

CITY COUNCIL WORK SESSION
Tuesday, August 4, 2015 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council: Rob Crawley, Jenney Rees, Daniel Zappala, Mike Geddes (6:07 p.m.)
Absent/Excused: Trent Augustus, David Bunker
Chandler Goodwin, Assistant City Manager
Greg Gordon, Recreation Director
Jeff Maag, Public Works Director
David Shaw, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Sam Liddiard

WORK SESSION

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:02 p.m. by Mayor Gygi.

Use of Community Recreation Center

Greg Gordon stated that he is seeking the Council's direction regarding residents renting space at the Community Recreation Center. Staff has been working with Diane Farr on some IFA community classes, as well as with other residents who rent the space for boot camps, Zumba classes, tumbling classes, baby showers and missionary farewells. C. Zappala asked if residents are paying the full rate when renting space for missionary farewells. Greg Gordon answered that there are different forms depending on the room being rented. Furthermore, hourly rates vary on the weekends versus weekdays.

C. Rees stated that she would like to see information on how many residents have utilized the Vista Room over the past 12 months. Specifically, she'd like to see how frequently the room is rented on Mondays and Tuesdays for receptions. She referenced discussions which took place during the Planning Retreat, and recalled that the Council decided to prioritize community over revenue events. She acknowledged that perhaps the City didn't budget properly, in which case, corrections need to be made. Citizens have expressed to C. Rees that it appears that the Community Center's top priority is to generate revenue, even though the ongoing expenses of the facility are being paid with tax dollars. Greg Gordon responded that staff is willing to make any adjustments that the Council deems necessary.

C. Crawley remarked that in reviewing the calendar, it appears that the room is consistently booked every weekend. Thursdays are also popular; however, Monday through Wednesday is slower, with the exception of City Council meetings. He suggested reducing resident rates significantly at the beginning of the week. C. Zappala commented that there is a difference between a community-wide event versus a resident event. From the residents' perspective, they don't have many events to attend at the Community Center. He added to C. Rees's remarks by stating that at the Planning Retreat the Council discussed making community-wide events a higher priority for the facility.

Staff and Council discussed the possibility of only allowing residents to book events after 3:00 p.m. or later, to enable larger events such as golf tournaments to take place during the day. C. Rees was of the opinion that they should be able to find a happy medium, because from a budget perspective the City can only sponsor one community event per quarter. For example, the Santa party and community breakfast cost anywhere between \$400 to \$800. Chandler Goodwin mentioned that the Beautification, Recreation, Parks and Trails Committee sponsors these events and recruiting sufficient volunteer manpower is oftentimes problematic.

C. Rees expressed that she would like to see larger scale community events once a quarter, and also find activities that can take place in the basement, such as scouting merit badges. She suggested that the Vista Room be made available on Mondays and Tuesdays for residents at a significantly discounted rate, and still have some revenue generated Wednesday through Saturday from weddings and receptions. C. Zappala added that the room could be made available the other days as well, provided that no other activities are scheduled. Mayor Gygi agreed that this would be a reasonable compromise, and suggested that at the end of the year the Council discuss the possibility of moving Council meetings to Wednesday nights.

C. Crawley agreed that the resident rental rates should be lowered significantly Monday through Wednesday. He also noticed that Saturday mornings are usually vacant, and suggested that the City offer occasional Saturday morning activities for teens. Greg Gordon commented that finding sufficient storage space is an issue. Furthermore, wedding parties like to come early to set up. C. Geddes felt that the current rates are reasonable. Mayor Gygi agreed that the market indicates that their rental rates are priced correctly; however, there is capacity within the schedule of the building to make it available at a much more discounted rate. C. Geddes remarked that he would prefer to see golf tournaments over smaller activities. Mayor Gygi stated that if a building schedule is created, then both types of activities should be able to take place.

C. Zappala commented that he would like to have the downstairs decorated in order to make it more attractive for residents. There have been discussions with the Arts Committee regarding the usage of walls for an art gallery. C. Zappala would also like to see better advertising of the resident rates, especially if the rates and building schedule are modified. He suggested that staff create a separate resident-only rate sheet that is separate from the regular rate sheet. Lastly, C. Zappala suggested that the grill space be re-purposed in a way that makes it more available for the general public. C. Crawley asked if there was anyone interested in using the grill space for a restaurant, and it was noted that more RFPs will be sent out tomorrow.

Drainage Easement Modification

Chandler Goodwin presented a plat map for Canyon Heights Plat B, the Silver Lake Drive portion. He identified a 30 foot drainage public utility easement in between Lots 23 and 24 on the east side, and noted that there is an existing home on Lot 23, whereas Lot 24 is vacant. Several weeks ago, a prospective homebuyer approached the City because they found that the home on Lot 23 encroaches on the easement by about five feet. Currently there aren't any utilities running through the easement, however it is a possible that they could run through the

area in the future. Staff proposed that the portion of the easement where the home sits be vacated.

In response to a question from C. Zappala, Chandler Goodwin indicated that a sewer easement might go in the area towards the west. A drainage easement on that portion is also a possibility. C. Rees asked why this home was built on the easement, and Chandler Goodwin did not know the exact answer. He noted that the house was built 15 years ago, and guessed that when the foundation was laid for the home, the builders pulled their measurements from the wrong property line.

Mayor Gygi called for a motion to go into a Closed Session to discuss pending or reasonably imminent litigation.

MOTION: C. Rees—To go into a Closed Session pursuant to Utah State Code 52-4-204 and 52-4-205(1)(c) to discuss pending or reasonably imminent litigation. Seconded by C. Crawley. (6:35 p.m.)

David Shaw stated that the location needs to be included as part of the motion.

AMEND MOTION: C. Rees—To go into a Closed Session located here in this room pursuant to Utah State Code 52-4-204 and 52-4-205(1)(c) to discuss pending or reasonably imminent litigation. Seconded by C. Crawley.

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

*** CLOSED SESSION ***

MOTION: C. Rees—To adjourn Closed Session and Reconvene City Council Work Session Meeting. Seconded by C. Zappala. (6:46 p.m.)

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

This work session was adjourned at 6:46 p.m. by Mayor Gygi.

/s/ Colleen A. Mulvey, MMC
City Recorder