

CITY COUNCIL WORK SESSION
Tuesday, January 22, 2019 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Jenney Rees, Presiding
Councilmembers: Denise Andersen, Ben Ellsworth, Brian Miller, Mike Geddes
(6:06 p.m.)
Absent/Excused: Ben Bailey
Chandler Goodwin, City Manager
Charl Louw, Finance Director
Jeff Maag, Public Works Director
Greg Gordon, Recreation Director
Joel Wright, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Gregg Ludlow

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:02 p.m. by Mayor Rees.

MOTION: C. Andersen—To go into closed session pursuant to State Code 52-4-204 and 52-4-205(1) (e) to discuss the sale of real property, closed session held in the Community Recreation Center. Seconded by C. Ellsworth. Vote taken by roll call. (6:03 p.m.)

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

MOTION: C. Ellsworth—To adjourn the Closed Session and reconvene the Work Session. Seconded by C. Geddes. (6:17 p.m.)

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

Noticed Agenda Items for the Regular City Council Meeting

Amendments to the Cedar Canyons Subdivision Agreement

City Manager Chandler Goodwin said the first item on the agenda was the Cedar Canyons Subdivision agreement and amendments. The developer was interested in purchasing another parcel of land to incorporate into the subdivision, so they requested a continuance. He noted that some of the amendments to the agreement include the perimeter and interior fencing.

C. Geddes initiated a discussion regarding water rights, and Mr. Goodwin commented that the developer was hoping to close on a couple rights before coming back before the Council.

C. Andersen asked if this developer would be doing the commercial component, and Mr. Goodwin said that they would not. David Weekly Homes would only be doing the residential portion. Whoever develops the commercial portion would be subject to the City's commercial site guidelines.

Mayor Rees asked for clarification on the exterior materials for the homes, and Mr. Goodwin said that the zoning ordinance wasn't clear on this issue. Staff has interpreted the code to require three materials and three elements. Materials could include a hardy board, brick, stone, and a limited percentage of stucco. Elements could include corners, certain types of shutters, etc.

NOTE: Mayor Rees left the meeting at 6:22 p.m.

Regarding fencing, Mr. Goodwin said that the code requires open fencing between lots in a development. The developer wanted to have solid fencing between lots.

American Fork Public Safety Agreement

Mr. Goodwin explained that City Attorney Joel Wright had reviewed the agreement, revised it, and sent it back to American Fork for approval. Attorney Wright added language essentially stating the police officers are not employees of the City of Cedar Hills. The other change was giving Cedar Hills responsibility to maintain the Cedar Hills fire station until the other fire station can be constructed.

Baseball Diamond in Harvey Park Phase 1

Mr. Goodwin said that a motion was made to award the bid for the baseball diamond on December 18, 2018, but some language regarding the baseball diamond was removed. Staff was requesting a motion to put that language back in. They felt that including the 60 foot fencing along the baseline would greatly increase safety.

Discussion on Utility Billing for Suspended Services

Mr. Goodwin explained that a resident requested that the City Council consider handling portions of their utility bill while they were away for an extended period of time. Currently, there was a \$15 shut off service fee if the resident called during business hours. The fee was slightly more if they called after hours. With the water shut off, the resident was still being charged the water base rate, Central Utah Water, sewer base rate, storm drain fees, pressurized irrigation usage rate and base rate, and fire and paramedic fees. The base rates were still being charged because the City had to meet their debt service obligations. The pressurized irrigation charges were stretched out over the entire year, even though it was only used in the summer. Storm drain fees remain because it would still be utilized while the residents were away. Mr. Goodwin contacted the surrounding cities and asked about their policies. American Fork charged a \$50 disconnection fee, and they maintained charges for pressurized irrigation, and storm drain. Highland's policy requires the resident to be absent for six months, at which point they would remove the charges. Alpine did not adjust rates at all.

C. Geddes commented that if a resident wasn't home, their water usage should be zero.

Finance Director Charl Louw explained that sewer was calculated by the average winter usage rate. If a resident wasn't home during the winter, they would get a cheaper rate during the summer when they were using it. Mr. Goodwin added that they calculate using the usage from October to March.

C. Andersen asked how many people had approached the City about this, and Mr. Goodwin said it was only one person. They do not receive very many inquiries about this.

C. Geddes expressed concern about garbage. It would be easy for a neighbor to throw their trash into an absent residents can and take it to the curb for pickup. Mr. Goodwin said that if services are shut off, the City doesn't charge for water or garbage.

Public Works Director Jeff Maag explained that when people leave for an extended period of time during the winter, the meter doesn't rotate and begins to calcify. When the resident comes back, the City has to go and clear out the meter for it to work properly again. They also have issues with water meters freezing because water isn't moving through them when someone is away.

Driving Range Fence

Mr. Goodwin reported that a power pole fell into the road near the driving range the previous day. Staff was able to get the pole out of the road, but other poles had also started to fall. They were working with the power company and insurance company to take care of the situation.

This meeting was adjourned at 6:38 p.m. on a motion by C. Ellsworth, seconded by C. Miller, and unanimously approved.

Approved by Council:
February 19, 2019

/s/ Colleen A. Mulvey, MMC
City Recorder