

CITY COUNCIL MEETING
Tuesday, February 18, 2020 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Jenney Rees, Mayor, Presiding
Councilmembers: Denise Andersen, Ben Ellsworth, Mike Geddes, Kelly Smith
Brian Miller (7:09 p.m.)
Chandler Goodwin, City Manager
Kevin Anderson, Public Works Assistant Director
Colleen Mulvey, City Recorder
Others: Lt. Josh Christensen

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 7:04 p.m. by Mayor Rees. The Pledge of Allegiance was led by C. Ellsworth and the invocation was given by C. Andersen.

2. Approval of Meeting's Agenda.

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

Yes	-	C. Andersen	
		C. Ellsworth	
		C. Geddes	
		C. Smith	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.

No comments.

CONSENT AGENDA

4. Approve Minutes from the January 7, 2020 Work Session and City Council Meeting

MOTION: C. Smith—To approve the consent agenda. Seconded by C. Geddes.

Yes	-	C. Andersen	
		C. Ellsworth	
		C. Geddes	
		C. Smith	Motion passes.

CITY REPORTS AND BUSINESS

5. City Manager

Mr. Goodwin reported on the following:

- The snow plowing video produced by the Mayor was presented.
- The Junior Jazz and Ski-bus programs are wrapping up. Both were great programs. Mr. Goodwin thanked the Recreation Department.
- Staff is following up with City Council on recommendations for the golf course driving range. A number of options are being looked at.
- Mr. Goodwin reminded Council Members that the current legislative session is halfway through.

6. Mayor and Council

C. Anderson reported that she, Mayor Rees, and C. Smith attended the American Fork Chamber Award Banquet and that she had not seen the benefit of the chamber until she attended it. She said outstanding businesses in the community were honored and she realized how important it was for the City government to connect with City businesses.

C. Smith added that she was glad to see businesses from multiple cities present because they shop in each others' cities. She appreciated seeing how each city is building businesses.

7. Review/Action on Release of Performance Bond and start of Durability for Cedar Hills Gateway Phase 1, Plat A

Mr. Goodwin commented that the Gateway Subdivision will be split from one big subdivision into phase 1 and phase 2. They are trying to accept the durability for phase 1. This is from the north access road to 4700 as it merges into Cedar Canyon. He commented that one concern left is that of the final approval on the drinking water. He noted that while approval has been given, a physical copy has not been received yet. He explained that this is because the standards in Cedar Hills are outdated and the as-builds need to be reviewed.

C Geddes questioned who was asking for approval. Mr. Goodwin replied the State Division of Drinking Water. C Geddes asked about the City adopting new standards. Mr. Goodwin explained that these buildings are being built under the old standards. C. Geddes asked if they inspected and Mr. Goodwin answered affirmatively; they are waiting for the as-builds to be reviewed for how they were installed versus what was approved.

Mr. Goodwin explained that if the City was up to date with standards then the City Engineer could just sign off on it. Mr. Goodwin said that the City itself does not inspect but that Bowen Collins & Associates would sign off that it was installed per City standards. These are not up-to-date so the State would want to review the as-builds to make sure they were built as close to current standards as possible.

Mayor Rees asked about the timeframe and Mr. Goodwin replied that he received an email that it was approved as of today. Mayor Rees asked if they would have to wait for physical possession of the approval. Mr. Goodwin said no. Mayor Rees asked when the businesses could open. Mr. Goodwin explained that if he can get verification of approval from the State then he will give the certificate of occupancy tomorrow. He said that they will have to get a fire inspection, health inspection, and a business license. He explained that it is reflective of the City trying to work

with developers because they are doing something they have never done before by allowing public improvements to be built simultaneously.

Mr. Goodwin commented that there is still a punch list that needs to be done, part of which is streetlights which are backordered for six to eight weeks. Therefore, they are going to bond those out as well as other items including asphalt, landscaping, and building materials. They have bonded for 60,000 dollars for items on the punch list which should cover the construction bond. The durability bond will be held for one year and the construction will be watched for deterioration within that year. He added they have submitted a water right deed for the building to send off to the State.

MOTION: C. Smith—To approve acceptance of subdivision improvements for the Cedar Hills Gateway Phase 1, and the submission of the durability bond, and approve the plat for recording, based on the conditions of submission of as-builts and approval of the State Water Division. Seconded by C. Ellsworth.

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

8. Review/Action on Release of Performance Bond and start of Durability for the Cedar Canyon Subdivision

Mr. Goodwin commented that they will not be releasing a performance bond. C. Geddes said he didn't have a map in his packet and Mr. Goodwin replied that there isn't one. He explained that there was a plat in for Gateway because phase 1 and phase 2 are being split whereas with Cedar Canyon Subdivision it has already been recorded; it is just being opened for durability.

MOTION: C. Smith—To approve acceptance of subdivision improvements for the Cedar Canyon Subdivision, and the submission of the durability bond. Seconded by C. Geddes.

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

ADJOURNMENT

This meeting was adjourned 7:20 pm on a motion by C. Geddes, seconded by C. Andersen, and unanimously approved.

Approved by Council:
April 14, 2020

/s/ Colleen A. Mulvey, MMC
City Recorder