

**CITY COUNCIL MEETING**

Wednesday, November 5, 2014 7:00 p.m.  
Community Recreation Center  
10640 N Clubhouse Drive  
Cedar Hills, UT

Presiding: Mayor Gygi  
Councilmembers: Trent Augustus, Rob Crawley, Mike Geddes, Jenney Rees  
Absent/Excused: Daniel Zappala  
David Bunker, City Manager  
Chandler Goodwin, Assistant Manager  
Greg Gordon, Recreation Director  
Colleen Mulvey, City Recorder  
Others: Lt. Sam Liddiard, Sherri Loosli

**COUNCIL MEETING**

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:02 p.m. by Mayor Gygi.

Invocation given by C. Rees

Pledge of Allegiance led by Boy Scout Connor White

2. Approval of Meeting’s Agenda

**MOTION: C. Rees – To amend the agenda to table item #4, and add to the consent agenda that Charelle Hagen will be taking the oath of office tonight.** Seconded by C. Crawley.

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

3. Public Comment

Sherri Loosli stated that she and her husband would like to pave the access road that is between their neighbor’s and their home. They will pay for it at their own cost if the city will allow them to use it to access the back of their property. She stated that the lots are so small they cannot access the upper part of their lot without that access road. She said that she does not want to park on the road but just be able to access it.

**REPORTS/PRESENTATIONS/RECOGNITIONS**

4. Presentation by the Cultural Arts Citizens Advisory Committee  
This item was tabled.

**CONSENT AGENDA**

5. Appointment of Regular Member to the Board of Adjustment  
6. Minutes from the October 22, 2014 City Council Meeting

**MOTION: C. Rees – To approve the consent agenda.** Seconded by C. Augustus

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

Charelle Hagen took the oath of office to the Board of Adjustment.

## CITY REPORTS AND BUSINESS

### 7. City Manager

David Bunker stated that Timpanogos Special Service District (TSSD) is in the process of updating their final 2014 budget.

He met with the Avanyu homeowners and the final improvements with the drainage issue were installed and completed. The Avanyu residents are pleased with these improvements and all city improvements are complete on this project.

Jr. Jazz registration is currently open, there are 160 participants already signed up.

Golf season is winding down. October sales were up \$13,000 over last October.

The rental of Vista Room in December is almost full; there are only 4 open dates left.

February 23 is the game date for Cedar Hills with Utah Jazz, tickets are on sale for \$15 per person, and it includes a meal. There are 350 tickets for sale at the City Office Building.

### 8. Mayor and Council

C. Rees stated that one press release was issued today regarding the refinancing of the 2006 Utility Bonds.

The State of City is complete and will be mailed out this week.

The Youth City Council is hosting the first Hillbilly Day on Saturday, November 15 at Heritage Park. The cost is \$5 per family and one can of food per person for donation to the local food bank. City Council is needed at 3:30 p.m. to judge the chili cook off.

The Book Mobile program is now completely free to us and all of our residents. They have a stop available starting in January; it will be every other Tuesday from 9:30 – 11:30 a.m. They have about five thousand books as part of their program. C. Rees said that if it is agreeable with the council, she would like to move forward and get this program started in 2015.

Mayor Gygi stated that there has not been a Lone Peak Public Safety District meeting.

This Sunday, November 9, there is a citywide event to honor our veterans at the Cedar Hills West Stake Center at 7:00 p.m. The event will feature keynote speaker Retired U.S. Air Force General Robert Charles Oaks. The general public is encouraged to attend.

C. Augustus stated that they held the first meeting for the General Plan Committee. The General Plan gives the city guidance or a roadmap for the direction the city can go in the next 5 to 20 years. The last update to the General Plan was in 1995. The committee is in the process of updating the plan; this process will take approximately 8 to 12 months. He will be providing updates to the council and residents throughout the process.

C. Crawley stated that the Beautification, Recreation, Parks and Trails Committee has decided to increase the Christmas lights on the roundabout to make it more festive.

Discussions on the development of Bayhill Park continue.

There will be a Christmas activity with Santa on Monday, December 8, from 6:00 – 8:00 p.m. in the Vista Room. This is a free event for residents.

C. Geddes stated that he was not able to attend the last Planning Commission meeting. Chandler Goodwin said that the Planning Commission had a discussion on accessory apartments and ways to get an accurate number of existing apartments; they also had a discussion on the update of the commercial design guidelines.

C. Geddes thanked the American Fork Police Department for the opportunity to attend the citizen's police academy.

#### SCHEDULED ITEMS

9. Review/Action on Authorizing an Agreement with New Hope Bible Church for Rental of Rooms at the Community Recreation Center

Greg Gordon explained that for the last month they have been renting out the basement of the Community Recreation Center on Sunday mornings to the New Hope Bible Church group to hold their services. They are interested in doing a two year agreement to hold services on Sunday mornings from 10:00 .am. - 12:30 p.m., and to hold a community service event every other month that would be open to everyone. Some ideas for these events would be a movie night, first aid fair, financial seminar, and a young mother's class. They will work around our schedule; this will not affect our rentals. They will notify us within a 2 week time period for scheduling of their events.

Mayor Gygi stated that Councilmember Zappala sent an email regarding this and he does have some reservations about this. The mayor said that he has not spoken to him, so he is not sure what his reservations are about, but that he wanted to acknowledge this. Mayor Gygi then said that in speaking with Mr. Gordon and Mr. Bunker, we have never had another group that has wanted to use our building at this same time, so there is not a competition for this space.

C. Rees stated that she did correspond with Councilmember Zappala today and his reservation is about part of the Decisions Survey conducted earlier this year regarding potential uses for the basement. Fifty eight percent of the people who took the survey had expressed an interest in a library. He said his concern is if we lock down into an agreement for two years that eliminates any possibility for us to be able to put a library in there. He would prefer to do a month to month contract. Mr. Gordon commented that what they are offering is what they would pay on a month to month basis; they just want to secure a place for two years.

C. Augustus stated that if they are willing to work around our schedule and make sure we are not running into conflicts he is good with that. He added that if we get into doing a library downstairs, we could work around that to accommodate everybody.

C. Crawley asked how many staff hours it would take on Sundays. Mr. Gordon said that it will take 2 ½ hours, and only in the winter because there is staff here in spring and summer for the golf course. C. Crawley stated that this will only cost us a small percentage of the \$12,000 rental fee, so he is good with this.

C. Geddes said that he thinks this is a terrific idea.

C. Rees commented that she has been a strong advocate for the library, but she does not see where we are going to have the funds to do a full library in the next two years.

C. Augustus asked if there is a formal contract. Mr. Gordon said that there is a month to month agreement similar to the Vista Room agreement that we will use for the two years.

**MOTION: C. Augustus – To approve the recommended agreement with New Hope Bible Church for the use of both rooms in the basement of the Community Recreation Center for a period of two years on Sunday mornings from 10:00 a.m. – 12:30 p.m., with a review after the two years.** Seconded by C. Crawley.

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

10. Discussion on Contract for Community Recreation Center Concessions

Greg Gordon stated that we have given Sammy's the 60 day notice of termination and informed them that we will not be renewing their contract. He said that what he needs is direction from the council and what they anticipate will happen moving forward. There are three options 1) To secure an alternate occupant 2) Consider internal operations 3) Temporarily discontinuing the food service program.

C. Rees stated that her first option would be to look at alternatives; there were other vendors who were interested when we went through this process before. She said that her second preference would be some kind of a scaled down, simple version that we do not subsidize.

Mayor Gygi stated that he thinks we should have parallel channels working right now; at the same time you are looking at possible vendors, we need to be making plans in case we need to have a scaled down version.

Mr. Gordon stated so that the council is aware, that we did give Sammy's the 60 day notice, but they are pulling out this week. He added that staff has already been discussing some ideas to get them through the finish of the golf season. The mayor asked if there was a hotdog spinner and ways of providing soft drinks. Mr. Gordon said that there is, and that they have things covered.

C. Geddes asked how much of the equipment the city owns. Mr. Gordon said that the city owns everything but the food warmer.

C. Geddes then asked if they pull out before the end of the year are they obligated to pay us rent. Mr. Bunker stated that we will have to look into that. Mayor Gygi commented that whatever the contract says, they are obligated to.

C. Augustus stated that he thinks our best option is looking for an outside vendor and to make sure that they are willing to have a successful, cohesive partnership with us.

Mr. Gordon said that he will work to update the city's website so that people are aware of the change. C. Augustus stated that we also should put signage on the doors and in the building so that people are aware that there is going to be a change.

C. Geddes stated that his first preference is to try to find another vendor, someone who is willing to put some effort into it. He pointed out that during peak times there is a captive audience here with several hundred people a day.

#### 11. Review/Action on an Ordinance Amending Title 8, Chapter 2, Relating to Impact Fees

Chandler Goodwin stated that the council adopted a new impact fee analysis and new fee structure in March, which took effect in June. It came to our attention that our code needed to be updated. Currently our code in Title 8, Chapter 2, Articles B-G details each specific impact fee and how to calculate the fee. He said that we are proposing to consolidate all of the impact fee code, remove the computation method and reference the impact fee analysis, that way each time we do an impact fee analysis we do not have to go back and rewrite our code. Mr. Goodwin pointed out that Article A in this section of the code is the sewer treatment plants (TSSD) impact fee.

C. Crawley asked who had reviewed and worked on this. Mr. Goodwin stated that it was brought to our attention by Sterling Codifiers, the company who codifies our code, and that he and Mr. Bunker worked together to update it and make it make sense.

C. Rees asked if the impact fee analysis is available online. Mr. Goodwin stated that it is on the city's website.

Mr. Bunker stated that he noticed in Tile 8, Chapter 2-6a, we reference the impact fee analysis of March 4, 2014; the intention was to reference the most recently adopted impact fee study. He said that the last thing we want to do is continually have to come back and change our ordinance as we update the impact fees. He pointed out that the methodology can change, the last group that did our impact fee analysis did change the computation and the way we approach the impact fees to come in line more with state law.

**MOTION: C. Augustus – To approve Ordinance 11-05-2014A, an ordinance amending the Cedar Hills Impact Fees ordinances Title 8, Chapter 2, Articles B – G, and adopting the City of Cedar Hills Impact Fee Ordinance with the change that Section 8-2B-6a is changed to remove March 4, 2014, and in its place put that we reference the most recently adopted impact fee analysis from the City of Cedar Hills.** Seconded by C. Rees. Vote taken by roll call.

Yes - C. Augustus  
C. Crawley  
C. Geddes

C. Rees Motion passes.

**MOTION: C. Rees—To go into Executive Session pursuant to State Code 52-4-204 and 52-4-205 to discuss character, competency and pending or reasonably imminent litigation.**

Seconded by C. Geddes. (7:40 p.m.)

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

Motion passes.

EXECUTIVE SESSION

**MOTION: C. Geddes—To adjourn Executive Session and Reconvene City Council Meeting** Seconded by C. Crawley. (9:17 p.m.)

ADJOURNMENT

12. This meeting was adjourned at 9:18 p.m. on a motion by C. Augustus, seconded by C. Geddes and unanimously approved.

Approved by Council:  
December 2, 2014

/s/ Colleen A. Mulvey, MMC  
City Recorder