeting schedule and discussed the zoning map.

SCHEDULED ITEMS

8. Review/Action on Awarding a Contract for the Community Recreation Center Concessions

Chandler Goodwin stated that the golf course will be opening for the season soon. The city needs to fill the vacancy in the grill. Six Sisters Deli and Grill is based in Eagle Mountain. This contract is the same as what was offered to the previous vendor. Alcohol cannot be sold out of the grill. However, as before, it can be offered at private events with the proper contract and licensing. The contract covers a monthly lease plus profit sharing of 12% of gross.

Monica Rogers, owner of Six Sisters Deli and Grill, stated that currently Six Sisters is a destination location. She likes the feel of a local place where people gather. In addition to the grill, they run a catering business. The kitchen space here is big enough to handle catering and events as well as the grill. They advertise locally and use local products in their food. She is still

working on the menu. She plans to spend about 25 hours a week at this location. She has worked out a plan to market catering services to the city's wedding guests.

MOTION: C. Geddes—To approve Six Sisters Deli and Grill as the concessions holder for the Community Recreation Center with the modifications C. Crawley's asked for 12% of gross with a cap of \$3,000 per month and minimum \$600 per month. Seconded by C. Crawley. Vote taken by roll call.

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

9. Review/Action on Adopting Amendments to the Official Zoning Map of the City of Cedar Hills

Chandler Goodwin stated that the map updates to the zoning map include zoning changes that have already been approved. This map shows the current boundary of Cedar Hills.

MOTION: C. Zappala—To adopt the proposed zoning map dated January 2017, as the official zoning map for the City of Cedar Hills. Seconded by C. Rees. Vote taken by roll call.

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

10. Review/Action on Resolution Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds and Fines Schedule of the City of Cedar Hills

Jeff Maag stated that the building department completed an audit of outstanding permit requests. Two permit requests were processed but not picked up by the applicant, which resulted in a loss to the city of \$1824.36. This change would require the payment up front.

C. Geddes stated that he feels there are too many categories. The prices look high, and he worries that if the prices are too exorbitant people will finish basements without permits.

MOTION: C. Rees—To approve Resolution No. 02-17-2017A, a resolution adding, amending or deleting certain fees to the official fees, bonds and fines schedule of the City of Cedar Hills, Utah. Seconded by C. Bailey. Vote taken by roll call.

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

11. Discussion on the Family Festival

C. Rees stated that because the city is small, the carnival company has set dates but has let the city know that they will not be bringing in large rides. The Family Festival Committee asked the city to approach Highland and Alpine to see if there is interest in combining to attract a bigger pool of people. The contract with the carnival company ends next year, and the chair is concerned that they city may not be able to contract with any carnival company after that. C. Rees agreed to go with the Family Festival chair and Greg Gordon to approach the other two cities.

C. Crawley stated that he is skeptical that things will work out with the other two cities and that he is okay with a smaller carnival.

C. Zappala stated that collaboration with Highland and Alpine is worth exploring, though he values having the activity in the city park. He is okay with a smaller carnival.

C. Geddes and Mayor Gygi stated that it is worth talking to the other cities.

12. Discussion on Highland Gardens Water Connection

Jeff Maag stated that Highland Gardens was required to install a sprinkler system and fire hydrant for fire protection. The owner approached Cedar Hills for access to culinary water service. They installed the connection without installing the metering and backflow protection. The owner does not want to make the costly install. Cedar Hills shut off the water and notified American Fork City that Highland Gardens does not have fire protection. They have been granted an extension until April 14 and notified that if the proper install is not complete by the deadline, the water will be shut off.

13. Discussion on Short Term Rentals

Chandler Goodwin stated that current proposed legislation involves short-term rentals. This bill would allow short-term rentals in the city by prohibiting a legislative body from enacting or enforcing an ordinance that prohibits a person from listing, offering or renting an owner-occupied short-term rental.

C. Zappala stated that proponents of the bill argue that cities should address the nuisances. He feels that there are a good number of residents in the city that do not want their neighborhoods turned into vacation rentals. He does not like the state legislating to the cities.

Mayor Gygi stated that the Utah League of Cities and Towns is opposing this bill, but it does have legs.

14. Discussion on Canyon Road

Chandler Goodwin stated that the county and MAG are designing Canyon Road based on their agreement with Pleasant Grove. The council is concerned about the quality of the road repair. In order for the road to be maintained properly there needs to be some curb and gutter.

C. Rees stated that after the joint meeting with Pleasant Grove and the county commissioners she met with Commissioner Lee about why Cedar Hills's situation is different than Pleasant Grove's, one of which is the trade for North County Boulevard. She said he seemed open to having a separate agreement with Cedar Hills. She recommended that the county take the money from MAG and make updates. Cedar Hills would not take ownership of the road, but would maintain those upgrades that are not in their current plans. The cost would be about \$8,000 per year. Before she takes that plan to the county commissioners, she wanted to talk to the council. Otherwise the MAG money will go for upgrades to the portion in Pleasant Grove.

C. Zappala stated that he is in favor of looking into this. Improvements to the road, curb and gutter will make the road safer for cyclists and help the residents who regularly get flooded.

C. Geddes and C. Bailey stated that they are in favor of continuing discussions.

C. Crawley stated that while annoyed that the council's resolution wasn't followed and discussion with the county commissioner was opened, he is in favor of continuing discussions.

Jeff Maag stated that he has talked to the county about adding the sewer project as an alternate bid. He would like to give a presentation at an upcoming meeting.

ADJOURNMENT

15. This meeting was adjourned at 8:44 p.m. on a motion by C. Rees, seconded by C. Geddes and unanimously approved.

Approved by Council:

April 18, 2017

/s/ Colleen A. Mulvey, MMC
City Recorder