

CITY COUNCIL MEETING

Tuesday, March 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, Mike Geddes, Jenney Rees, Daniel Zappala
Absent/Excused: Rob Crawley
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: Jay Bullwinkle, Pablo Montez, Corey Whiting, Ken Stratton

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. Geddes

Invocation given by Mayor Gygi

2. Approval of the Meeting’s Agenda

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

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

3. Public Comment

Pablo Montez: Three years ago Mr. Montez was interested in running the grill. He had expressed some interest with city staff. In December he was told that when the city was ready to lease the grill again, he would be told. The grill has been leased to two entities now without any notice. He is upset because he would have liked a chance to be a part of the process. He feels that the process of leasing the grill was not transparent.

Chandler Goodwin stated that the leasing of the grill does not follow the typical procurement process because there is no expenditure of city funds. Rather, Six Sisters was solicited by the city on the basis of a recommendation. Mr. Montez offered his assistance in the organization of the food truck roundup.

PUBLIC HEARING

4. Adjusting the Common Boundary between the City of Cedar Hills and Pleasant Grove City

No comments.

CONSENT AGENDA

5. Appointment of City Manager

Mayor Gygi stated that the interim city manager for the past few months has been Chandler Goodwin. The city went through an extensive interview process with good response throughout the country. There were about 24 applications submitted. Eight candidates went through an extensive round of interviews. The one that stood out was Chandler Goodwin. He has served in every department within the city.

The Council expressed their excitement for working with Chandler Goodwin. They all stated support.

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

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

CITY REPORTS AND BUSINESS

6. City Manager

The Jr. Jazz season is winding down.

The city is adding a bowling league, which will play in July and August.

Soccer sign ups are now open.

The golf course has been open, depending on weather.

The 2017 information for free rounds of golf will be mailed out to residents this week.

The city sponsors a soils class every Wednesday in the Recreation Center.

The city has received two sponsorship checks for Family Festival. Harts is the title sponsor.

Six Sisters Grill held their soft opening.

There is an upcoming American Fork Partners in Policing event, which will cover the topic of domestic violence.

The Emergency Preparedness Town Hall meeting will be held next Tuesday.

7. Mayor and Council

C. Rees: The Lone Peak High School Principal, Rhonda Bromley will be the Grand Marshal for the 2017 Family Festival.

Mayor Gygi: Lone Peak Public Safety District talked about employee issues in a closed session. He read a thank you letter to American Fork police department from a Cedar Hills resident, who said that because of a domestic dispute, a young mother and child sought refuge in his home. He was grateful for the policing of the area that protected his neighborhood and family.

C. Zappala: The State of the City is nearly complete. He is waiting for final revisions.

C. Bailey: There is a Utah Valley Dispatch meeting is this Thursday at 9:00 a.m. in the recreation center basement.

SCHEDULED ITEMS

8. Review/Action on Adoption of an Ordinance Adjusting the Common Boundary between the City of Cedar Hills and Pleasant Grove City (Thayne Property)

Chandler Goodwin stated that in January Cedar Hills adopted the intent to boundary adjust the Thayne property from Cedar Hills into Pleasant Grove. This property cannot be developed at this time in Cedar Hills.

MOTION: C. Rees—To approve ordinance 03-07-2017A, an ordinance adjusting the common municipal boundary between the City of Cedar Hills and Pleasant Grove City.

Seconded by C. Geddes. Vote taken by roll call.

Yes	-	C. Geddes	
		C. Rees	
		C. Zappala	
No	-	C. Bailey	Motion passes.

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

Charl Louw stated that there is no landscape architect on staff, which is what is needed to properly plan parks. There were three landscape design firms that bid. He asked each for examples of surveys, schematic design, and collaborative efforts with other entities. The key considerations in making his recommendation included: a willingness to meet with committees and with the public through surveys, open houses and town hall meetings; cost effectiveness; relevant construction cost projections; usefulness of schematic designs; and experience collaborating. He, along with the Beautification, Recreation, Parks and Trails Committee chairman, Boyd Wilkins, recommended the In Site Design Group because of their experience, as well as value.

Jay Bullwinkle stated that MGB+A has a lot of experience doing parks. Though their parks plans may be out of date, they have done a lot of parks and know costs. They are the only team that collaborates with Zions for statistically valid surveys. To get a statistically valid survey, mail-in surveys with appropriate percentage and sampling of the city are required. They also supplement their mail-in surveys with a survey monkey type of survey. In response to C. Zappala's question about pools, he said that pools can be tricky because they lose money. They have done many analyses on pools and splash pads.

Cory Whiting of In Site Design Group stated that while the master planning phase is very important, there will also be a phase 2 and 3. Cedar Hills is nearly at build-out, which means that the dynamics of the city are not changing that much. A traditional master plan, with history and demographics may not be as appropriate as developing a more detailed master plan that would accomplish phase 1 and 2. It would be more cost effective and personalized for the city. In Site Design Group is able to do a statistically valid survey with Qualtrics. For pools, their job is to help the residents understand the cost and benefits of a pool.

MOTION C. Zappala—To approve the Parks, Trails, and Recreation Master Plan proposal of In Site Design Group, subject to review from city staff to be sure it meets the hybrid phase 1 and 2 option. Seconded by C. Rees. Vote taken by roll call.

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

10. Discussion on Highland Gardens Water Connection

Jeff Maag stated that Highland Gardens requested a water lateral for a 6-inch water line to a fire hydrant and water suppression system. The permit was issued with the provision that it meet city code, including backflow prevention and a water meter. Any expansion of the system needs to be approved by the city. The approval was for the fire line to the existing facility. He recommends that Highland Gardens comply with the city code and meet the requirement of the permit. American Fork and Highland Gardens were aware of the requirements. Warenski Funeral Home has a public fire hydrant on the street. Warenski Funeral Home also has backflow prevention. This permit is for a private hydrant and fire suppression system. Code requires that the fire line be an 8-inch main. The 6-inch line that was installed does not meet code, but that was approved by American Fork. Other jurisdictions do require backflow and metering. One of the differences is the hydrants in the commercial areas are public, while this one is private. The plumbing code of 2012 states that backflow prevention is not required on public lines as long as it is built to code. Private lines require a double-check assembly. The city code does not mention private hydrants, so this would fall under that international code.

C. Geddes stated that there are two issues. The backflow and metering that was part of the permit, and line capacity, with a 6-inch versus an 8-inch code.

C. Rees stated that in the last meeting one of the issues was that the city was requiring something of Highland Gardens that it does not require of others.

Ken Stratton stated that he has met with his contractor and told him to install the meter. The city office could not provide a design. American Fork does not have a design either.

Mayor Gygi would like this item to be on the next meeting agenda. In the meantime he would like staff to work on a compromise.

11. Discussion on Community Events at the Vista Room

Chandler Goodwin stated that he began drafting policies for community events in the Vista Room. Staff is concerned about balancing the need for revenue and offering space for community events.

David Shaw stated that it is noble that the city is trying to provide a space at no cost for community events. However, that desire may run into problems with the First Amendment based

on how a community event is defined and how the city's space is going to be articulated to be used. He recommended that the city move methodically through the definitions provided by the courts to decide whether to use the facility as an open, limited or closed public forum. The easiest way is to continue with the current policy and call it a community event if it is sponsored by the city. If the city is to open the policy, and an event is held that some find distasteful, the door of discrimination can be opened. He recommended tabling the item until the city has a stronger definition of the proposal. Once the city declares something an open forum, it is very hard to close it from that point.

C. Rees stated that when she ran for council this building was a big issue for residents. The intention of that council was to make this building first and foremost a community recreation center. From her perspective, residents were told that it was a recreation center. Because of the way it is built, this is a challenge. Recently the move has been away from the recreation center towards an events center. She has problems with making so many restrictions for Friday and Saturdays nights.

C. Zappala stated that he was one of the chairs for the Blue Ribbon Committee on recreation. He isn't sure how the building has morphed towards more revenue-generating events and towards community events. He would like two nights a month allocated toward community events.

C. Geddes stated that he supports using the facility for more community events. He is not aware of the city turning away any community event.

C. Bailey stated that if one group is allowed to use the center, the city would need to allow others to use the center for community events. The definitions need to be nailed down so that no one takes advantage of community event clause that would allow them to use the Vista Room for free. He suggested that the Cultural Arts Committee receive a budget that allows for the committee to sponsor events in the Vista Room.

ADJOURNMENT

12. This meeting was adjourned at 8:32 p.m. on a motion by C. Zappala, seconded by C. Bailey and unanimously approved.

Approved by Council:
April 18, 2017

/s/ Colleen A. Mulvey, MMC
City Recorder