

CITY COUNCIL MEETING
Tuesday, July 10, 2012 7:00 p.m.
Community Recreation Center
10640 N Club House Drive, Cedar Hills, Utah

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

NOTICE is hereby given that the City Council of the City of Cedar Hills, Utah, will hold public hearings in connection with their Regular City Council Meeting on Tuesday, July 10, 2012, beginning at 7:00 p.m.

COUNCIL MEETING

1. Call to Order, Invocation and Pledge
2. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

CONSENT AGENDA

3. Minutes from the May 15, 2012 Town Hall Meeting and City Council Meeting; June 5, 2012 City Council Meeting and Public Hearing

CITY REPORTS

4. City Manager
5. Mayor and Council

SCHEDULED ITEMS

6. Discussion on Metropolitan Water District Easement Exchange
7. Review of City's Emergency Action Plan
8. Review/Discussion on Further Consideration of the \$890,000 Utility Revenue Refunding Bonds, Series 2009 and the \$5,725,000 General Obligation Refunding Bonds, Series 2005
9. Discussion on Recreation Center Basement

EXECUTIVE SESSION

10. Motion to go into Executive Session, Pursuant to Utah State Code 52-4-204 and 52-4-205
* * * EXECUTIVE SESSION * * *
11. Motion to Adjourn Executive Session and Reconvene City Council Meeting

ADJOURNMENT

12. Adjourn

Gretchen F. Gordon, Deputy City Recorder

- Supporting documentation for this agenda is posted on the City's Web Site at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting to be held.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, Acting City Manager
DATE:	7/10/2012

City Council Agenda Item

SUBJECT:	Metropolitan Water District Easement Modification
APPLICANT PRESENTATION:	Ammon Allen, P.E.
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: Ammon Allen from the Metropolitan Water District of Salt Lake and Sandy will be in attendance to discuss the current easement issues along the District pipeline. Mr. Allen will also present a proposal to modify the current location of the District right-of-way to shift it to the east, out of the rear yards of the homes on Silver Lake Drive and portions of Canyon Heights Drive.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: District documents showing easement and right-of-way locations.	
RECOMMENDATION: Staff recommends the City Council consider the Easement and right of way modifications.	
MOTION: This item is a discussion item only. No motion is necessary at this time.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, Acting City Manager
DATE:	7/10/2012

City Council Agenda Item

SUBJECT:	Cedar Hills Emergency Action Plan
APPLICANT PRESENTATION:	Chief Brad Freeman and Lt. Sam Liddiard
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: With the recent developments of the Quail Fire in Alpine, the realization that Cedar Hills is also at high risk has been heightened. I spoke with Chief Freeman and Lt. Liddiard about the City's Emergency Action Plan (EAP) in case of a disaster. Currently the City is using the LPPSD action plan as a guide. The City should consider using that plan or developing a new EAP for the future. The Chief and the Lieutenant will speak about the current LPSSD plan and how Cedar Hills can implement an emergency plan in case of disaster or emergency. The Chief has discussed the high potential for fire in Cedar Hills. With a majority of the summer months remaining, and with the extremely dry conditions, there remains a high potential for a fire related disaster in our foothills.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: LPPSD Emergency Action Plan will be discussed.	
RECOMMENDATION: Staff recommends the City Council consider the Emergency Action Plan as presented by Chief Freeman and Lt. Liddiard.	
MOTION: This item is a discussion item only. No motion is necessary at this time.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, Acting City Manager
DATE:	7/10/2012

City Council Agenda Item

SUBJECT:	Utility Revenue Refunding Bonds
APPLICANT PRESENTATION:	Mark Edminster, Eric Johnson
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: On May 15, 2012, the City adopted the Parameters Resolution 5-15-2012 C. The parameters set forth the intent to meet requirements to refund the City's General Obligation Refunding Bonds series 2005 and/or the Utility Revenue Refunding Bonds at lower interest rates and related matters. Some of the items discussed on May 15, include the 10 year call period, the escrow costs for defeasement, and the timing of bonding to reduce negative arbitrage. Mr. Edminster and Johnson can speak in depth on the City's plan to proceed if approved.	
PREVIOUS LEGISLATIVE ACTION: The City started the process of General Obligation Bond Refund by adopting the Parameters Resolution.	
FISCAL IMPACT: To be determined.	
SUPPORTING DOCUMENTS: None.	
RECOMMENDATION: Staff recommends the City Council consider the additional information of the parameters resolution and continuing with the process of refunding the General Obligation Refunding Bonds and Utility Revenue Refunding Bonds at a lower interest rate .	
MOTION: This item is a discussion item only. No motion is necessary at this time.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, Acting City Manager
DATE:	7/10/2012

City Council Agenda Item

SUBJECT:	Recreation Center Basement
APPLICANT PRESENTATION:	Mayor Pro-Tem Martinez, Councilmember Augustus
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: Development of final programming for the recreation center basement will determine the components of the final construction plans. Current plans include a small weight and cardio workout area, a small climbing/bouldering wall facility, and fitness and dance class workout area.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: To be determined. Estimates are currently in the range of \$200k to \$300k, but will vary with final programming schedules.	
SUPPORTING DOCUMENTS: N/A.	
RECOMMENDATION: Staff recommends the City Council consider the status of finalizing programming for the recreation center basement and proceeding to construction. Timing of construction completion should also be considered.	
MOTION: This item is a discussion item only. No motion is necessary at this time.	