

CITY COUNCIL WORK SESSION  
Tuesday, August 19, 2008 6:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Mike McGee, Presiding  
Council Members: Ken Kirk, Marisa Wright, Eric Richardson, Jim Perry  
Konrad Hildebrandt, City Manager  
Rachel Brown, Finance Director  
David Bunker, City Engineer  
Ashley Vogelsberg, Community Services Director  
Others: Shawn Richins

This work session of the City Council of the City of Cedar Hills, having been posted throughout the City and the press notified was called to order at 6:10 p.m. by Mayor McGee.

- Discussion on the Cottonwood Well

Konrad Hildebrandt reported that Bowen and Collins have been monitoring the well very closely. Hinkle Drilling has been off-site for probably three to four weeks. They subcontracted with a local company, which is underneath the Hinkle Drilling contract. The company that has been pumping has been very cautious in not pumping too fast. The well is at least to the redundant of the Harvey Well right now in gallons per minute, which is at least 1,300 gallons per minute. The water is very murky, still muddy, and still not clear. It is producing a lot of sand and clay particulates, possibly interference from the previous well. They think they may have to continue pumping 40 additional hours above the original contract at \$3,400 an hour. Mayor McGee feels this is worth it because of the greater amount of water produced and it will also be clean. Konrad Hildebrandt stated that draw down is about 100 feet; the company feels it is acceptable at 200 feet. C. Perry said he received an e-mail saying, if they pump too much too fast, it will clog it up. David Bunker stated that they are test pumping and are about 10 hours away from the allotted test pumping hours in the original bid. It will take an additional 40 to 80 hours to develop this well. The driller is very experienced and not comfortable going fast and hard on the pumping, so he's going to back off. Right now, the well is producing over 1,600 gallons per minute. The specific yield on the well has increased from 20 gallons per minute per foot to 28 gallons per minute per foot. The City can expect it to hit the 30+ range based on continued pumping and development. If that is the case, the ranges will be between 1,800 to 2,000 gallons per minute. Fifty feet to the north is the first whole that was drilled. The driller lost three tips in that hole. Every time a tip was lost, suction was lost. That meant mud was dumped into the formation. The well is getting very turbulent water in the formation. Staff feels some of this is bleeding from the 1<sup>st</sup> hole. There is more clay content; and there is also sand, which is typical. Even Harvey Well will produce sand on the uptake. The water smells fantastic. After a minute of discharge, it is very clear. This is monitored very closely by what is seen in the bottom of the tanks. David Bunker feels Hinkle Drilling has been very professional through this. There is not a final design because the ultimate capacity of this well is unknown. The well has not been stressed to its limit. Staff should have a preliminary draft within a month to send to the State for approval. Final plans should be done mid-October. The State should give their approval by December 1<sup>st</sup>. Once this happens, the City can approve, record, and market individual lots on Cottonwood Drive by December. The well house construction and subdivision improvements will begin and could be finish by the end of March. There will be a connection to pond #17 from this well. The water from

pond #10 up to pond #12 would go directly to the upper tank and feed the upper zone only. Water will not have to be sent down from pond #12 to pond #17. This Cottonwood Well will be culinary and supplement secondary. The ultimate goal is to have a redundant source for the Harvey Well in case it goes down. Jerry Olsen from the State should approve this because the protest period is over. In the test pumping, the City is going through quite a bit of water, which is dumping into the Pleasant Grove irrigation ditch. It would cost about \$9,000 to rent equipment to pump the water into pond #18. It would cost only \$3,200 to buy the same amount of water from the C.U.P. It didn't pan out to save the water. Mayor McGee wondered if we could pump the water into the river at Heritage Park. This would be even further to pump the water.

- American Fork's Pressurized Irrigation System

David Bunker gave an update on a pressurized irrigation system that American Fork City is in the process of putting into place. American Fork City has a proposal to put an irrigation reservoir in the debris basin. They would put there pond low enough that the debris basin would still function as a debris basin. They have a prescriptive right through an irrigation ditch that goes right through the middle of the golf course (three holes) in order to get from this pond to a line that runs down 4800 West. This irrigation ditch is only four or five feet wide. Cedar Hills suggested to they stay out in the river channel, and when they hit this property line (on map), they could stay out in the City's golf course native and come straight across to their pond. That way it would be a lot less intrusive to the golf course and fairways. They would still need an easement from Cedar Hills. Mayor McGee stated that Cedar Hills would consider granting them an easement, possibly at no charge, if they abandon the other idea. C. Perry stated that he doesn't like the idea of the golf course being shut down. A representative from American Fork City said they don't want to put a pipeline in the river because of the river possibly shifting or flooding. The American Fork city engineer said they could possibly go with HDP welded pipe so there is no joint and it is flexible. Staff suggested that they bury the pipe six feet lower than the gradient. The American Fork city engineer said they could do up a proposal. They will be putting that project out to bid in mid-November. They would not be under construction until January or February. David Bunker stated that a lot of money has been put into the rock channels and they need to put this back into place when they've completed the work. Mayor McGee stated that American Fork City would have to stage equipment on both sides of the bridge. They also need to realize that at no time will they be allowed on the golf fairways. C. Richardson stated that Cedar Hills can be a lot more flexible if they are doing their work in February than in May. David Bunker stated that any specifications need to put into the easement.

- Report on Family Festival

See handouts.

Ashley Vogelsberg reported that the Family Festival had \$11,406 in ticket sales, which covered the dinner and the carnival. The race would have been self-sustaining, but there were a couple of last minute expenses. Macey's was supposed to sponsor all the food and water but didn't. Albertson's come through with part of the fruit. The City purchased the remaining fruit and all the water for the race. There was a problem with the t-shirt orders and had to order a couple. The \$10,421.63 includes the dinner, the screen for the movie, the rental fee for the lights, the lays, brownies, and half the waters. Kohler's donated the other half of the waters. Mayor McGee commented that there were lower ticket sales this year. Ashley Vogelsberg stated that there were 195 paying participants in the 10-K race. A family pass for six members was \$40, which included the dinner. The dinner alone was \$5 per person. There has been discussion to raise costs for next year. Mayor McGee stated that the

price should be \$8 per person if they are only buying a dinner. C. Perry felt the extra cost might make attendance go way down. Mayor McGee suggested \$8 per adult and \$5 per children. C. Wright was concerned that Wal-Mart and Phillips Edison fell through with donations. C. Perry stated that the contribution from Wal-Mart last year was a one-time donation. They typically give \$15,000 to a community in some form. C. Richardson stated that Phillips Edison is not in the business of making large donations. The money was a one time event. Konrad Hildebrandt stated that the City budgeted a specific amount coming in as revenue, and it wasn't met. Hopefully, there will be additional money in sales tax or other forms. The budget was the same amount of revenue as last year. The City budgets \$5,000 per festival and the rest comes from sponsor revenue. The City has \$110,000 in expenditures and \$100,000 in revenues. C. Kirk stated that the City budgeted the festival amount twice because the next festival will fall within the same fiscal year. Konrad Hildebrandt suggested that each Council member use their contacts to bring in \$3,000 for the next festival. Ashley Vogelsberg stated that the golf sponsorship of \$1,600 went towards the golf tournament. Last year, the golf tournament was supplemented \$2,000. This year the majority went through the golf budget and it broke even. Konrad Hildebrandt stated that the police did a lot of work and were in the City twice for two firework shows. Ashley Vogelsberg stated that an additional \$300 was paid for the audio/visions to come back out. Mayor McGee stated that there were not the big mortars of fireworks, but more of the next size down. C. Richardson stated that staff has a huge mountain to get the Family Festival out earlier next time. There needs to be a plan if it is going to be moved. Ashley Vogelsberg stated that as far as advertisement for next year, staff is starting an advertisement in the news letter starting this month. It will go out each month. C. Perry suggests a flyer go door to door to residents to advertise the change. David Bunker stated that there is a conflict between Cedar Hills and American Fork to use police. Because of our need for police support, this is one reason the festival date has to change. Ashley Vogelsberg stated that the Lone Peak High school band would not perform for free. C. Kirk expresses appreciation to Ashley Vogelsberg for all her work.

- Noticed agenda items for this Regular Council Meeting
- Motion to go into Executive Session, Pursuant to Utah State Code 52-4-205
- Motion to Adjourn Executive Session and Reconvene Work Session

This meeting was adjourned by Mayor McGee at 7:12 p.m.

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder