

CITY COUNCIL MEETING
Tuesday, February 21, 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
David Shaw, City Attorney
Charl Louw, Finance Director
Courtney Hammond, Transcriptionist
Others: 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 7:00 p.m. by Mayor Gygi.

Pledge of Allegiance led by C. Rees

Invocation given by C. Crawley

2. Approval of Meeting's Agenda

MOTION: C. Rees–To amend the agenda to move item 9 and 12 before item 8. Seconded by C. Geddes.

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

3. Public Comment

No comments.

PUBLIC HEARING

4. Amendments to the Fiscal Year 2017 Budget (July 1, 2016 to June 30, 2017)

No comments.

CONSENT AGENDA

5. Appointment of David Bragonje to the Beautification, Recreation, Parks and Trails Citizens Advisory Committee

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

Yes - C. Bailey
C. Crawley
C. Geddes

C. Rees
C. Zappala Motion passes.

CITY REPORTS AND BUSINESS

6. City Manager

American Fork Police Department is holding a community policing even on March 8th at 7:00 p.m. that will focus on domestic violence.

The city executed a concessions contract with Six Sisters Deli. They are working toward a soft opening on March 3.

Tickets are available for the March 6 Jazz game.

Golf course has opened and will be open pending weather.

The Golf Course Maintenance building has been delivered.

7. Mayor and Council

Mayor Gygi: There is a Lone Peak Public Safety District meeting on Thursday. Two council members are invited to the Finance Committee meetings. He has narrowed the candidates for City Manager position to 4-5 candidates. Final interviews will be on Thursday.

C. Bailey: Next month's Utah Valley Dispatch meeting will be held in Cedar Hills.

SCHEDULED ITEMS

8. Review/Action on Awarding the Bid for the Parks, Trails & Recreation Master Plan

Charl Louw stated that he interviewed all the bidders. He sent an analysis to the city council dealing with the price of each proposal and the hours allocated to each area. All firms are excellent, each with different strengths. A parks master plan gets feedback from residents and looks at what type of facilities the city needs. It also forecasts the cost for the projects and proposes how to fund for those projects. It does not include schematics for the projects. The low bid was submitted by Insight Design Group, which he liked for their design strengths. They are based in American Fork. They designed the Creekside Park in Alpine, which was innovative in that the splash pad drained into secondary water. He feels that there may be additional costs to get a survey with 95% confidence. Landmark Design has done the most master plans in the state of Utah. They said they were willing to include schematics at an additional cost. Sunrise Engineering was also a bidder. The city already has a relationship with Sunrise. He would like the council to consider its priorities and choose the firm that best fits those priorities.

Chandler Goodwin stated that the city has a park master plan that was done more than 15 years ago. The needs of the city are different than back then. Before master planning a large park, it is important to ensure that it is done in accordance with the needs and wants of the residents.

Jake Ballwinkle from MGB+A stated that his firm did the American Fork master plan and the Highlands open space ordinance. They do a lot of city master plans. They can do schematic designs. They are a bit more expensive, but offer a lot of flexibility.

Steve Hansen from Sunrise Engineering stated that Sunrise approaches a park master plan similar to a capital facilities master plan by looking at existing facilities, open spaces, needs of the city and the desires of the residents.

Lisa Benson with Landmark Design stated that Landmark takes a comprehensive approach that looks both at level of service for park acres and distribution and amenities. They start with a big picture analysis before getting down to the nitty gritty of planning a park. They are also comprehensive in their approach to resident input.

The representative from Insight Design said his company has vast construction experience and construction pricing. They were innovative in the design of Alpine Creekside Park with recycling water. They are very accurate with pricing and budgeting. They are a smaller organization, and the principals will be heavily involved in the project.

C. Zappala stated that he likes the proposal from MGB+A because it is comprehensive and includes an advisory committee of city residents as part of the plan.

C. Crawley stated that he isn't on board with spending this money on a park master plan yet.

MOTION: C. Crawley–To table this item and bring it back at a future meeting. Seconded by C. Rees.

Further Discussion:

C. Zappala stated that he is not ready to table the item. He likes MGB+A because they have designed a lot of master plans, invested time in getting to know the city and understand the city. The city has an old master plan that doesn't take into account current needs. He is ready to move ahead with a master plan.

C. Bailey stated that he agrees with C. Zappala.

C. Rees stated that she would like more time with the proposals. She has not had a chance to look through them. She doesn't mind tabling it for two weeks.

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

9. Discussion on Highland Gardens Water Connection

Ken Stratton, owner of Highland Gardens, stated that three years ago American Fork City asked him to put in a fire sprinkler to his reception center. Cedar Hills required a 6-inch line into its water line. One of the requirements was that a 6-inch meter be installed on the fire line. Putting a 6-inch meter on a fire line is never recommended and has never been done in the state or the city. Fire marshals and water engineers say that it is not typical or recommended and shouldn't be

done. For that reason he has stalled on installing the meter. The cost of the meter is \$30,000. Because of the agreement Cedar Hills has with American Fork to provide water, he feels that he has a right to the water. He said that the people at American Fork City told him to put in the line without abiding by the Cedar Hills' permit requirements. Mayor Gygi suggested that he annex into Cedar Hills, which would solve the problem. That cannot happen right now because the funeral home is not willing. There would be no reason for him to annex if the city makes him install the meter.

Chandler Goodwin stated that the issue is that the city is providing water outside its jurisdiction. Without a meter, there are issues with providing unknown amounts of water. The city is also interested in protecting its water supply from any potential backflow issues. Jeff Maag is the expert and the one that protects the infrastructure of the city. David Bunker has also weighed in that the city should require these upgrades.

C. Crawley stated that he feels that it would be reasonable to ask the business to allow the city to check and do inspections.

C. Geddes stated that if the city is making an unusual request, he would like to see letters from professionals stating so.

C. Rees stated that she would like to see how this is dealt with at Warenski Funeral Home. She is concerned that the contractor installed this line knowing it was against the permitted requirements.

Mayor Gygi read an email from the American Fork city engineer stating that the project needs to follow Cedar Hills' standards.

10. Review/Action on a Resolution Adopting Fiscal Year 2017 Budget Amendments

Charl Louw stated that the park master plan funding was in the park master plan. This proposal amends the budget to include the park master plan and water construction projects.

Chandler Goodwin stated that one of the amendments is for the repair to the American Fork booster, which went down.

MOTION: C. Zappala–To adopt Resolution No. 02-21-2017A, a resolution adopting the amended 2016-2017 fiscal year budget for the City of Cedar Hills. Seconded by C. Bailey.
Vote taken by roll call.

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

11. Review/Action on Amending Monday & Tuesday Resident Rental Rates for the Vista Room

Chandler Goodwin stated that the council adopted resident rates for Monday and Tuesday nights. It has been a benefit to the community. However, weddings bring in a high volume of people, and providing those resident rates for wedding and corporate events costs the city money. The proposed resident rate is \$450 for the full room for 6 hours. That will help cover the high staff costs for weddings. This rate would also apply for corporate events.

C. Bailey stated that he wants to ensure that the city breaks even.

C. Zappala stated that he is supportive of this change.

MOTION: C. Zappala–To approve a new resident rate of \$450 for a large private event on Mondays and Tuesdays, including weddings and corporate events. Seconded by C. Bailey.

Vote taken by roll call.

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

C. Rees stated that there is a woman who wants to host a community youth dance. She will cover the costs of the DJ and food, and would like to use the Vista Room for free. She feels that community events take precedence over revenue-producing events.

David Shaw stated that part of the problem with not having a policy is that the city opens itself up to discrimination. He suggested that a policy for use of the Vista Room for community events be drafted.

C. Zappala stated that he is willing to have a set number of dates a month that can be reserved for community events at no cost.

12. Discussion on the Capital Improvements Plan/Motor Pool Fund

Charl Louw reviewed the FY 2018 capital improvement and motor pool fund. The city plans on completing Bayhill Park and the golf course maintenance building this fiscal year. A few years ago the Cottonwood Hills Estates lots were earmarked as a way to fund Bayhill Park. In the meantime, the city has found other ways to fund Bayhill Park. For that reason the Cottonwood lots can fund litigation. The motor pool fund includes replacement for 2 trucks and a zoning vehicle.

13. Discussion on Surplus Property

Chandler Goodwin stated that there are two potential surplus properties. One is at the end of a dead-end street. It is .06 acres. A neighboring homeowner is interested in buying the property. The other property is landlocked. There is an abandoned water tank and an active ditch on the

property. There is an easement on it and it is .25 acres. It could be sold to adjacent landowners as undevelopable land. Because of its size, the legal process of noticing would need to be followed.

14. Discussion on the State of the City

Mayor Gygi stated that the council discussed this in work session. They city will put out the State of the City even though it is late.

ADJOURNMENT

15. This meeting was adjourned at 8:57 p.m. on a motion by C. Zappala, seconded by C. Bailey and unanimously approved.

Approved by Council:
March 21, 2017

/s/ Colleen A. Mulvey, MMC
City Recorder