

## CITY COUNCIL WORK SESSION

Tuesday, November 20, 2018 6:00 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  
Greg Gordon, Recreation Director  
Jeff Maag, Public Works Director  
Joel Wright, City Attorney  
Colleen Mulvey, City Recorder  
Others: Lt. Gregg Ludlow

This work session meeting 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 Rees.

### 1. Harvey Park Financing

Chandler Goodwin provided handouts and spreadsheets on the park's financing, and explained that the City would take over the park by July 2020. They received bids from 18 different firms. Tech One was one of the firms the City would be working with for the park's development.

Mr. Louw said he assumed half of the project would be done by seasonal employees and half would be done by Tech One. Mr. Goodwin said they needed to refine who would be doing the work. One of the biggest expenses would be the Chris Wilkinson maintenance contract. Incorporating Harvey Park would add 12 acres to their contract.

Mr. Goodwin explained there were no new revenue streams, and staff was trying to find a method that was revenue neutral. Mr. Louw said he considered all the City's finances while considering the finances for the parks. Existing employees would be used for the maintenance of the park. Mr. Goodwin said the City was exhausting all of its options to fund the park.

C. Geddes asked if there was any activity on the new development with the proposed 80 homes. Mr. Goodwin stated that this development was planning on breaking ground in February; they were currently waiting for water rights. A plan from Openshaw was also expected.

Mr. Goodwin explained that staff was exploring the option of building the park without an outside firm. C. Geddes stated they had the talent to build the park, to which Mr. Goodwin responded the talent was not the issue. They were mostly concerned with the hours to which they could commit. He said the item of awarding bids will be on the December 18<sup>th</sup> agenda.

Mayor Rees asked about the water rights. Mr. Goodwin responded they had the irrigation rights that would be used for Harvey Park. He did not think they needed to purchase any more, and he

noted they needed to do a water study. In response to a question from Mayor Rees, Mr. Louw responded there were three funding sources for the park: the street impact fee, capital projects fund, and the storm drain funds. He noted their legal issues were over, and staff was working on any methods to keep the costs low. They were estimating \$30,000 to \$35,000 in maintenance. Additionally, staff estimated a \$40,000 change to Chris Wilkinson's contract.

C. Geddes said they had done an incredible job. Mr. Goodwin thanked members of the staff for their work on the park project.

C. Andersen asked if they had liability insurance and if it was included in the costs. Mr. Goodwin responded in the affirmative. He noted liability was different for public parks. Mayor Rees said the City was only liable if the equipment was faulty.

**MOTION: C. Andersen—To go into Closed Session pursuant to State Code 52-4-204 and 52-4-205 (1)(d) to discuss the purchase, exchange or lease of real property. This meeting will be held in the Cedar Hills Community Recreation Center.** Seconded by C. Geddes.  
Vote taken by roll call. (6:29 p.m.)

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

**MOTION: C. Ellsworth—To adjourn the Closed Session and reconvene the Work Session.**  
Seconded by C. Andersen. (6:48 p.m.)

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

This meeting was adjourned at 6:50 p.m. on a motion by C. Ellsworth, seconded by C. Andersen, and unanimously approved.

Approved by Council:  
December 18, 2018

/s/ Colleen A. Mulvey, MMC  
City Recorder