

**CITY COUNCIL MEETING**

Tuesday, September 18, 2018 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Jenney Rees, Presiding  
Councilmembers: Denise Andersen, Ben Bailey, Ben Ellsworth, Mike Geddes,  
Brian Miller  
Chandler Goodwin, City Manager  
Charl Louw, Finance Director  
Jeff Maag, Public Works Director  
Greg Gordon, Recreation Director  
Joel Wright, City Attorney  
Colleen Mulvey, City Recorder  
Others: Lt. Gregg Ludlow

1. Call to Order

This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:02 p.m. by Mayor Rees. The Pledge of Allegiance was led by C. Miller, and the invocation was given by C. Bailey.

2. Approval of Meeting’s Agenda.

**MOTION: C. Geddes—To approve the meeting’s agenda.** Seconded by C. Andersen.

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Geddes  
C. Miller Motion passes.

3. Public Comments: Time has been set aside for the public to express their ideas, concerns and comments. Comments are limited to three minutes per person with a total of 30 minutes for this item.

Scarlett Wright thanked the Council and staff for their work. She said Canyon Road needed a lot of improvements including a crosswalk during construction. She suggested the City raise taxes or start a donation to fund the crosswalk. She explained it was a dangerous road to cross and a safer way to cross was needed. She suggested a crosswalk be located between the fire station and the intersection to Box Elder Drive.

Mayor Rees said she agreed with Ms. Wright. She noted the road was owned by the County and the City could not make a decision concerning the road. She suggested that Ms. Wright send a letter to the County Commissioners concerning the crosswalk.

## CONSENT AGENDA

4. Minutes from the August 7, 2018, the August 21, 2018 Work Session & City Council Meeting
5. Appointment of Marie Kraft and Eric Schloer to the Planning Commission

Mayor Rees noted there was one change to the August 7th Work Session, on page 3, where she wanted to change a pronoun from “she” to “they.”

C. Miller asked Mayor Rees to briefly introduce what she learned from the interviews with Ms. Kraft and Mr. Schloer. Mayor Rees noted they were both eager to serve and were qualified to participate.

**MOTION: C. Andersen—To approve the consent agenda.** Seconded by C. Geddes.

Yes	-	C. Andersen	
		C. Bailey	
		C. Ellsworth	
		C. Geddes	
		C. Miller	Motion passes.

## CITY REPORTS AND BUSINESS

6. City Manager

Mr. Goodwin reported there was a tournament every day this week at the Golf Course. He thanked staff for their work with the tournament. He reported tot soccer and flag football had begun, and that a high fit class was being offered at the recreation center. He commended staff for their services in response to the fires. He said the City would be disconnecting the pressurized irrigation system soon in preparation for winter.

7. Mayor and Council

Mayor Rees reported that she attended the ULCT conference last week. She said the board approved the housing resolution which was similar to their resolution. She reported she was leaving soon to go to Washington D.C. for a Women Mayors meeting. They would be focusing on infrastructure and local authority.

When asked by C. Andersen about the fiscal impact of recycling every week, Mr. Goodwin said he had met with Waste Management and learned the cost of waste removal was going to be doubled. He noted there was no market at the moment to purchase recycled materials.

8. Review/Action on the ADA Ramp Bid Award

Mr. Goodwin explained that in 2017, the City was awarded a Community Development Block Grant (CDBG) grant from Mountainland Association of Governments (MAG) in the amount of \$90,000. The grant was meant to help the City reconstruct sidewalk ramps throughout the City.

He explained they had 18 months to spend the money. He noted they had two environmental studies that found no impact to wildlife. He said they had five bids and Jordan Valley Construction submitted the lowest bid at \$81,034. He recommended they award the bid to Jordan Valley Construction.

C. Miller stated that this amount was only for the base bid. Mr. Goodwin said they would get the best deal from Jordan Valley Construction. Mayor Rees said Cedar Hills Drive and 4600 West would be the main roads covered in this project. C. Andersen asked when they would start, to which Mr. Maag said while the start date had yet to be determined, the project needed to be completed by November 1<sup>st</sup>.

**MOTION: C. Miller—To award the bid for the construction of ADA ramps to Jordan Valley Construction based on their base bid and to authorize the mayor to sign an agreement to complete the project.** Seconded by C. Geddes.

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Geddes  
C. Miller Motion passes.

9. Review/Action on Public Safety Request for Proposals (RFP)

Mayor Rees clarified that Mr. Goodwin would go over all the bids. She requested that all additional questions be addressed to Mr. Goodwin only, so as to keep this process fair.

Mr. Goodwin explained when they had their last budget retreat they discussed the long-term public safety costs. He said the costs were projected to rise due to the City's growth. He noted the City's growth and revenue had slowed recently. He referenced a spreadsheet to explain the current budget and showed that 30% of the general fund went to public safety. Using the aid of a spreadsheet, he presented the bid pricing for police and fire/paramedic services; Lone Peak (combined total \$2,102,103), American Fork (combined total \$1,259,558), Pleasant Grove (combined total \$1,858,892), and Utah County (police only bid \$633,206). He also reviewed how these bids covered personnel expenses. In total, the City's current budget for public safety was \$1,184,556.

Mr. Louw said they tried to make a fair compression between the bids. He noted this was difficult because each entity was offering different options regarding staffing. Mr. Goodwin said their goal was to have full-time 24/7 staffing. Their call volume was inconsistent and it was challenging to always maintain an adequate level of service.

C. Ellsworth asked if the Utah County bid was a 24/7 model. Mr. Goodwin answered in the affirmative. Mayor Rees explained there may be instances where the officers might need to respond outside the City.

C. Geddes asked how dispatch affected their membership in the intervalley agreement. Mr. Goodwin responded that Pleasant Grove used their own dispatch. He said each entity was

offering different services that others did not. He commented that this was not a referendum on any personnel or service they were receiving. Staff's goal was to find the most cost-effective plan.

Mayor Rees noted they had gone through this process in the past. This was not due to the City being unsatisfied with Lone Peak's service; rather, they were looking for a long-term service that was cost-effective for the City. There was subsequent discussion on the matter. Mr. Goodwin noted all the bids showed an increase to the budget; the City would be forced to reduce costs in other areas or raise property taxes.

C. Geddes commented they had a great relationship with Lone Peak, and this decision meant nothing personal. He thanked Chief Thompson for his service. He said it was tough to raise taxes and he wanted to do what was fiscally responsible. C. Geddes was in favor of the American Fork bid.

Mr. Goodwin said American Fork had the same level service as what they needed. Mayor Rees commented they were in a unique situation where they were surrounded by several entities that could be available in emergencies. Mr. Goodwin said they were a part of a larger community and they needed to rely on each other. He noted how Highland and Pleasant Grove also depended on Cedar Hills. After further deliberation, the Council agreed that American Fork's bid was in the best interest of Cedar Hills.

**MOTION: C. Andersen—To award the bid for police, fire, and emergency medical services to American Fork City, and to authorize the mayor and city staff to negotiate and sign an interlocal agreement based on the provisions outlined in the bid proposal.** Seconded by C. Geddes. Vote taken by roll call.

Yes - C. Andersen  
C. Ellsworth  
C. Geddes  
C. Miller  
*C. Bailey recused himself from the vote*  
Motion passes.

#### 10. Review/Action on a Resolution Related to Utah's Affordable Housing Needs

Mr. Goodwin explained that the proposed resolution would provide a mechanism for affordable housing needs. He said they were working on a moderate income housing plan and were cleaning up the language of the accessory apartment code. He said the resolution provided affordable housing without the cost of losing local control.

**MOTION: C. Ellsworth—To approve Resolution No. 09-18-2018A, related to Utah's Affordable Housing Needs.** Seconded by C. Andersen. Vote taken by roll call.

Yes - C. Andersen  
C. Bailey  
C. Ellsworth  
C. Geddes

C. Miller      Motion passes.

11. Review/Action on an Ordinance Amending City Code Title 1, Chapter 11 Related to Procurement Policy

Mr. Goodwin explained this would remove a provision that required the City to publish two notices in the newspaper. This was not necessary anymore as newspapers were an outdated form of communication. Instead, they would be using Sciquest for the bid process.

**MOTION: C. Andersen—To approve Ordinance No. 09-18-2018A, related to the City of Cedar Hills procurement code, Title 1, Section 11.** Seconded by C. Ellsworth. Vote taken by roll call.

Yes    -      C. Andersen  
                  C. Bailey  
                  C. Ellsworth  
                  C. Geddes  
                  C. Miller      Motion passes.

ADJOURNMENT

This meeting was adjourned at 7:45 p.m. on a motion by C. Ellsworth, seconded by C. Andersen, and unanimously approved.

Approved by Council:  
October 16, 2018

/s/ Colleen A. Mulvey, MMC  
City Recorder