

PUBLIC HEARING AND CITY COUNCIL MEETING  
Tuesday, June 17, 2008 7:00 p.m.  
Public Safety Building  
3925 W Cedar Hills Drive, Cedar Hills, Utah

*This meeting may be held electronically via telephone to permit one or more of the council members to participate.*

Present: Mayor Mike McGee, Presiding  
Council Members: Ken Kirk, Eric Richardson, Charelle Bowman (partial via telephone)  
Kim Holindrake, City Recorder  
David Bunker, City Engineer  
Rachel Brown, Finance Director  
Ashley Vogelsberg, Community Services Director  
Courtney Hammond, City Meeting Transcriber  
Others: Cliff Chandler, Scott Jackman, Caleb Warnock, Jessica Jensen, Cambri McDonald,  
Brianna Burraston, Jordan Boone, Jeffrey Jenkins, Ken Cromar

**COUNCIL MEETING**

1. This meeting of the City Council of the City of Cedar Hills, having been posted throughout the City and the press notified, was called to order 7:05 p.m. by Mayor McGee.

Invocation given by C. Richardson

Pledge of Allegiance led by C. Kirk

2. Public Comment (7:05 p.m.)

No comments.

**PUBLIC HEARINGS**

3. Amendments to the Fiscal Year 2008 Budget (July 1, 2007 to June 30, 2008) (7:06 p.m.)

No comments.

**CONSENT AGENDA**

4. Minutes from the June 3, 2008, Public Hearing and Regular City Council Meeting (7:06 p.m.)

**MOTION: C. Richardson - To approve the consent agenda, as amended.** Seconded by C. Kirk.

Yes - C. Bowman  
C. Kirk  
C. Richardson

Motion passes.

## SCHEDULED ITEMS

### 5. Introduce the Youth City Council (7:07 p.m.)

See handouts.

#### Staff Presentation:

Ashley Vogelsberg introduced the Youth City Council members: Brianne Burraston, Cambri, Mc/Donald, Jordan Boone, and Jessica Jensen. There were several other council members who could not attend.

### 6. Review/Action on Golf Course Reconfiguration (7:10 p.m.)

See handouts.

#### Staff Presentation:

David Bunker stated that the City has received two proposals from Century 21 Harmon and NAI. Konrad Hildebrandt prefers Century 21 Harmon. There was a section of concrete on hole 15 that was sloughing. The contractor re-poured the cart path. The City and the contractor split the cost of the reinstallation.

#### Council Discussion:

- C. Kirk would like to see a realtor bid awarded so the sale process can move forward quickly. He suggested that Konrad make the selection and notify Council by email in order to speed the process, especially since the Council has already approved the action and amount that would be accepted.

### 7. Review/Action on Resolution Adopting the 2008-2009 Real and Personal Property Tax Levy (7:16 p.m.)

See handouts.

#### Staff Presentation:

Rachel Brown stated that the county calculated tax rate was .001715.

#### Council Discussion:

- C. Richardson stated that his philosophy is that the tax rate should stay the same to reflect the market. Keeping the rate last year meant an increase in revenue. This year the City would lose about \$10,000 in revenue because the assessed value went down.
- Mayor McGee stated that it would be difficult to provide the same services with lower property tax revenue and increased costs because of inflation.
- C. Bowman stated that she voted against increasing taxes last year. She thinks that the Wal-Mart sales tax will make up for any decreased tax revenue.

5-minute break (7:35 p.m.)

Meeting reconvened with C. Bowman present in person. (7:47 p.m.)

- C. Bowman stated that she thinks it's okay to collect less, because it is only \$10,000 less.

- C. Kirk stated that the cost of living and services have not dropped, even though property values have. The City still needs to provide the same services at a higher cost. Decreasing tax revenue will not help provide those services.
- Mayor McGee stated that he would support decreasing tax revenue if library expenses were cut.

**MOTION: C. Bowman - To move item 8 before 7.** Seconded by C. Richardson.

Yes - C. Bowman  
 C. Kirk  
 C. Richardson Motion passes.

8. Review/Action on Resolution Adopting the Fiscal Year 2009 Budget (July 1, 2008 to June 30, 2009)  
 (8:03 p.m.)

See handouts.

Council Discussion:

- C. Bowman stated that she wants the recreation feasibility study presented to the City Council prior to being spent. She would like to see the name for the pump house park changed to Bayhill Drive Park in the budget.
- C. Richardson stated that he believes the City will receive more sales tax revenue than reflected in the budget. His estimate for Sales & Use Tax Revenue is \$920,000, estimating \$820,000 for population based sales tax revenue and \$100,000 (\$50,000 per quarter for two quarters) from Wal-Mart.
- Mayor McGee stated that the Wal-Mart foreman informed him the opening wouldn't be until 2009.
- C. Kirk is afraid that C. Richardson's estimate is a guess that is overly optimistic, and he doesn't want to rely on optimistic numbers.
- Rachel Brown stated that staff used a conservative estimate of \$50,000 for point of sale revenue. The Council has asked the staff to be less conservative in this budget. Consequently, this budget is already less conservative and tight. She is uncomfortable making it even less conservative. She is concerned that the City runs the risk of having the unrestricted fund balance go down. She is opposed to increasing the point of sale revenue estimates.
- C. Richardson stated that he would like to see 10-41-150 increased by \$72,000 to allow City Council and the Mayor the opportunity to participate in employee benefits, primarily health and dental. Other cities offer benefits. Officials need to take time off of work to do the job. He worries that lack of remuneration limits the amount of people who are willing to run for office. In the past, he has voted against raising salaries because he didn't feel compensation affected the people willing to run for office. In talking to people, most are unwilling to do the job. They don't want to spend time away from family, work, and hobbies. As a result, he feels like money should be earmarked to provide benefits to elected officials. He wants to do it now, when it isn't an election year, and thus is not a political issue.
- C. Kirk stated that Council members and the Mayor are not full time positions. He thinks that adding \$72,000 in other benefits may give the appearance of wrongdoing. He would rather be upfront about changing the salary instead of adding something under "other benefits." Benefits are usually reserved for full-time, tenured positions.

- C. Bowman stated that she would prefer to look at compensation rather than add health benefits.
- Mayor McGee stated that she would prefer to see a higher compensation with which an official can purchase better/added insurance. If you took the current salary wages and doubled it, it would be a dramatic increase and still \$48,000 less than adding health benefits.
- C. Richardson asked for the following changes to the FY 2009 budget:
  - 10-40-305, Legal Services: Decreased by \$10,000. The City spent a lot of money on golf course reconfiguration and Harvey Park. He is hopeful that the bulk of those legal services are done. He does want the Council to not spend money on needed legal services. Rachel Brown said that this year the City will be \$25,000 over budget on legal expenses making a \$10,000 decrease a net decrease of \$35,000.
  - 10-64-240, Park Supplies & Maintenance: Decrease by \$5,000. There is always some extra money that doesn't get spent. He would like to use that money for trees, and specifically budget money for tree replacement. He would like a new line item of \$5,000 for trees.
  - 10-65-500, Library Expenses: Decrease by \$13,625. Since the City has no library system, he would like to provide some reimbursement. Staff will decide how to disburse the money.
  - 10-65-120, Part Time Community Services Salary & Wages: Decrease by \$10,470.
  - 10-60-215, Contract Labor in Building and Zoning: Remove entire amount of \$6,500.
  - Increase Sales & Use Tax revenue to \$899,855.
  - 10-65-605, Youth City Council: Decrease by \$550.
  - 10-65-300, Recreation Expenses: Decrease by \$2,000.
  - 10-55-400, Police Services: Decrease by \$15,588, and create a new line item of \$15,588 for Other Public Safety.
  - Motor Vehicle Revenue: Increase from \$112,000 to \$120,000.
  - Create a new line item of 10-41-111, Miscellaneous, for \$72,000.

**MOTION: C. Richardson - To adopt Resolution 6-17-2008A, a Resolution adopting the 2008–2009 Fiscal Year Budget for the City of Cedar Hills, Utah, subject to the feasibility study being presented to the City Council before approval before being spent, a presentation by the City Manager on 10-41-111 or replacement number, and subject to a report back from City Administration on library expense policy.** Seconded by C. Kirk.

**AMEND MOTION: C. Richardson - Also subject to adopting motor vehicle taxes at \$120,000, sales tax revenue at \$905,667, and property taxes at \$692,188.** No second. Amended motion dies.

Further discussion and clarification.

**AMEND MOTION: C. Richardson - Also subject to adopting motor vehicle taxes at \$120,000, sales tax revenue at \$905,667, and property taxes at \$692,188.** Seconded by C. Kirk. Vote taken by roll call.

Yes	-	C. Bowman	
		C. Kirk	
		C. Richardson	Motion passes.

7. Review/Action on Resolution Adopting the 2008-2009 Real and Personal Property Tax Levy (10:55 p.m.)

See handouts.

**MOTION: C. Kirk - To adopt Resolution 6-17-2008B, a resolution setting the total property tax levy assessed upon real and personal property for general governmental purposes for the 2008–2009 tax year for the City of Cedar Hills, Utah at a rate of .00169 and the GO bond levy at .000942 for a total of .002632.** Seconded by C. Bowman. Vote taken by roll call.

Yes - C. Bowman  
C. Kirk  
C. Richardson Motion passes.

**MOTION: C. Kirk - To extend the regular council meeting until 11:30.** Seconded by C. Richardson.

Yes - C. Bowman  
C. Kirk  
C. Richardson Motion passes.

9. Review/Action on Amendments to the Fiscal Year 2008 Budget (July 1, 2007 to June 30, 2008) (11:00 p.m.)

See handouts.

Staff Presentation:

Rachel Brown stated that Solid Waste Services were underbudgeted. The Building and Zoning assistant moved to a full-time position. Legal services expenditures are over budget. The waterline service road improvements need to be budgeted at \$80,000, which will get the service line to Timpanogos Cove. Taking it further would change the budget amendment to \$130,000. There is a Bond Administration Fee that needs to be moved from the Water and Sewer Fund to Capital Projects. The golf course phone expense needs to be increased by \$3,500. Golf Course Reconfiguration needs to be increased by \$150,000.

Council Discussion:

- The Council would like to see the Waterline Service Road extended bringing the budget amendment to \$130,000.

**MOTION: C. Richardson - To approve Resolution 6-17-2008C, as re-amended, a resolution adopting the amended 2007–2008 Fiscal Year Budget for the City of Cedar Hills, Utah.** Seconded by C. Bowman. Vote taken by roll call.

Yes - C. Bowman  
C. Kirk  
C. Richardson Motion passes.

10. Review/Action on a Park and Recreation (PAR) Tax (11:13 p.m.)

See handouts.

**MOTION: C. Richardson - To approve Resolution 6-1672008D, subject to renaming all references to PAR to CARE, Community Arts and Recreation or PAR tax, as may be required, and referring to it as the CARE tax on all City documents, except those that are official.** Seconded by C. Bowman.

Council Discussion:

- C. Kirk stated that the meeting date mentioned in section 16, second paragraph, should be changed to November 18.
- C. Bowman stated that she does not like language that may suggest to residents that the tax be used for the golf course. It will not pay for the golf course.

Yes - C. Bowman  
C. Kirk  
C. Richardson Motion passes.

Further Discussion:

- C. Bowman would like a good community outreach to educate the residents about this tax.

11. City Manager Report and Discussion (11:22 p.m.)

No report.

MAYOR AND COUNCIL REPORTS

12. Board and Committee Reports (11:22 p.m.)

- C. Bowman: The Parks and Trails Committee hosted National Trails Day. It will be bigger and better every year. The Committee also discussed the adopt-a-flowerbed program.
- C. Kirk: There are some errors on the golf course score card with strokes per hole. Regarding the City organizational chart, he stated that this looks good but the assistant city manager, which is presently vacant, should fall under the city manager and direct all of those branches. He sees the assistant manager focusing on one department ie. HR, City Recorder, front desk area. It seems out of context.

EXECUTIVE SESSION

- 13. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-5
- 14. Motion to Adjourn Executive Session and Reconvene City Council Meeting

No Executive Session.

ADJOURNMENT

15. Adjourn

This meeting was adjourned at 11:27 p.m. on a motion by C. Bowman, seconded by C. Kirk and unanimously approved.

Approved by Council:  
July 8, 2008

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