

## CITY COUNCIL MEETING

Tuesday, September 19, 2017 7:00 p.m.

Community Recreation Center

10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gygi, Presiding  
Councilmembers: Mike Geddes, Jenney Rees, Daniel Zappala  
Absent/Excused: Denise Andersen, Ben Bailey  
Chandler Goodwin, City Manager  
Greg Gordon, Recreation Director  
Dee Howard, Public Works Operations Manager  
David Shaw, City Attorney  
Colleen Mulvey, City Recorder  
Others: Lt. Gregg Ludlow, Ben Ellsworth, Scott Ceraso, Trent Augustus, Amy Augustus, Stephanie Martinez, Youth City Councilmembers

### 1. Call to Order, Pledge of Allegiance and Invocation.

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. The Pledge of Allegiance was led C. Geddes and the invocation was given by C. Zappala.

### 2. Approval of Meeting's Agenda

**MOTION: C. Zappala to table item numbers 10 and 11 to a future Council meeting.** The motion was seconded by C. Rees.

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

Mayor Gygi noted that Items 10 and 11 were tabled because only three Council Members were present.

### 3. Public Comment

Scott Ceraso, 3629 Paige Lane, said he wished to address the Canyon Road issue. He stated that at the August 29<sup>th</sup> meeting, Peter Henderson spoke on this topic and misrepresented Mr. Ceraso's position. Mr. Ceraso also stated that Mr. Henderson pressed Mayor Gygi on the matter, and he asked Mayor Gygi to clarify his position. Mayor Gygi responded that he would be happy to visit anytime. Mr. Ceraso reviewed his correspondence with the Mayor and Council regarding the Canyon Road project and expressed concerns with the minimal amount of feedback he had received. He requested that the City's elected officials meet with the residents to discuss specific project details.

## REPORTS/PRESENTATIONS/RECOGNITIONS

### 4. Youth City Council Presentation

Members of the Cedar Hills Youth City Council (YCC) introduced themselves as follows: McKelle McIntire (Mayor), Sam Kimball, Holly Martinez and Tyson Augustus. Ms. McIntire

presented a proposal from the YCC to create social media pages as a tool for promoting their events and activities. In addition, she stated that this would help to connect with other youth in the community.

Ms. Martinez explained that their generation connected via social media, and noted that other youth city councils in the area had established various social media accounts. She discussed Instagram as a popular platform being used, specifically. She said the YCC would be willing to work with the City and YCC Advisors in regulating what content is shared via the YCC's social media pages.

Ms. McIntire stated that they wanted to make sure all content reflected positively on the City. Mayor Gygi asked if Instagram was the only social media account the YCC wished to create, and Ms. McIntire answered in the affirmative. Mr. Kimball added that they were also contemplating setting up a YouTube account as well. Ms. Martinez explained that they would establish a Facebook account later. Ms. McIntire concluded that for now, Instagram would be their focus.

Mayor Gygi stated that City staff had some concerns, and he encouraged the YCC Mayor and Councilmembers to sit down with them to work out those concerns.

C. Zappala stated that he was supportive of the YCC's proposal, and said he didn't see any reason why they couldn't work with their Advisors on the matter.

Chandler Goodwin stated that most of his concerns were addressed in the presentation. He said that he could get on board with the YCC establishing an online presence; however, he agreed it would be wise for City staff to sit down with the YCC Members and their Advisors to establish some parameters on content shared in posts. Once those discussions take place, he said he didn't see any reason why they couldn't move forward.

Mayor Gygi responded: "make it so". Mr. Goodwin encouraged YCC Members to set up a meeting with Gretchen Gordon. Mayor Gygi thanked YCC Members and Advisors for their time.

Stephanie Martinez, YCC Advisor, stated that the YCC Members initiated this proposal and discussion. When the idea was pitched to the Advisors, the Advisors reviewed the reasons why this action should go through the City Council first. She stated that the YCC was made up of a great group of kids, and it was their intent to promote and highlight happenings around the City. She expressed appreciation to the City Council for their support.

C. Rees encouraged the YCC to at some point establish a Facebook account. Mrs. Martinez added that the YCC would also like to get a Venmo account, which would help with some of their fundraising events.

Mr. Goodwin stated that while he personally had a Venmo account, he had several concerns which needed to be addressed. First, having a Venmo account would create work for staff; while it would be easier for the user (YCC), the end user (City staff) would be required to do all of the financial accounting. Second, he was concerned with the potential opportunities for fraud. He

explained that Venmo held money in Venmo accounts; however, if an amount paid was more than what was available in the user's Venmo account, the funds were drawn directly from the user's bank account. In this case, the money would be drawn from the City's bank account. Mr. Goodwin said that he was concerned with this access to City funds. He explained that when the City submitted an invoice it went through a number of checks and balances to ensure it was coming from a proper vendor in the right amount. He stated that while he wasn't outright saying "no", there may be other resources that the City could provide that were integrated into the current financial software, thereby reducing potential fraud.

Mayor Gygi asked staff if they envisioned collecting the money through Venmo, or spending the money through Venmo. Mrs. Martinez stated that one frequent question they received in pre-selling tickets to events was whether or not the YCC accepted Venmo. Mayor Gygi said he could be supportive in collecting money through Venmo. Mr. Goodwin further discussed his concerns relating to potential fraud situations, wherein a Venmo account would provide direct access to the City's funds.

C. Rees suggested reaching out to the State Auditor to ask for his opinion on the matter.

#### CONSENT AGENDA

(Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion.)

5. Minutes from the August 29, 2017 Work Session and City Council Meeting.

C. Geddes requested that the following correction be made on page 3 of the August 29, 2017, City Council Work Session minutes:

"Mayor Gygi said the City probably should have brought Parks and Trails Committee into the loop beforehand. Now that negotiations are over, he explained that they were retracting a previous offer, an action which he felt seemed ~~ingenuous~~ disingenuous. There was further deliberation on the matter."

**MOTION: C. Geddes—to approve the Minutes from the August 29, 2017 Work Session and City Council meeting, with the above stated correction.** The motion was seconded by C. Rees.

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

#### CITY REPORTS AND BUSINESS

6. City Manager

Chandler Goodwin reported that there were three recreation programs presently underway: soccer, tot soccer and flag football. He said these programs would conclude by mid-October. Additionally, he reported the golf course had a busy week this past week, with several golf tournaments that took place. He stated the golf equipment was still in storage, as they had not taken occupancy of their golf maintenance building yet. He said a new type of aeration would

take place, which hopefully would not be noticeable from what they have done in prior years. Lastly, he announced that on October 16<sup>th</sup> from 6:00 pm to 8:00 pm, the Cedar Hills 40<sup>th</sup> Celebration was to take place at the Community Recreation Center.

#### 7. Mayor and Council

C. Rees announced that on October 11<sup>th</sup>, the County was to hold a town hall meeting to discuss Canyon Road. The meeting would begin at 6:00 pm, and engineers would be discussing plans in detail. Additionally, she announced that on October 12<sup>th</sup>, the Cedar Ridge PTA would be holding a “Meet the Candidates” night.

Mayor Gygi reported that LPPSD would be meeting later in the week, and they would be discussing the State Audit.

C. Zappala reported that the Beautification, Recreation, Parks and Trails Committee was able to remove a diseased tree at the roundabout. They also sprayed the area to remove some weeds that had become a nuisance. In a couple of weeks, they would be planting some bulbs.

#### 8. Review/Action on a Resolution Adopting the Water Conservation Plan

Mr. Goodwin explained that every five years the City was required to adopt a Water Conservation Plan. The Plan described the City’s water resources, supply and outflow. He explained that in analyzing meter readings throughout the City, 45 gallons of culinary water per capita were being used by the City’s residents, per day. When accounting for the City’s irrigation water use, this increased to 214 gallons of water per capita, per day. The State was pushing cities to come up with measures and programs that promoted water conservation. Therefore, part of the City’s Water Conservation Plan included a reporting to the State on what measures the City had taken in promoting water conservation. He briefly reviewed those efforts, which included establishing the Water Conservation Citizens’ Advisory Committee, various public awareness programs and system maintenance. He explained that as per State Code, the current water rates were on a tiered structure, which also helped with water conservation efforts.

In regards to pressurized irrigation, the City enacted an ordinance to restrict watering. Mr. Goodwin explained that one of the City’s areas for improvement was in its data; he said they currently lacked accurate data on the pressurized irrigation system. Furthermore, the City needed to look at its ordinances requiring landscaped yards, and recommended that they consider allowing xeriscaping options. He explained that water rates in Utah were presently determined by cost of service. Staff recommended that they continue repairing, replacing and redesigning water systems to increase efficiency, as well as continuing to provide public outreach and education. In conclusion, Mr. Goodwin mentioned that the Council had previously suggested metering City parks, as well as providing an annual reporting of the golf course’s watering schedule.

C. Rees suggested posting the State’s recommendations/mandates to the City’s Water Conservation webpage. She was also supportive of reviewing City Code to identify areas where water conservation could be encouraged. She asked if the Council could direct the Planning Commission to begin the process, and Mr. Goodwin answered in the affirmative.

**MOTION: C. Rees—To approve Resolution No. 09-19-2017A, a resolution adopting the Water Conservation Plan for the City of Cedar Hills, Utah.** Seconded by C. Geddes. Vote taken by roll call.

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

9. Review/Action on Release of Durability for Bridgestone Subdivision Plat C

Mr. Goodwin stated that this plat entered durability in July 2015, and the two years were now up. A letter to the Cedar Hills City Council was provided by Bowen Collins & Associates (BCA) and included in the staff report. It stated that the developer had completed the subdivision work and durability period. The completed development had been inspected by City Staff and was found to meet City standards. It was therefore BCA's recommendation that all remaining bond funds, the durability retainer amount and any accrued interest be released to the developer from an escrow account at Zions Bank.

In response to an inquiry from C. Geddes, Mr. Goodwin identified the location of the plat in question, and noted that it was an eight-plex townhome subdivision.

**MOTION: C. Geddes—To approve the Release of Durability for Bridgestone Subdivision Plat C.** Seconded by C. Zappala. Vote taken by roll call.

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

10. Review/Action on Amendments to the City Code Title 3, Chapter 1, Relating to Solicitation

*Note: This item was tabled.*

11. Review/Action on Adoption of a No-fault Insurance Policy for the City of Cedar Hills

*Note: This item was tabled.*

ADJOURNMENT

12. Adjourn

This meeting was adjourned at 7:30 p.m. on a motion by C. Zappala, seconded by C. Rees, and unanimously approved.

Approved by Council:  
November 21, 2017

/s/ Colleen A. Mulvey, MMC  
City Recorder