

CITY COUNCIL MEETING
Tuesday, March 5, 2019 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Jenney Rees, Mayor, Presiding
 Councilmembers: Denise Andersen, Ben Bailey, Ben Ellsworth, Mike Geddes,
 Brian Miller
 Chandler Goodwin, City Manager
 Charl Louw, Finance Director
 Greg Gordon, Recreation Director
 Jeff Maag, Public Works Director
 Joel Wright, City Attorney
 Colleen Mulvey, City Recorder
 Others: Lt. Gregg Ludlow, Chris Bramhall

1. Call to Order

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. by Mayor Rees. The Pledge of Allegiance was led by Mayor Rees, and the invocation was given by C. Bailey.

2. Approval of Meeting's Agenda

MOTION: C. Andersen—To approve the agenda. Seconded by C. Miller.

Yes	-	C. Andersen	
		C. Bailey	
		C. Ellsworth	
		C. Geddes	
		C. Miller	Motion passes.

3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments. Comments are limited to three minutes per person with a total of 30 minutes for this item.

Jason Harr explained that the driving range poles had fallen. He said he lived near the golf course and wanted to keep the nets up to protect their home. He asked the City to address the golf balls that were still getting through the nets. C. Andersen asked how many golf balls were getting through the nets. Mr. Harr said this depended on the day, explaining that on busy days there were five to ten golf balls that go through the nets. Mayor Rees said they would talk about this issue later in the meeting.

CONSENT AGENDA

4. Minutes from the February 5, 2019 Work Session & City Council Meeting

MOTION: C. Ellsworth—To approve the consent agenda. Seconded by C. Miller.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

CITY REPORTS AND BUSINESS

5. City Manager

Mr. Goodwin reported on the following:

- There were 1100 participants for Jr. Jazz.
- Registration for soccer was now open.
- The City was hoping to open the golf course in the next week.
- The City was launching its new website soon.
- Staff was monitoring several bills in the legislative session.

6. Mayor and Council

Mayor Rees reported there were a few bills they were interested in following during the legislative session. She reported they passed the Tobacco 21 initiative during the last Council Meeting. Additionally, they were closely following HB441, concerning tax reform; if passed, the bill would help larger cities keep sales tax revenues.

7. Review/Action and Public Hearing on Amendments to City Code Title 10, Chapter 6 related to Indoor Storage Facilities/Overhead Doors

Mr. Goodwin presented the staff report and explained that the City received an application for an indoor storage facility. The facility would require having some overhead doors. They had worked with the developer to reduce the number of doors and placed them away from residential buildings. The code needed to be changed to accommodate the concerns with visual appearance and overhead doors. It would prevent the overhead doors being placed near or facing residential zones.

Mayor Rees clarified future applications could make some changes to the building designs. C. Geddes concurred that there was some flexibility to the code.

Mr. Goodwin stated they wanted to keep overhead doors on the side or rear of buildings. He said he was concerned about how the facility would appear from North County Boulevard. Mayor Rees said the requirement meant the doors would not be visible. Mr. Goodwin responded that they did not want the developers to install fences around the facilities to create a visual barrier.

Public Hearing

There were no comments.

MOTION: C. Andersen–To approve Ordinance No. 03-05-2019A, an ordinance amending Title 10, Chapter 6A of the Cedar Hills City Code, related to Building Requirements, subject to adding the language “Overhead doors shall not be visible from North County Boulevard.” Seconded by C. Ellsworth. Vote taken by roll call.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

8. Review/Action on a Resolution regarding Amendments to the Cedar Canyon Subdivision Settlement Agreement related to Water Rights

Mr. Goodwin passed out documents concerning the Cedar Canyon subdivision. He explained that there were some issues with the transfer of water rights. He asked Chris Bramhall with Kirton McConkie to explain the issue.

Mr. Bramhall explained that the developer was obligated under the settlement agreement to purchase the water rights. He said they required the water rights be accompanied by a title company. The title company found a lien on the water rights which was causing this problem. Cedar Hills Farmland proposed they establish an escrow in an amount twice the estimated cost of the water rights, plus legal and title fees. This would be a proposal to the City Council. Next, Mr. Bramhall explained the costs and the parameters of the deal with the developer. He stated all the parties were operating in good faith.

C. Geddes said he felt this was a reasonable approach to the problem. Mr. Goodwin explained that this was a full assignment of the settlement agreement; it would not be effective until the closing date. Mr. Bramhall added the escrow would be established by their firm. They would also draft instructions. He noted the deadline for this was for November 30th.

MOTION: C. Ellsworth–To approve Resolution No. 03-05-2019A, amending the Cedar Canyon Subdivision Settlement Agreement related to the conveyance of water rights. Seconded by C. Andersen. Vote taken by roll call.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes
C. Miller Motion passes.

9. Review/Action and Public Hearing on a Resolution Adopting Fiscal Year 2019 Budget Amendments

Mr. Goodwin explained that there had been incidents over the last ten years of the net poles collapsing at the golf course. They were proposing a solution in the budget that would make all the poles steel, not wood. He then described the potential costs and dimensions of the poles.

Mr. Louw explained that there were a few major items the City would fund, the largest of which was the item of leaving the Lone Peak Public Safety District and the contract with American Fork Public Safety. The other was the driving range fence. He noted that staff was trying to be conservative this year to save money. Mr. Louw continued by reviewing the Budget Amendment FY2019 document. He explained they would get more property tax in 2019. He also reviewed the road projects planned for 2019 and other budget items.

C. Andersen asked which two projects were cancelled, to which Mr. Louw explained that the amphitheater was cancelled, and the plan to use PARC Tax money to improve Heritage Park and the older parks.

C. Geddes asked about the group that won the bid to install the driving range fences. Mr. Goodwin stated that this was the lowest bid and they were able to save \$10,000. They planned on surplusing the materials from the existing fence. C. Andersen asked if there was a warranty on the poles. Mr. Goodwin said they recently expired six month ago.

C. Andersen asked if cars were hit before the polls were raised. Mr. Goodwin responded in the affirmative. They also received complaints from people in the soccer field.

Mayor Rees asked about the fire services buy-out. Mr. Louw stated that they could only estimate the costs at this time. Mayor Rees said she did not realize this could be counted as a part of the fiscal year.

Mr. Goodwin stated that the net on the golf course was somewhat urgent to install. C. Andersen asked for Mr. Gordon's opinion on the net. Mr. Gordon said it was appropriate to use the steel poles and have a skirt on the bottom. There was subsequent discussion on the height of the golf course nets.

Public Hearing

There were no public comments.

MOTION: C. Geddes–To approve Resolution No. 03-05-2019B, a resolution adopting the amended 2018-2019 Fiscal Year Budget for the City of Cedar Hills, Utah. Seconded by C. Bailey. Vote taken by roll call.

Yes - C. Andersen
C. Bailey
C. Ellsworth
C. Geddes

10. Discussion on Fiscal Year 2020 Budget

Mr. Louw presented the details of the Fiscal Year 2020 Budget. Mr. Goodwin explained that staff came up with business plans for the golf course and Parks and Recreation. They also conducted surveys to determine what the citizens wanted, the results of which would be presented in an upcoming meeting.

Mayor Rees asked about the garbage and recycling increase. Mr. Goodwin stated that this was addressed last year. Mr. Louw said there were no price increases, just growth. C. Geddes asked what they planned to do with the fire station. Mr. Louw noted that this was addressed in the contract. Mr. Goodwin said staff discussed what would be done with the building, as it had various maintenance issues.

Mayor Rees said she preferred to raise library fees because Highland recently raised their fees. Mr. Goodwin stated this could be done immediately or they could wait until July 1st.

Mr. Louw continued by discussing the costs associated with the golf course. Mr. Gordon stated that the free round of golf coupon had recently been distributed to the residents. Mayor Rees asked about a portion of the golf revenue. Mr. Louw responded that this portion was due to trade ins. He noted there was no equipment to be traded.

Mr. Louw continued by discussing Class C road projects. Mayor Rees asked if the only revenue for snow removal was from this fund. Mr. Louw explained this fund covered a lot of the maintenance to the City's roads.

ADJOURNMENT

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

Approved by Council:

April 16, 2019

/s/ Colleen A. Mulvey, MMC
City Recorder