

SPECIAL CITY COUNCIL MEETING
Tuesday, November 23, 2010 6:00 p.m.
Public Safety Building
3925 W Cedar Hills Drive, Cedar Hills, Utah

Present: Mayor Eric Richardson, Presiding
Council Members: Scott Jackman, Ken Kirk, Stephanie Martinez, Jim Perry, Marisa Wright
Konrad Hildebrandt, City Manager
Cathy D. Larsen, Deputy Recorder
Others: Jay Taggart (Curtis Minor Architecture), Trent Augustus, Natalie Scott, Mary Ewer, Richard Hancock, Karen Herd, Hailey Herd, McKenna Herd, Cory Griffiths, Travis Flygare, Dani Smith, Deon Sagers, Dave Sagers, Christian Sagers, Wade Robison, Bobbie Robison, Ken Cromar, Jerry Dearinger, Rick Spurrier, Joel Wright, Cato Jones, Tod Bybee, Warren Wright, Debbie Juelch, Curt Crosby, Jeanne Mather, Lamar Dahl, Marilyn Dahl, Barbara Christiansen (Daily Herald)

COUNCIL MEETING

1. This meeting 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 Richardson.

Invocation given by C. Perry.

Pledge of Allegiance led by C. Jackman.

SCHEDULED ITEMS

2. Review/Action Regarding the Community Events and Recreation Center

Public Comment:

Natalie Scott: Ms. Scott stated she has had discussions regarding the children and teens library. C. Wright has amazing ideas. She believes a library would be a great benefit to the community. It would also bring in cultural events. She is an artist and designer and does murals and large rooms. She would be willing to donate her time to help this come about. Reading is recreation to a lot of people. The recreation funds should be used to fund this library. It is ridiculous to continue to argue about whether or not the golf course was foolish. We have it. Let's live with it. Let's make the best of a bad situation. Let's put a good facility up there that can help bring events to the golf course and help make it profitable. Moving forward on this issue would be very beneficial to the community.

Karen Herd: Ms. Herd is for a children's library. She served on the Blue Ribbon Committee and feels many of the residents on the Committee didn't understand the ongoing financial obligation. She would like to stick with Phase 1 of the plans and incorporate a children's library. She has pretty intense readers in her household. Having a community library within walking distance would be very desirable to her family. This would also give the community at large a reason to buy in to spending more money for the golf course. Although, there are many people who don't want to see one more dime spent there. A children and teen library has a broader appeal and gives them a reason to buy in. Her daughter McKenna just started kindergarten and is reading. The more opportunities she has to get her hands on books the better. She would like to see actual hard books and not electronic media. Actual books are important to small readers.

Haley Herd: Haley stated she reads a lot and has to go all the way to Pleasant Grove to get books to read, which is inconvenient to her parents. She would like to walk to a library and take her younger brother and sister. She would be interested in volunteering at a children's library.

Wade Robison: Mr. Robison brought a petition from him and his neighbors to receive Comcast service on their street. Comcast is available above and below his street. Mayor Richardson stated

that the current franchise agreement with Comcast is up for renegotiation this spring, which is the first opportunity for the City to exert influence. He believes Comcast has fulfilled what they were contractually obligated to do. He encouraged residents to contact Scott Dansie the regional representative with Comcast. Mr. Robison would appreciate any help that the City could give regarding this issue.

Dani Smith: Ms. Smith is a resident of Pleasant Grove, and C. Wright invited her to be a part of the library planning. She is very excited about a library and is willing to volunteer her time as an interior designer.

Ken Cromar: Mr. Cromar stated his concern regarding a new wedding reception and golf event center. The golf issue came up in 2000 with a premise that it would make \$125,000 in profit per year. Citizens wanted to minimize their tax burdens and look to future things like a library. By now there should be approximately one million plus funds if everything had worked out as planned. Instead 6.5 million was expended the first year, \$580,000 the next year, then another \$500,000, and another \$500,000, and another \$500,000 from the residents pockets. The City is getting closer to breaking even in a single year, but nevertheless the City is over 8.7 million dollars deficit. The City has literally nothing to show for this except the highest property tax rate in northern Utah County. He is not in favor of the proposal that has been submitted as he understands it. The cost of the events center is at approximately 1.7 million dollars, which is not in the building fund. He understands that \$700,000 would have to come from the recreation funds. This would leave only 2.3 million dollars to build a separate recreation center as recommended by the Blue Ribbon Committee. He is concerned that those who report to the community said there would be no tax increase, which is actually misleading. Prior decisions have brought the City to an 8.7 million dollar negative. This decision as it stands right now would end up requiring a tax increase or bond to be able to complete the proposed building. He is concerned that the City is not considering other recreation possibilities. All the recreation money set aside should be used for that and that alone. He and his family resent that every year more money is taken from them, and there is nothing to show for it. Golfers only comprise 10% of the population so the remainder of the residents carries the burden. If the City is going to spend the money, do it sooner than later because inflation will hit soon. He asked the Council to reconsider. He feels there is space in the public works building and the public safety building to house a library today. There are also volunteers today. Operations and management is an expense that needs to be addressed.

Deon Sagers: Ms. Sagers feels very passionate about libraries. She would like the City to pursue a children's library as long as it requires no debt. She doesn't think it is fair to compare communities because demographics are different. She lived in the Chicago area for 16 years in a very family-oriented community. The center of the community was based around a library system. She and her children used the library consistently. It was a great asset to the community and provided a place that is neither home nor school for children to gather to learn social interaction and have story time. It provided a community resource that was so invaluable to not only the children but the parents as well. It was a central gathering place and lent the community a sense of education by bringing up the quality of life. Learning to read is the most valuable thing a child can do. A children's library would place importance on reading. Cedar Hills has its own identity, and residents want their own library. There would be fantastic service opportunities for children and adults to volunteer.

Richard Hancock: Mr. Hancock wants to lend support to the children's library as a custom stair builder, cabinet maker, and finish carpenter. A library exposes children and teens to the opportunity of reading books instead of being surrounded by a cocoon of electronic media.

Cato Jones: Mr. Jones has lived in the City for five years and really likes the community. The only negative thing has been city government. He appreciates the hours of service that is rendered by the Council, but the Council forgets they work for the community. When it is not personal money, it is a lot easier to spend. Utilities have been on a steep rise. Government should be involved in essential services and not things that are just nice to have. We need to be concerned with what we can have instead of what we want. He encouraged the City to not dig a

deeper hole that has been losing money for years. There are very few community golf courses that make money. It is not government's purpose to be involved in those types of private activities. This should be left up to a private business. He doesn't want to see more money sunk into the golf course or any disguise of the golf course. The majority of the community is being taxed for the wants of a few.

Joel Wright: Mr. Wright agrees with the previous comments. He doesn't feel taxes should be spent, borrowed, or increased for this project. Available recreation funds should be used instead of returned to developers. He is in favor of the project if it is within those strict funds. The median age from the last census was 18. This means half of the population can't vote for the Council, but the Council represents them. The City seems to invest a lot for those over 18 but next to nothing for those under 18 in the community. There is an alarming addiction to video games and TV. The next generation could be less educated and less healthy. A library is a small step in investing in our children and a great thing that would encourage reading. He loves to take his children to a library. A library will not bind future City Councils. He is in favor of a library.

Warren Wright: Warren didn't like reading for about seven years until he got a library book. He really wants this library to come so he can be smarter and learn about history. A library would help him get more involved in reading.

Audrey Wright: Audrey likes having stories read to her and thinks books are good.

Jerry Dearing: Mr. Dearing is very concerned with current economic conditions in the country. He is concerned about using recreation funds. He feels there is concern on where to use them, or whether to use them at all. If it is going to cost the City a few extra million for this project, then the City should hold back. It would be good to know where the recreation funds primarily came from.

Curt Crosby: Mr. Crosby stated that if there are extra recreation funds, he would like to see the City come up with a new idea of giving the money back, even if it goes back to the developers. This would send a signal to others that it is less expensive to live here, and you can find a more family friendly environment in Cedar Hills.

C. Jackman: He is concerned that there will not be enough money to build a meaningful recreation center after building the events center. He wants to make sure the funds are balanced to ensure that both buildings be built in a meaningful way.

Presentation by Curtis Minor Architecture (CMA):

Jay Taggart presented two items to discuss, i.e. exterior elevations and plans on a schematic level. On the elevations the decision is not on color, but whether to use stone or brick, larger windows, etc. The Council has had the opportunity review these elevations. Previous discussions have been about how the facility fits on the knoll, the great view, the building design, and how it fits into the community. He presented revised elevations with red brick, minimized glass, and stone elements. CMA has tried to take various portions of the building and create a theme that can be modified in order to make the building cohesive and capture the views. There is enough flat roof and space to house the heating and air conditioning units. Previous designs had windows down to the floor, but the Council requested wainscoting. In the corner area with the pillars, the option is to do some grading on site then adding some wainscot to push it down so the windows are at the floor level. Then minimize the width and height of the columns. There is a better "R" value with a wall versus windows, but the glazing used in windows today is very efficient. There isn't a substantial savings in heating and air conditioning by installing a wall instead of windows. If the top row of windows were removed, it would make the building top heavy. Currently on the back side, there is a stucco material. There would be roughly a \$2,500 savings to do a two-foot, high-band of stucco instead of windows. Cutting back the windows two feet would not really cut down the lighting in the building. The Council needs to make a decision on the proposal so cost estimates can be prepared.

Council Discussion:

- C. Perry stated that what is decided here determines what will or will not be in the recreation

center. There is only so much money. This has to be a recreation facility. The library proposal is great, which includes donations for so many items. The biggest cost is the books and the people who work there, which is not included. He would like to see the library in the 700 square-foot space rather than taking on the over 3,000 square-foot space. The data indicates that residents want a library. The question is, what is the right balance. After a library the residents want a swimming pool. The Council needs to make sure there are sufficient funds for a recreation center after this facility.

- C. Kirk stated that until there is a contractual design, the cost can't be determined. The figure that has been discussed is 1.7 million. It needs to be done right, but always keeping the cost in mind. The Blue Ribbon Committee suggested a phasing of the two buildings. The recreation center can also be done in phases as funds permit. This proposal has a timeline that needs to be met. Every square inch of this building has a function and is a onetime shot.
- C. Jackman stated that it leaves 1.8 million for a recreation center. There has not been a discussion on what is needed in the recreation center. The Blue Ribbon Committee did not have one facility in priority of another, but noted that both facilities were needed. He feels the Council is ignoring the programming of the recreation facility, and in the end there will just be a couple of basketball courts and a track. Then the City will have to borrow money to pay for the items the community wants. He is concerned that a cost estimate has not been done. He would like a list created and approved on what will be in both facilities before moving forward.
- Konrad Hildebrandt stated that previous discussions included how to make a return on investment in this facility. The goal was to have this facility self-sufficient. This became the facility to do first because it had a return on investment. Through the decisions process, people want a swimming pool prior to a recreation center. The longer the City waits on this proposal, the higher the cost.
- C. Wright stated that the number one thing the community wants in the field of recreation per the decisions study is a library. In 2004, 73% of the residents were in favor of a library. In 2006 it went down to 57% and in 2009 it went up to 66%. This will not be a traditional library. It will include art classes, music classes, and literary activities. Residents are willing to donate books, and grants are available. Not everyone will be happy with a library, but the data shows that most of the residents want a library. She wants to make the most people in Cedar Hills as happy as possible. She has experience working on donations with the Huntsman Cancer Center. Everyone she has spoken to is willing to donate and help.
- Mayor Richardson stated that a library was not part of the Blue Ribbon Committee's discussions. It wasn't even on the radar six months ago and is an unfunded item. If the community wants a library, then it needs to be weighed in and considered. The City does not have a legal opinion on using the recreation funds for a library. It's not just what the community wants, but what can the community afford. He prefers making sure the facility is correct and not moving forward too quickly. If residents want a library, there needs to be a library committee. C. Wright and C. Martinez have received a lot of positive communication, but there has to be a plan B for the space, etc. It is not free space. The multipurpose room could be moved to the basement and the building reduced.
- C. Martinez stated that the library will bring a different demographic into the building. People will stop at the grill. The vision of this is a unique library. She feels she can come up with 20% of the funding from grants.

Presentation:

C. Wright presented inspiration boards designed by Dani Smith to give an idea of color schemes and spaces. The long hallway will include murals with forest trees; there is a family bathroom. The multipurpose room will have a TV and can be rented out. Precocious does not mean snotty or arrogant. It means unusually advanced or mature in development. She and C. Martinez came up with the name Cedar Hills Hollow, Precocious Library for Toddlers to Teens. The area includes a large room, small room, storage room, and a hallway totaling 3,332 square feet. This

is 29% of the basement. Impact fees can cover the hard costs but not the ongoing fees. A part-time librarian can be partially funded at \$23,590 per year with no benefits with the current library reimbursement budget. A modest charge for the multipurpose room could also offset the cost for a librarian. The hours would be determined by the use. Advertising could be done in the newsletter for those companies donating to the library. Families who donated books could have the family name stamped inside. McGee's Stamp and Trophy could donate stamps for free advertising. Public school children can fill a small milk carton with money and have their name printed in the library forever. Tiles could be digitized with a child's face. A flock of birds could hang from the ceiling with family names at a cost of about \$250 per bird. Seamstresses in the community are willing to sew bean bags for the kids to sit on to read. All of these things really make this a community library. There could be an amphitheater area with a fireplace for the storytelling. There is a project area for art and music. Many residents would love to share their talents. Parents can observe and sit on couches, which could be donated by RC Willey. Sitting spaces can be created in the walls for sitting and reading. This library is more physical and engaging. There can be set times for teens and younger children. The goal is to get as much money as possible, but this will need to be subsidized in some way. She is very passionate about this project.

C. Martinez stated that the vision is a unique library. Ninety percent of funds for libraries come from donations, fundraising, and gifts. Ten percent comes from grants. They want the impact to the residents to be very minimal. A key position of a library board will be a team of grant writers to apply for grants on a continuing basis. A simple online grant search shows the sky is the limit. Many grants are available for libraries with programs such as summer reading, romance novels, and communities with a Walmart. Whatever the size of the building, there needs to be a library.

MOTION: C. Kirk - To accept as a Council the preliminary concepts of the exterior elevations presented by Jay Taggart, architect with Curtis Minor Architecture, with restrictions that the Council be presented with cost estimates and with the change to the windows as previously described by C. Perry in the discussion (the band). Seconded by Marisa Wright.

Further Council Discussion:

- C. Martinez feels the windows on the front are really small in comparison and could be larger.
- Mayor Richardson stated that the first three windows are the hallway to the grill. The next group of two windows is the grill. Then there is one to the storage room, and the rest are the golf displays.
- Jay Taggart stated that the view is the parking lot, but the windows could be larger. This wouldn't compromise the design.
- C. Jackman would like to have the motion include a discussion on the recreation center along with the cost estimate.
- C. Kirk doesn't feel it would make any difference at this time to address the recreation center.
- C. Perry stated that the approval should be subject to the approval of The Cedars HOA.

Yes	-	C. Kirk	
		C. Wright	
No	-	C. Jackman	
		C. Martinez	
		C. Perry	Motion dies.

MOTION: C. Martinez – To accept C. Kirk's prior motion subject to prioritization by the Council of the recreation center programming and rough cost estimates, and subject to legal review of expending recreation facility impact fees for a library. Seconded by C. Perry.

Yes - C. Jackman
C. Martinez
C. Perry
C. Wright
No - C. Kirk Motion passes.

MOTION: C. Kirk – To take a 10 minute break. Seconded by C. Wright.

Yes - C. Kirk
C. Martinez
C. Wright
No - C. Jackman
C. Perry Motion passes.

Further Council Discussion (Interior):

- C. Perry doesn't have a problem allocating the space for a children's library as long as a lot of City funds are not spent on that specific purpose until donations and volunteers are all put together.
- C. Kirk pointed out the new configuration of the stair well and elevator. This created two additional cart spots. The double stacking of the carts was not cost effective because the basement would have to be five feet deeper. Also staff did not like having to push dead carts up a ramp to recharge.
- Jay Taggart stated that the amphitheater area will need a ramp or lift for ADA access.
- Mayor Richardson stated that there has been discussion regarding the main entrance to the building and whether it should have closed or open covering.
- Jay Taggart reviewed the proposals for the main entrance. There needs to be a covered area where people can be dropped off. Option 1 is to take and cover the entire canopy so it is solid. His concern is not to create a cave-like entrance. With option 1 four cars can be covered, and the door stays in its original location. Option 2 is a minimized cave-like approach. The door is brought out, and the sides have glass. It adds more square footage but minimized the path to the opening. This also covers four cars. In option 3 the door stays where it is and architectural features are added such as the deck covering. It goes from a solid to a trellis with 1.5 cars being covered. Option 4 is a variant of option 3 but brings the lobby doors out in glass. This option covers one car and three under the trellis.

The consensus of the Council is for Option 4. Staff will get cost estimates for the interior. The next step is the design development, which takes three to four weeks.

ADJOURNMENT

3. Adjourn

This meeting was adjourned at 9:30 p.m. on a motion by C. Perry, seconded by C. Jackman, and unanimously approved.

Approved by Council:
December 7, 2010

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