

CITY OF CEDAR HILLS JOINT CITY COUNCIL WORK SESSION
WITH PLEASANT GROVE CITY

January 24, 2012 6:00 p.m.

Pleasant Grove City Council Chambers
86 East 100 South, Pleasant Grove, Utah

Present: City of Cedar Hills:

Council Members: Gary Gygi, Jenney Rees, Stephanie Martinez, Scott Jackman
Konrad Hildebrandt, City Manager
Kim E. Holindrake, City Recorder
Brad Freeman, Fire Chief, Lone Peak Public Safety District

Pleasant Grove City:

Mayor Bruce Call
Council Members: Jay Meacham, Cindy Boyd, Cyd LeMone, Kim Robinson, Lee Jensen
Scott Dearington, City Administrator
Tina Petersen, City Attorney
Lynn Walker, Public Works Director
Dave Thomas, Deputy Fire Chief
Deon Giles, Leisure Services Director
Ken Young, Community Development Director
Degen Lewis, City Engineer
Dean Lundell, Finance Director
Tom Paul, Police Chief
John Schiess, Horrocks Engineering
Kathy Kresser, City Recorder
Colleen Mulvey, Deputy Recorder

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:00 p.m. by Mayor Call.

Discussion on 4000 North Sewer Line

Discussion on Public Safety Issues

Scott Dearington reported that the area of concern is referred to as Manila. As cities grew the areas have come into a city. The boundary lines are not general. Cedar Hills has put in a lot of infrastructure. Pleasant Grove has some infrastructure. There have been discussions as a city to get services to residents up 4000 North in Pleasant Grove, which is 9600 North in Cedar Hills. Water is there through the Manila Water Company, which will be dissolved. Secondary water in Pleasant Grove is the culinary system; there is no secondary. Cedar Hills has some secondary in the area. Pleasant Grove is turning to sewer to get it there because most houses are on septic. PRI built a subdivision and put a sewer line down through 4000 North and gave that line to Cedar Hills. Pleasant Grove has looked at how we can work with Cedar Hills and hook onto a service provided by Cedar Hills. There have been proposals in the past, but nothing has been resolved. In the last two years he has had conversations with Konrad Hildebrandt and the mayors of Cedar Hills. He sent a letter six months ago making a formal request to work something out. The response was okay to allow residents to hook on but that at some point the property would move into Cedar Hills. Pleasant Grove wants its residents to stay as Pleasant Grove residents through perpetuity. (Letter presented dated November 8, 2011) Pleasant Grove is creating a special service area

to service Pleasant Grove residents. Municipalities need to work together to avoid putting the same services in the same area.

Konrad Hildebrandt stated that the history goes way back. He has been the City Manager for Cedar Hills a little over 10 years and met with Mayor Daniels and Councilmember Boyd. There have been many meetings trying to resolve the situation. Some of the basic needs a city provides are water, sewer, and public safety. The city engineers even met to look at the infrastructure. It's Maslow's Hierarchy of Needs. These are the basic foundations of a city. This predates Mr. Lewis, but Mr. Schiess attended many of those meetings. Subcommittees were even created see what makes the most sense with Pleasant Grove. They came back stating the canal made the most sense to providing infrastructure. The two cities have worked together. Public safety is a huge issue as well. Cedar Hills paid for the developer to put this sewer line in 9600 North. In the past we have gone through various councils trying to work out the situation. There are issues like this in every city. It would be nice to work this out and come up with a solution. He advocates if you want to be a city, be a city. Stand up and be a city. Provide what a city needs to provide. If Cedar Hills is providing the infrastructure and basic needs, the residents of Cedar Hills are paying for it. It has been problematic having nonresidents on the city system. In 2007 a public hearing was negative from the Pleasant Grove residents saying they don't want to be part of Cedar Hills. The most recent attempt by Cedar Hills is saying we understand. Cedar Hills is saying hook on and not even pay a non resident fee, but when the ownership changes then the property changes to Cedar Hills. It is important that the two cities come to a conclusion on how to service both cities.

Mayor Call stated that Cedar Hills has said they want to grow to the south to the canal and asked if this is a non-negotiable issue with the Cedar Hills Council.

Scott Jackman stated he wouldn't go that far saying it's all or nothing. Aside from the infrastructure, public safety is another factor to the boundary. Accidents are reported in the middle of the mixture and often it takes longer than it should. A straighter boundary would make it a lot easier. Dispatch doesn't know where to send safety personnel. A boundary makes better sense.

Gary Gygi stated that many look at it as a political solution but it's not. He sits on the Utah Valley Dispatch board. This has become a safety issue for both cities. Borders don't have to be straight, but they have to make sense. He questioned how the borders make sense going up and down Canyon Road. You have one house in Cedar Hills and then the next in Pleasant Grove. It's a problem because there is a house a stones throw away from the Cedar Hills fire station. They don't want to be in Cedar Hills. However if they call 911 dispatch, the call is sent to Pleasant Grove. Pleasant Grove will take 8 to 10 minutes to get there where Cedar Hills will take two minutes. It's no one's fault; it's the way it is. In his mind it is a safety issue, and the cities need to make a border that makes sense. It makes perfect sense for neighboring cities to work together, and he has no problem with nonresidents hooking onto the Cedar Hills infrastructure. The secondary issue is getting bills paid. There needs to be a mechanism of shutting off their water. He believes both cities are open to liability because safety personnel didn't make it in time. The first issue is the safety, which is not a political issue.

Jenney Rees questioned why Pleasant Grove rejected the Cedar Hills proposal.

Mayor Call stated that Pleasant Grove residents don't want to be treated as nonresidents. They want their property in Pleasant Grove. The Pleasant Grove Council chose to support their residents. Part of the proposal is when the property changes hands. This was not met with a lot of hope among their residents.

He feels the only opposition from Cedar Hills is the jagged boundaries because of safety. What to do then with 4000 North? Pleasant Grove has an obligation to its residents on 4000 North to provide sewer service. Their commitment is to do that. The expensive way is to put in a Pleasant Grove owned sewer pipe, and they are prepared to do that. They are making sure to exhaust all of the possibilities. They are not in favor of carrying the tag of having those properties moving into Cedar Hills.

Kim Robinson stated that this is the first time she has heard about the public safety issue. She hadn't considered that.

Scott Jackman stated that the cities need to come up with a balance. Cedar Hills is concerned about safety, and Pleasant Grove is concerned about getting services to its residents. An interlocal agreement could easily resolve the issues. Pleasant Grove needs to get services to their residents, and Cedar Hills needs to protect their residents.

Tom Paul stated that the response time is further but a good time. Pleasant Grove recently shared the fire station in Cedar Hills. They are willing to cooperate in any way.

Dave Thomas stated that he can't answer the dispatch issue. Pleasant Grove has its own dispatch service and doesn't have the delays as the county. There is no hand off or delay when a Pleasant Grove resident calls in an emergency.

Brad Freeman reported that the Lone Peak Public Safety District works through the Utah Valley Dispatch. They are working through some bugs, and in a few months there won't be a delay. There is about a 1 to 1.5 minute delay. There is other talk between the fire chiefs in the metro meetings. The big problem is there are two dispatch centers.

Stephanie Martinez stated that this is really a concern not only for the residents of Pleasant Grove but for the residents of Cedar Hills. Discussions have been about an easy border to read. It's not an end all with the canal or nothing. She witnessed an accident and luckily he survived. But people didn't know what city they were in or what street they were on. It took over six minutes for Pleasant Grove to arrive, and they were one minute from the Cedar Hills station. Borders are a huge concern with public safety for both cities. It is a huge concern. Cedar Hills needs to make it an easier border.

Mayor Call stated that there are individuals who have preferences, which may be Cedar Hills or Pleasant Grove. The trick is not violating the will of the people. You need to factor that in. We can't just wish that things were different.

Gary Gygi asked if the boundary issues were a nonstarter with Pleasant Grove. It sounds as if those issues are not being looked at the same. In his mind you can't talk about illegal immigration without talking about securing the borders. In looking at this, it doesn't make a lot of sense to talk about infrastructure without talking about the border issues at the same time. They are related. The delay in handoff, which is about a minute, still doesn't get resolved if someone were to call a block away from Cedar Hills when they are a Pleasant Grove resident. Pleasant Grove is eight minutes away whereas Cedar Hills is two minutes away.

Cyd LeMone asked to talk about the infrastructure and allowing the ten residents to connect to the sewer. Then move on to the safety issues. She asked if the cities could find common ground or an

agreement to allow them to pipe in. Then the cities can move on to the safety issues. She realizes the boundaries are all messed up.

Gary Gygi stated that the cities could. But his observation of business and government is if something isn't dealt with, it gets pushed under the carpet. If the cities deal with the border issue and not the safety issue, then he would want some assurance that the cities will come back to the safety issue.

Cindy Boyd asked if the Cedar Hills annexation policy declaration included these areas. Konrad Hildebrandt stated it is included to the canal. Cindy Boyd stated that often time she has heard that dispatch time anywhere in Pleasant Grove is not nine minutes and thought it was three minutes to anyone.

Dave Thomas stated that they ran a couple of tests with truck 71 and were under a six minute arrival time from the Pleasant Grove station to the Cedar Hills station. The national standard is eight minutes. The trucks have maps and GPS to guide personnel to incidents. All cities have a mutual aid agreement. He, Chief Sanderson, and Chief Freeman have talked about sharing the Cedar Hills station, but it has to be fiscally achievable first.

Brad Freeman stated that the problem is on a medical call. It's not automatic aid or mutual aid. If it's Pleasant Grove, it's dispatched from Pleasant Grove. It's the way the dispatch system works. Mutual aid is when personnel are already out so dispatch sends the call elsewhere. Structure fires are stacked so multiple entities are dispatched. Medical calls are not done this way yet. There would be about a one minute added delay.

Mayor Call asked if the boundaries never changed, couldn't it be arranged that anyone who calls for medical assistance north of the canal is responded to by the Lone Peak Public Safety District.

Tom Paul stated that it's based on the 911 system and telephone numbers are programmed in to the system.

Brad Freeman stated that a 911 call is programmed to go to a specific dispatch center for all emergency calls. If you program a home north of the canal to go to Utah Valley Dispatch, that's fine for EMS and fire; but police is not serviced through Lone Peak Public Safety District. Automatic aid could be done where both stations are dispatched. It's all or nothing with the calls.

Mayor Call stated that it seems like there is hopeful resolution here. This is a topic for another time, but if police is contracted with Pleasant Grove and not American Fork the problem is solved. This makes the boundary superfluous.

Gary Gygi asked if the suggestion is that the solution rests on Cedar Hills changing police service to Pleasant Grove.

Mayor Call stated not at all. This could be addressed at a later point. An interlocal agreement could extend to public safety as well as infrastructure services. He feels this is a technology solution.

Brad Freeman stated that there has been talk about forming a bigger fire district on the north end.

Konrad Hildebrandt stated that back on the sewer issue, Pleasant Grove talked about putting in sewer on 4000 North. He asked if Pleasant Grove was willing and ready to put in sewer, extra lines, all the way up to Wedgewood and Cedar Hills Drive and Canyon Road. He asked if this was the Council's position in treating all the Pleasant Grove residents the same. That's a lot of money.

Scott Dearington stated that whatever the city does on 4000 North will set the precedence. Residents are being told that they will have a payment.

Lee Jensen stated that this council does not want to treat any citizen different than another as far as services are provided. If they can't provide the services the same for one citizen, they will find a way to provide that service another way. Residents north of the canal use culinary water for secondary water but pay as if it is secondary water. If they can't work out a commitment with Cedar Hills, their commitment is to provide sewer service to their residents. They are looking for solutions.

Mayor Call stated that they sat down with their Pleasant Grove residents and laid out the entire costs. They are aware and know that Pleasant Grove will not pay the full cost.

Jenney Rees is interested in hearing more about option 3.

Mayor Call stated that it comes down to a cost benefit analysis. If Pleasant Grove took on 100% of the cost of putting in the sewer line, the cost is about \$400,000. Is there a way it would only cost them \$100,000 because they made \$10,000 payments to Cedar Hills every year for 10 years? It is financially beneficial to Cedar Hills and to Pleasant Grove because they save a good chunk of money by not duplicating lines.

Stephanie Martinez asked what happens when the resident stops paying the sewer bill. What recourse does Cedar Hills have?

Mayor Call stated that it's not a difficult question. One solution is that Pleasant Grove pays the fees to Cedar Hills and then deals with the Pleasant Grove resident.

Cindy Boyd stated that there are currently 10 homes on 4000 North, but the acreage would constitute about 25 hookups.

Mayor Call stated that an exact date has not been set to install the sewer lines. They wanted to have this meeting first but do want it to be quick. Pleasant Grove residents have seen council members come and go and come and go. They want to take care of the issue. As a recap everyone recognizes there is a severe public safety issue. There are technology solutions to handle most of this. Cedar Hills recognizes that Pleasant Grove is absolutely committed to provide the sewer service one way or another. One solution may be Pleasant Grove paying a premium for some time.

Gary Gygi stated that he feels option #3 can be worked out. He is less optimistic that the technology issues are that easily fixed. The fix may not cost less. This needs to be addressed.

Scott Jackman stated that there seems to be an underlying issue that has been going on for a very, very long time. He hears it when people talk. There is this huge history of animosity towards each other. He feels this hasn't been quite worked out and wants to put it behind. Manila Water is an excellent example

of this. It's getting old. The residents of both cities are the ones who suffer. This may be a good way to start in solving this. How can we benefit each other rather than protect our turf, so to speak.

Cyd LeMone stated that she is new and doesn't know what has happened in the past. She wants to move forward. It is costly to spend that kind of money for a redundant line. It's not fair to the residents. She feels it is irresponsible of both cities when there is a sewer line and an agreement can't be met. We need to start fresh. We were elected to serve the residents.

Mayor Call stated that this has been a great step in understanding the public safety issue. If there is a feasible technology solution, a lot of the animosity evaporates. We are taking care of the residents at that point.

Cindy Boyd stated that coming together tonight was great. There have been other great joint issues between Pleasant Grove and Cedar Hills. Let's get it worked out and be positive. No more animosity. Let's finalize issues and move on.

Kim Robinson stated that this meeting has opened some dialogue. She hadn't given the public safety issue very much thought. Manila has a rich history; Pleasant Grove has a rich history. She was on line reviewing the Cedar Hills history. Redundancy of the sewer line doesn't make sense. The dialogue is rich and can move forward.

Mayor Call stated that the next step is for staff to work on a technology solution and in parallel look at option #3.

Other Business

Stephanie Martinez stated that the Cedar Hills Family Festival is a week before Strawberry Days. She would like to see neighboring cities involved. It is a week of activities with a swim day, fireworks, battle of the bands, skating night, movie in the park, golf tournament, parade, and carnival with activities.

Mountain Association of Government – There are projects the two cities can propose together. The initial concept reports are due in two weeks.

This work session was adjourned at 7:10 p.m. on a motion by Lee Jensen, seconded by Stephanie Martinez, and unanimously approved.

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