

**CITY COUNCIL MEETING**  
Tuesday, March 4, 2014      7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding  
Council Members: Trent Augustus, Rob Crawley, Mike Geddes, Jenney Rees,  
Daniel Zappala  
David Bunker, City Manager  
Chandler Goodwin, Assistant City Manager  
Charl Louw, Finance Director  
Greg Gordon, Recreation Manager  
Jeff Maag, Public Works Director  
Courtney Hammond, City Meeting Transcriptionist  
Others: Lt. Sam Liddiard, Fire Chief Freeman, Russell Smart, Doug Young,  
Marshall Shore, Craig Clement, LoriAnne Spear

COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:03 p.m. by Mayor Gygi.

Invocation given by C. Rees

Pledge of Allegiance led by C. Zappala

2. Approval of Meeting's Agenda

C. Augustus stated that there were two items added to the agenda that involve contracts. He would like to be cautious about adding these types of items with such short notice.

**MOTION: C. Rees—To amend the agenda by removing items 13 and 14 and postpone them until the next meeting to give more than 24-hour's notice.** Seconded by C. Augustus.

Yes    -    C. Augustus  
                 C. Crawley  
                 C. Geddes  
                 C. Rees  
                 C. Zappala

Motion passes.

3. Public Comment  
No comments.

CONSENT AGENDA

- 4. Appointment of Members to the Water Conservation Citizens Advisory Committee (7:06 p.m.)  
Three names were added to the water conservation committee: Paul Blaine Clyde, Randy Gehring and Jon Traveller.
  
- 5. Minutes from the February 4, 2014 and February 18, 2014 City Council meetings

**MOTION: August—To approve the consent agenda as outlined.** Seconded by C. Rees.

Yes - C. Augustus  
C. Crawley  
C. Geddes  
C. Rees  
C. Zappala Motion passes.

CITY REPORTS AND BUSINESS

- 6. City Manager
  - Jr. Jazz will wraps up this week.
  - In Motion golf classes started with 50 participants.
  - Karate classes started with excellent participation.
  - The Mix and Mingle for the Vista Room was well attended with many vendors.
  - Sammy’s is having limited hours throughout winter, but will start expanding hours.
  - Five new poles were added to driving range. The new net will go in soon. The driving range is now closed.
  
- 7. Mayor and Council

C. Zappala: The Lone Peak Public Safety District is working on the budget. They are looking at charging the county its fair share. There was some discussion about whether the district should convert into a local taxing district. There was an emergency preparedness fair with fairly good attendance.

C. Geddes: The Planning Commission met and voted to recommend preliminary approval for Blu Line Designs Senior Living Facility. Fences will be addressed in the coming meetings.

Mayor Gygi: The Water Conservation Committee has met. Efforts on Capitol Hill have been fruitful. The GRAMA bill that was unfriendly to cities is dead.

C. Rees: She issued a city statement and city response to recent information put out about a GRAMA request. The Youth City Council is organizing a dodge ball tournament. She

recommended moving the next council meeting so that it doesn't conflict with the caucus meetings.

C. Augustus: The Finance Committee met and reviewed budget information.

C. Crawley: The Beautification, Recreation, Parks and Trails Committee met and nailed down plans for the year. Beautification Day is their next activity. They will be choosing some homes and helping to beautify them. They will need volunteers. They also need more committee members.

## SCHEDULED ITEMS

### 8. Review/Action on Adopting an Impact Fee Facilities Plan, Impact Fee Written Analysis, and Fee Schedule

#### Staff Presentation:

David Bunker stated that the city gave the proposed impact fee information to the Utah Valley Home Builders Association (UVHBA). They had some questions about the impact fee for public safety. Zions Bank responded. The email from the UVHBA said they saw no major problems with the proposed impact fees.

#### Council Discussion:

C. Augustus talked to the UVHBA about the discrepancy between single family and multi-family fees. They said that their question was minor and offered to provide some data. They felt it would be fine if the city went ahead with the fees and kept in contact with them.

**MOTION: C. Augustus—To approve Ordinance 03-04-2014A, An Ordinance adopting the Impact Fee Facilities Plan (IFFP) and Impact Fee Evaluation for the Public Safety, Culinary Water, Sanitary Sewer, Parks and Transportation Facilities and move to approve Resolution 03-04-2014A, A Resolution adding, amending, or deleting certain fees to the official fee schedule of the City of Cedar Hills, Utah with the note that specific fees to be added and/or amended as per Attachment A contained herein shall be effective no sooner than 90 calendar days from the adoption of this resolution, of June 2, 2014.** Seconded by C.

Rees. Vote taken by roll call.

Yes - C. Augustus  
C. Crawley  
C. Geddes  
C. Rees  
C. Zappala

Motion passes.

9. Review/Action on North Pointe Solid Waste Interlocal Agreement

Staff Presentation:

David Bunker stated that the city has received some pricing from Intermountain Regional Landfill (IRL) with a graduated rate over the next 4 years. To direct haul from the city to IRL with Waste Management would cost \$2.98 cents per household per month to haul to IRL. That is \$83,928. With the \$15/ton tipping fee that which would exceed the price for North Pointe. The city has also received a proposal from Dunn Recycling & DCD Transfer (DCD). DCD would charge be \$28/ton for five years. The question for DCD is whether they can handle the recycling stream, or hazardous waste. They estimate a \$6000-\$12,000 savings/year with DCD depending on how they handle recycling. The DCD facility has been there for about 5 or 6 years. They are planning on doing a major expansion at their facility. They are not as experienced as North Pointe. Mr. Bunker said that his main concern with the North Pointe contract is the length of the terms. If the savings were higher, getting out of the district might be worth it. But with minimal savings, he feels that given the investment the city has put into the district, it would be best to stay.

Council Discussion:

C. Crawley stated that he leans towards DCD but wants all the details about recycling, and the back out period. He would prefer to wait for that information.

C. Augustus stated that he was disappointed with the DCD proposal. The savings is negligible, especially considering the investment and capital that the city has built up over the years. There would also be a buy in if the city leaves North Pointe and then wants back in later.

C. Zappala stated that with North Pointe the city has a seat on the board and has some input on rates and future plans.

Mayor Gygi stated that North Pointe is a known entity. There could be some unforeseen consequences of any decision.

**MOTION: C. Zappala—To approve the Interlocal Cooperation Agreement for the North Pointe Solid Waste Special Service District for the purpose of solid waste disposal. Seconded by C. Augustus.** Vote taken by roll call.

Yes - C. Augustus  
C. Geddes  
C. Rees  
C. Zappala

No - C. Crawley Motion passes.

10. Fiscal Year 2015 Budget Presentation

Staff Presentation:

Charl Louw reviewed the budget requests that were included in the budget: one public works full time employee, maintenance shed, Bayhill Park Phase 1, \$10,000 to street maintenance, and \$3000 for cultural and community events. He has some ideas about basement programming, including using a portion of the CARE tax. He proposed a telehealth/wellness option that could help employees. It would cost \$15/month for an individual and \$29/month for a family. He proposed that the city pay \$15/month per employee and elected officials. Health insurance renews in December. The estimated increase is 6%, but there may be adjustments as it comes closer. He also proposed a small increase to city council salaries because he prefers small increases over time as opposed to a large market increase.

City Council Discussion:

C. Zappala stated that he has been a big advocate of using basement space for an educational area. He would first need to find out what residents want through the Decisions survey. He would also like to talk to area librarians about ideas for a small library or digital library. He is not ready to propose a dollar amount.

C. Rees stated that she prefers that the city council raise and increase in training be put back toward library reimbursements, which was cut \$4,000.

11. Discussion on Golf Course Maintenance Shed Retro-fit (cost versus new)

Staff Presentation:

Jeff Maag stated that the city doesn't have an architect design on either a new shed or a retrofit. The numbers are estimates based on recent project bids. The existing structure is 1,152 square feet. A new steel building would be 1,256. The biggest cost for either option would be the exterior infrastructure. The cost for that would be the same for either option. A new structure could be put up in 4-6 weeks. A retrofit would take longer, possibly 4-6 months. HVAC (heating and air conditioning) is not included in either estimate. A new building would cost about \$288,000. The retrofit would be an estimated \$387,500. The building sits on 4.7 acres.

Council Discussion:

C. Augustus stated a new building leads to better efficiency both in cost and time.

12. Discussion on the Development of the SC-1 Commercial Zone Senior Living Facility

Staff Presentation:

Chandler Goodwin stated that the approval process requires a public hearing in both the Planning Commission and the City Council. The last Planning Commission meeting

included a public hearing. Staff has met with Doug Young and Blu Line Designs to discuss required changes on the plat. Some concerns raised in Planning Commission meeting regarded traffic and parking area. Hales Engineering did the traffic and parking studies and the Blu Line plans are well within their guidelines. The 80/20 rules in the Housing for Older Persons Act (HOPA) applies to occupied units.

Doug Young handed out maps showing locations of restaurants, quick service restaurants, grocery stores, retailers and movie theaters. He met with the Boyer Group and Mountain West. Currently there are no sit down restaurants or retailers that would come into Cedar Hills as it is today. The senior living facility would help, as would more retail in the area. The time is not yet right to bring the desired retail to Cedar Hills. Going forward, he feels that it is vitally important to plan in conjunction with the property across 4800 West. He would like to add a separate light that would bring traffic directly into the commercial land. He would be happy to buy the 9 acres from the city, but he would not develop it until the timing is right. He enjoys getting involved with the school districts by participating in charitable contributions through computer labs, libraries, etc. and using the seniors in the facilities to mentor the children in the schools. He would like to work with a city council member to facilitate that collaboration. Doug Young's group would own and operate this facility all in-house. He likes the demographics in this area. Walmart and the temple are draws for residents to the facility. The unit number needs to be near 300 to make it work economically. The facility will include amenities such as gyms, computer rooms, libraries, movie rooms, etc. Rates will range from \$800 to \$1,200.

Council Discussion:

Mayor Gygi stated that he would like more information about the business plan on the senior living facility. He would also like more information about HOPA.

C. Augustus stated that the developer agreement can bind the developer to maintain a 55+ community.

C. Rees stated that in the past it has been mentioned that one of the things that draws residents to the facility is the walkability of the area and surrounding commercial area. She is concerned that without the commercial developing concurrently, the draw to the senior living facility won't be great.

C. Crawley stated that many residents feel like the 300 unit numbers is too large. That is the one number that has not budged along the way.

13. Review/Action on Awarding the Bid for the Roadway Repair, Subgrade, Asphalt Remove/Replace and Micro Surface Project  
Removed from agenda

14. Review/Action on Awarding the Bid for the Mesquite Park Restroom Project  
Removed from agenda.

#### ADJOURNMENT

15. This meeting was adjourned at 8:35 p.m. on a motion by C. Geddes, seconded by C. Rees and unanimously approved.

Approved by Council:

April 1, 2014

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