

CITY COUNCIL MEETING
Tuesday, March 3, 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
 Absent/Excused: Brian Miller
 Chandler Goodwin, City Manager
 Greg Gordon, Recreation Director
 Jeff Maag, Public Works Director
 Charl Louw, Finance 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. Geddes.

2. Approval of Meeting's Agenda.

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

Yes	-	C. Andersen	
		C. Ellsworth	
		C. Geddes	
		C. Miller	
		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.

There were no public comments.

CONSENT AGENDA

4. Appointment of Jared Anderson as a Voting Member of the Planning Commission
5. Approval of the Minutes from the January 21, 2020 and the February 4, 2020 Work Sessions and City Council Meetings

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

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

Motion passes.

CITY REPORTS AND BUSINESS

6. City Manager

Mr. Goodwin reported that they were anticipating the golf course being open this Thursday, weather dependent. He stated that Junior Jazz and ski bus seasons were wrapping up, and playoff games started for Junior Jazz. Tot soccer, K-2nd grade soccer, and teen soccer programs were open for registration and the annual Emergency Expo would be on March 16 from 5:00 to 8:00 pm.

7. Mayor and Council

C. Andersen reported that she would be attending a Utah 911 meeting and report on it at next meeting.

Mayor Rees reported they had received an email from Richard at Utopia and the survey went out. She stated he mentioned that Highland had finished their survey and had started to move forward with getting some idea of what the cost would be. She commented that in Highland a lot of the lots are on rockier soil than what they were used to seeing in other cities, and Highland is being told that the anticipated take rate would be 45-50%. She stated it may be the same for Cedar Hills.

She said that in the Executive staff meeting they were provided with some comparison of dispatch calls between last year and this year, and it looked like there several abandoned 911 calls. She stated it was good to have this information because residents could be educated, and improvements could be made.

Mayor Rees commented that she went to the Forest Service meeting. UDOT was there and they let her know there would be construction through Highland this summer. Additional details would be posted later.

Mayor Rees commented that on March 13 she would be at Cedar Ridge Elementary, along with DWR to recognize Mrs. Stevens's class at Cedar Ridge Elementary and Cedar Hills as being the first Monarch City in Utah.

She discussed HB-273 and the property rights ombudsman. She stated that a second substitute went to committee yesterday with changes, and it was noted that a single penalty of \$250 a day could be assessed. She stated that the penalty would start 30 days after the property rights decision was delivered by the ombudsman, and that they would have to prove that the City knowingly and intentionally violated the law.

Mayor Rees stated that she met with residents at The Charleston for a discussion with those who had questions. Most of the questions were not City related but it was a great opportunity to sit down with residents.

C. Geddes reported that he attended his second Utah County Sustainability Coalition meeting. He stated that they heard from the planning department in Vineyard that they had a very aggressive downtown plan. He stated that they themselves needed to be prepared for growth in the City, County, and State because it was coming.

8. Discussion on Fiscal Year 2021 Budget

Charl Louw presented the 2020-2021 emphasized budget priorities. He commented that some things don't necessarily need more money, but more time, rather. He stated they needed to implement internal auditing, because the State auditors score the City based on its control against fraud. He commented that they already had a financial policy but it was updated to help cope with certain situations. He commented on planning improvements and finishing up Harvey Park, as well as making repairs needed at the buildings. He stated that the City was doing great despite several challenges.

Mr. Louw stated they relied heavily on sales tax; however, the City needed to be careful with this revenue as it was volatile because of the economy. He noted that operating property tax hadn't grown very much because of truth and taxation, franchise taxes were down, and while golf revenues were growing, they were slower than expenditures. Additional park maintenance was a bit of a challenge. He commented there was concern with City staff leaving for better pay and being closer to where they lived.

Mr. Louw reviewed the City's revenues. He stated they needed to keep up with maintenance. He said they had super low unemployment right now and commented on housing costs. He stated that 33.6% of revenues were coming from sales tax, 20% from property tax, and that franchise and telecom tax were going down each year. He commented that trends overall were down compared to last year, because property tax funds were coming in later this year.

Mr. Louw reviewed sales tax revenues as they compared each month for the past five to six months. He discussed program revenues and stated that golf was doing great this season.

Mr. Louw referred to the figures and stated that overall tax revenue was down \$24,000. He commented on the increase in garbage fees and recycling fees, and how they were only meant to cover the inflationary rate of waste management. He noted that this was 3.5% last year and something similar is expected this year.

Mr. Louw commented that they had been careful with expenditures in all departments, trying to keep revenues as flat as possible. Mr. Goodwin interjected and recognized all the department heads for knowing the budget would be tight and commended all the staff for trying to find ways to make it work.

Mr. Louw stated that they had a new legal team that was saving them a little bit of money each month. It was his assumption the garbage/recycling fee would grow based on that 3.5%, and that public works and parks overall were \$14,000 less. He commented that there was still \$65,000 more that would be transferred into the capital project fund, and that any surplus would go into the General Fund. He stated that placeholders were 3% increase for staff with a 7% increase on health insurance.

Mr. Goodwin stated that one change that would be made to the General Fund pertained to the Council and Mayor. Mr. Louw stated that they added \$400 to the Planning Commission and that education/training was raised \$2,000 to offset life insurance changes.

Mr. Louw commented they liked to see the golf course stay competitive. He stated that they were the smallest City in the County to have a golf course. Payson was staying competitive with Cedar Hills and Fox Hollow. He pointed out that operationally, they were between \$55,000 and \$96,000 since 2014. The major capital outlay items were replacing all the equipment, the new maintenance building, and the new driving range nets.

9. Review/Action on a Resolution Amending Cedar Hills Golf Course Fees

Mr. Goodwin stated that with the proposed fee increases there were a couple things that needed to be kept in mind. One was doing the budget conservatively for the golf course. He commented that even if golf had its worst month, it was still having the best year it's had, and they were on course for having a great year. He commented that the course looked great and they got the equipment that they needed.

He stated that fees had not been increased in a couple of years. He said that even with a fee increase, Cedar Hills would still be one of the low-cost courses. He recognized that they were a destination course that was out of the way, so they needed to provide a unique experience. They were doing a great job of creating that atmosphere, but the part that draws people in was being a low-cost course. There were increases seen in the expenditure that was making it harder to pay staff the same rate while remaining competitive. Mr. Goodwin stated they were looking at a proposed riding 9- and a riding 18-hole increase and on the driving range proposing a 2-dollar increase per bucket.

Mayor Rees asked about season passes and why people weren't using them anymore. Mr. Gordon stated that some courses are limiting them to a certain number, but a lot are getting away from it all together.

Mr. Goodwin stated that with the fee increases they were not reflecting any changes for the revenues for the budget, which reflects the budget mentality of keeping it conservative. Mr. Gordon stated that most courses have increased their cart fees but that Cedar Hills was keeping theirs the same. C. Smith asked if they would be keeping their season passes, to which Mr. Gordon replied affirmatively. Mr. Goodwin commented that normally the fee change would be in June, but they wanted to change it before the start of the new season, so it didn't change midway through.

MOTION: C. Geddes—To approve Resolution No. 03-03-2020A, a resolution adopting the increase in golf fees at the Cedar Hills Golf Course. Seconded by C. Ellsworth.

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

10. Discussion on the Golf Course Logo

Mr. Goodwin stated the reason for rebranding was to give the golf course a fresh look. He commented that providing an updated look might get away from some of the past contention they've had at the course. He stated that staff had been working with Chase Marketing to come up with designs. They had come up with some options in the work session. Option 1 was an abstract tree, and option 2 was an abstract tree with a rendition of a canyon. He stated there was also a rendition of a green where a golf tee was incorporated into the "C" and the "H." He stated that one rule given to golf staff was that it had to incorporate Cedar Hills, it could not just have C-H because no one called it C-H. He commented that there was a far-out plan to rename the golf course which they decided not to do. Various members commented on their preferred logo from a presented visual.

C. Smith commented that she liked the canyon option because it was unique to Cedar Hills; the rest of the options could look like any other golf course's logo. Mr. Gordon asked if they were set on the font. C. Andersen stated that as long as it was readable it would be fine. Mr. Goodwin stated that he would work with golf staff on this. C. Geddes stated that he really liked idea of the flag with the established date. Mayor Rees stated the golf club needed to be bigger. Mr. Goodwin stated this was being treated as an administrative decision, so as changes were made, he would present them for input.

11. Discussion on Smart Irrigation Controllers

Mr. Goodwin commented that as watering season approached the staff had been tasked with developing a smart irrigation controller policy. He stated there were a few things in the draft policy that could be changed, but overall, the Council liked the idea of the policy. He stated that some of the things they were going to change were that those who participated in the program would be exempt from no watering on Sundays. Additionally, they would change the wording in notices to residents to promote rebates being offered.

He stated they would like to have it ready for adoption by the next meeting and that they were doing it in a way where staff wouldn't have to spend too much time on it. C. Ellsworth asked about where the information to find controllers would be available. Mr. Goodwin explained that there's a Watersense label logo on the box and that there was a huge list of approved controllers. He stated that there were many that qualified and were cost-effective, and they would provide a link on the city website for residents.

C Geddes stated that he purchased one last year and wasn't convinced that it adjusted for rain. He said he had no idea if it made a difference. Mr. Goodwin stated that the controller alone wouldn't solve all their problems, but as the Mayor pointed out, this in conjunction with other methods would be a step in the right direction and have an impact on water conservation. Mr. Goodwin stated that they would clean up the policy and bring it back in a way that could be communicated to residents.

12. Council Discussion

Mayor Rees stated she wanted to have a discussion on trajectory analysis of the driving range. She said they talked about it in the staff meeting earlier that day where they had discussed about ten options. However, before it was brought to Council they had to decide if they wanted to move forward with a trajectory study first—which would cost about \$3000—before deciding.

Mr. Goodwin stated he had been to other courses and realized that there was no standard of how a driving range was set up so they could do a trajectory analysis, but as he had said before, he didn't see any way of finding a way to capture 100% of the balls. He commented that the ten ideas may each have a small effect on their own, but perhaps they could combine more than one to increase the effect. None of them offered a method to capture 100% of the balls.

Mayor Rees stated the only benefit of the study would be if the Council seriously considered any of the ten options. If there was a desire to do something, then someone with professional experience should be brought in for advice.

Mr. Goodwin stated that there have been some questions about how tall the net actually is. He stated that they had a 50-foot net on top of a 15-foot berm from where people drive. He said it had been suggested to raise net to 80 feet, but he didn't want to spend money on that if it wasn't going to be effective.

Mayor Rees commented that some people had suggested moving the range north, but that still costs something. Mr. Goodwin commented that they could angle the driving boxes a little bit. Mr. Gordon stated they had done that already with mats, and it would be difficult to do on the grass because the drive boxes are small.

Mayor Rees asked if the cost was included. Mr. Goodwin replied that some of them have costs, some of them don't, and some of the costs were unknown. Mr. Goodwin commented that rotating it eight degrees wouldn't solve the problem. He stated that hopefully they could find a solution to reduce that number.

C. Geddes commented he did some of his own research and went to a few courses. People who live on golf courses have a concern with balls going into their yard. He stated they should put up a net if they are worried about it. He commented that they should not take it off the table but that he thought they should not do it this year. He suggested they wait until next year and they didn't need to rush because one or two people thought there was a problem. He stated that the driving

range was there when the residents bought their lots. Mayor Rees stated that the arguments people are making is not about their own property but about people walking on the trails.

Mayor Rees suggested they should have the Council do a financial analysis on the ten items and then they could go through and make decisions. Mr. Goodwin stated that he agreed with that and before they raised nets, he would like to see a study, because he didn't want to arbitrarily raise the nets. C. Smith asked about who would do the trajectory analysis. Mr. Goodwin said he was unsure and hadn't heard of another course having one conducted, as it was a very specialized study.

13. ADJOURNMENT

This meeting was adjourned 8:12 p.m. on a motion by C. Ellsworth, seconded by C. Andersen, and unanimously approved.

Approved by Council:
April 14, 2020

/s/ Colleen A. Mulvey, MMC
City Recorder