

CITY COUNCIL MEETING
Tuesday, October 16, 2012 7:00 p.m.
Community Recreation Center
10640 N Club House Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Scott Jackman, Stephanie Martinez, Jenney Rees, Daniel Zappala
David Bunker, City Manager
Greg Gordon, Recreation Director
Courtney Hammond, City Meeting Transcriber
Jody Burnett, City Counsel
Others: Sam Liddiard, William Moore, Mahogany Drive residents

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:01 p.m.

Invocation given by C. Jackman

Pledge of Allegiance

2. Approval of Meeting's Agenda

MOTION: C. Jackman—To accept the agenda as stated. Seconded by C. Martinez. All.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

3. Public Comment
None.

CONSENT AGENDA

4. Minutes from the August 28, 2012 City Council Meeting
Minutes from the September 18, 2012 City Council Meeting and Public Hearing

MOTION: C. Rees—To approve the minutes from, the August 28, 2012 City Council Meeting and the September 18, 2012 City Council Meeting and Public Hearing. Seconded by C. Augustus.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

SCHEDULED ITEMS

5. Review/Action on approving the submittal of the Utah County Commission 2012 Municipal Recreational Grant Application

David Bunker stated that the city has applied for and received a recreation grant from Utah County in the past. The city has applied two years in a row, last year and this year. The grant reimbursement is \$11,306 of grant income to go toward an expenditure of \$36,245. An approval of the grant application is required. The money that was expended came from the CARE (Cultural Arts and Recreation Enrichment) tax fund. Any money received would go back into the CARE tax fund.

MOTION: C. Martinez: To approve the submittal of the 2011–2012 Utah County Commission Municipal Recreation Grant and authorize the Mayor to sign the grant application. Seconded by C. Augustus.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

6. Review/Action on a Resolution Appointing Daniel Zappala to the Utah Valley Dispatch Special Service District

Mayor Gygi stated that Utah Valley Dispatch Special Service District requires a resolution for appointments.

MOTION: C. Jackman—To approve Resolution 10-16-2012A, a resolution of the City Council of the City of Cedar Hills, appointing a member representative to the Utah Valley Dispatch Special Service District. Seconded Martinez. Vote taken by roll call.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

7. Review/Action on Water Charges and Reimbursement—Mahogany Drive Residents

David Bunker stated that on August 28, the Council approved a reimbursement for pressurized irrigation and culinary water charges for residents on Mahogany Drive. The city has met with residents from that area. The city would like to reimburse an additional 6 months of culinary water charges for those residents. That reimbursement would coincide with the period of additional testing. The ongoing tests will test for all

specialized bacteria as well as the standard monthly tests. There may be a need for a budget adjustment to cover a loss of revenue for this reimbursement.

William Moore stated that he is looking forward to this being resolved and for not paying for these months of water testing. Some residents are still receiving bills. It would put residents minds at ease if that were taken care of. The residents do not want to pay for the six months of water testing to prove that water is safe. Brown or yellowish water is still occurring in some homes.

MOTION: C. Rees—To approve reimbursement of an additional six months of culinary water charges for residents of Mahogany Drive and 9220 North for the months of October 2012 through March 2013. Seconded by C. Zappala. Vote taken by roll call.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

8. Review/Action on Approval of the Costs for the Different Phases of Community Recreation Center Basement

Staff Presentation:

Greg Gordon stated that he put together some proposals with accompanying costs. The preferred choice of residents was option B, without the rock wall. He recommended moving forward with Option B. The costs are estimates. Buying televisions at Costco will save money over the commercial grade TVs in the estimate. The flooring on the north end will be a sprung wood floor, appropriate for dance, sports and exercise.

Council Discussion:

C. Zappala stated that he would like to see an estimate for an elevator. He is looking at this from the perspective of someone that is disabled and navigating the ramps. Maintenance may be more expensive, but will be worth it for access.

C. Jackman stated that he felt it was worth looking at costs for an ADA (Americans with Disabilities Act) elevator. He would like to see the survey results by next meeting.

C. Rees stated that she would like to do a poll on Facebook, though recognizing that the results are not necessarily representative.

C. Martinez asked that the estimates for elevators be ready before the next regularly scheduled meeting. The committee has also talked about table tennis.

C. Augustus stated that he is worried that by taking out the rock wall, the city is taking out any activities to target the tween and teen groups.

Mayor Gygi stated that the council got feedback that the rock wall wouldn't be used, but that that age group shouldn't be forgotten.

MOTION: C. Augustus—To continue to the next regularly scheduled City Council meeting. Seconded by C. Rees.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

9. Review/Action for Approval of Updated Policies and Procedures

David Bunker stated that he has received a lot of help going through policies and procedures. There were quite a few revisions in this update. A previous version of the document tracked all the changes. There have been no changes since then.

C. Jackman stated that he did not get a chance to read the entire document. He would like to see the grievance chain referenced on page 7, under the section on nepotism.

C. Rees stated that page 66; item 8a and 8b should be changed to state that use of golf course must be on employees' personal time. She verified that the employee discount for the grill only applies to the employee and not family.

C. Martinez suggested that the discounted Vista Room rental for employees include a time frame.

Greg Gordon stated that once the basement is finished, the employee Vista Room rental discount should be limited to weekdays only (Sunday through Thursday), subject to availability.

The council would like to see the following changes:

- Golf must be on employees personal time
- Vista Room rental restrictions to Sunday through Thursday, subject to availability
- Grievance chain referenced on page 7

MOTION: C. Jackman—To approve the updated policies and procedures manual with the exceptions noted and direct staff to forward an updated copy to the council, and if there are other changes the council will re-review it. Seconded by C. Rees.

Yes - C. Jackman
C. Martinez
C. Rees
C. Zappala
No - C. Augustus Motion passes.

10. Discussion on Use of Soccer Fields by North Utah County Soccer Club

C. Martinez stated that the fields in Cedar Hills are totally overbooked. Scheduling has become difficult. There have been some scheduling issues with the North Utah County Soccer Club. The Council may be getting some complaints by soccer parents because of an email NUCS sent out.

Greg Gordon stated that the policies are in place, but enforcing them has become a problem. Some other cities don't allow the soccer leagues in because it becomes an issue and the coaches can become bullies. Other cities charge for field use. Numbers will increase. He has spoken to Highland City about using the Lone Peak field. So far they are not willing.

Mayor Gygi stated that going forward the city needs to be very clear about the rules and policies. When North Utah County Soccer Club comes to schedule for next year, he would like to discuss terms with them along with David Bunker.

C. Rees commented that there should be a fine for infringing on field times.

C. Zappala stated that there should be a field schedule published on the website. If there is a dispute it can be pulled up then and there.

11. Review/Action on City Manager Contract

Mayor Gygi stated that some areas of the contract are more restrictive than the previous city managers, including \$1.50 less per hour, a shorter severance, and a reduction in salary if all employee salaries are reduced.

C. Jackman stated that he feels that a requirement to live within 8 miles is an arbitrary number. He would rather see it at 10 miles. In section 4 he wants the performance adjustment to be subject to the approval of the council.

David Bunker stated that it is a salaried position. The number should be expressed as a monthly salary. Exemptions from health care premiums are a carryover from his previous contract.

C. Martinez stated that she would like to see the dates given in section 8, performance evaluations, pushed back by a month.

C. Rees and C. Jackman stated that they felt that the dates in section 8 were appropriate given the budget process and deadlines.

MOTION: C. Jackman—To approve the city manager contract as presented subject to changing section 2a, “employee shall live within 15 linear miles of the city, section 4 second to last sentence should end” by the city council”, section 4 change salary from per hour to

per monthly equivalent, section 6 have it read “the city agrees to provide the employee with a city owned vehicle based on the city’s existing vehicle replacement policy.” Seconded by C. Zappala.

AMEND MOTION: C. Rees—to amend it to 10 miles. Accepted by C. Jackman and C. Zappala.

Yes - C. Augustus
C. Jackman
C. Martinez
C. Rees
C. Zappala Motion passes.

12. EXECUTIVE SESSION

MOTION to go into Executive Session, Pursuant to Utah State Code 52-4-204 and 52-4-205.

13. Motion to Adjourn Executive Session and Reconvene City Council Meeting
No Executive Session

CITY REPORTS AND BUSINESS

14. City Manager

No report at this time.

15. Mayor and Council

C. Augustus: The Planning Commission had one new member sworn in. He will talk to the Planning Commission to move the November meeting so that it doesn’t conflict with the town hall meeting.

C. Martinez: The first combined committee meeting is coming up on November 1. The Youth City Council Spooktacular is on October 29 with a pumpkin walk. Saturday November 3 is Princess Day at the Recreation Center.

C. Jackman: Lone Peak Public Safety District has a town hall meeting this week. The Finance Committee met to discuss the refunding of the bonds. The council had discussed waiting because the interest rates would likely remain low through the election and to offset negative arbitrage. The committee met with Mark Edminster. It would be worthwhile to move forward with the refunding. Interest may become volatile in the next few months. There are a couple ways to put it out, including public bid or finding a lender. The city can only do an advance recall on a bond once. Refunding now will lock the city in for 10 years. The clause that would allow the city to pay down the bond with the sale of St. Andrews Estates would still be a part of the refund. The loan is between 4–4.5%. The refinanced rate would likely be around 2.8%. This opportunity has arisen largely because of the city’s bond rating and its fiscal conservatism. There will be an action item in a future agenda to move forward.

ADJOURNMENT

16. This meeting was adjourned at 8:48 p.m. on a motion by C. Jackman, seconded by C. Martinez and unanimously approved.

Approved by Council:
December 18, 2012

/s/Colleen A. Mulvey
Colleen A. Mulvey, CMC
City Recorder