

CITY COUNCIL MEETING
May 4, 2021 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Denise Andersen, Mayor, Presiding
Councilmembers: Laura Ellison, Ben Ellsworth, Mike Geddes, Kelly Smith
Absent/Excused: Brian Miller
Chandler Goodwin, City Manager
Charl Louw, Finance Director
Jeff Maag, Building Official
Kevin Anderson, Public Works Director
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder
Others: Lt. Cameron Paul

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 Andersen.

2. Approval of Meeting's Agenda.

MOTION: C. Smith—To approve the agenda with the addition of the closed session.
Seconded by C. Ellison.

Yes	-	C. Ellison	
		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. Resolution No. 05-04-2021A, assignments to members of the City Council (Adopt a Park Program)

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

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

CITY REPORTS AND BUSINESS

5. City Manager

Mr. Goodwin reported that the Recreation Department hired Carson Mitchell as the new Recreation Coordinator. Teen and Tot Soccer programs were now halfway through the season. The City's golf course continues to perform at a high level, and clientele has reported useful feedback on projects taking place at the location. Mr. Goodwin reported the remodeling project of the Community Center was now complete, and staff and clientele happy with the results. The last day for spring cleanup was scheduled for May 8th. Staff has since finalized the Fiber RFP and it was distributed. Lastly, Mr. Goodwin reported that the splash pad would be opening on Memorial Day.

6. Mayor and Council

C. Geddes reported that he attended the Utah Leagues of Cities and Towns (ULCT) conference in St. George. He said it was the best ULCT conference he had ever attended. He noted that author Arthur Brookes was the keynote speaker, and he did a fantastic job. He discussed the importance of spending the City's funds wisely.

Mayor Andersen reported that Utah had reached the threshold number of vaccinations in order to eliminate COVID restrictions. She noted a few exceptions and briefly discussed upcoming City events.

C. Smith reported she was on the Central Utah 911 Committee and noted that she recently participated in an appreciation day to acknowledge their service to the community.

7. Review/Action and Public Hearing on adoption of the Tentative Fiscal Year Budget (July 1, 2021 to June 30, 2022)

Charl Louw explained that this would be a presentation of the FY 2021-2022 Tentative Budget for all funds. The City was required to approve a Tentative Budget by the first Council Meeting in May, per Utah State Code. The Final Budget was not required to be approved until June, so there was time to ask questions. He explained he would specifically review funds that had not been previously discussed.

Mr. Louw presented the Golf Debt Service and Golf Budget highlights. His presentation included information on revenues, fees, investment earnings, trade-ins, expenditures, operating expenses, capital outlay, cash needed with capital outlay, cash needed with only operations, and transfers in from other funds. Additionally, Mr. Louw presented the City's golf course operative results over the last seven years. He then compared Cedar Hills's golf course information to that of nearby cities' golf courses.

Mr. Louw explained that Pleasant Grove, Lehi, and American Fork contributed \$240,000 each for operations and debt service, or \$720,000 annually combined. He noted that the projected fund balance for the end of this year was \$500,000. When he started working for the City, that

balance was around negative two million, so this was a significant improvement. Other highlights included:

- Overall golf revenues were up in the current fiscal year, but the pandemic numbers were a little higher than what they could anticipate in the coming year.
- The Fund Balance was utilized for significant repairs and equipment purchases, and would also help with a downturn and the revenue activity level lowers.
- The capital outlay requested was following a bridge renovation of \$100,000, a tractor with loader and backhoe of \$45,000, a top dresser of \$10,000, and a blower of \$9,000.
- Repairs were expected to stay historically low due to newer equipment and proper maintenance.
- Wages and benefits included a 3% merit increase and an increase for market/inflationary costs.
- Cedar Hills golf carts were a significant portion of the fund expenditures, because they needed the automatic braking. New mapping software was also recently added.
- There was a planned general fund subsidy of \$100,000, which was the same as the current year.
- The general obligation principal debt outstanding amount was \$4,160,000.
- Cedar Hills during the fiscal year 2020-2021 levied approximately \$306,000 in property tax. The term of this bond ended in 2035.
- A flat property tax levy was being proposed for Fiscal Year 2021-2022.

Mr. Louw then reviewed the following capital projects highlights:

- Building improvements—repair/update various buildings to improve functionality, amounting to \$100,000.
- Driving range—adjustments to improve containment of balls, amounting to \$500,000 in funds set aside.
- Heritage Park renewal:
 - Updates depended on Alpine District feedback
 - Expanded parking lot
 - Landscaping improvements that enhanced and improved each area of the park—Zen garden, bridge, additional paths, and new trees
 - Playground and athletic court improvements
 - Restroom, well house, and pavilion updates
 - Amphitheater stage expansion
 - Additional pavilion, tables, and seating areas

Mr. Louw then presented the Motor Pool Fund and Budget Highlights, which included:

- Motor Pool charges are based on maintenance, insurance, gas, and depreciation costs.
- Charges to other funds are decreasing this fiscal year.
- The 2006 and 2007 five-to-seven yard/bobtail dump trucks were fully depreciated, and could either be replaced or supplemented in case of breakdown.

- Public Works would bid out another bobtail and super duty 4x4 truck, or something equivalent.
- Public Works was currently negotiating pricing on their skid steer lease.
- Community Services vehicle replacement—truck
- Building Official vehicle replacement—truck
- Zoning Official vehicle replacement—truck

Mr. Louw reiterated that the City was required by law to pass a tentative budget every year. He noted that the main reason the City will see revenues decrease was due to CARE Grant funds being reflected in one year but not the other. The new grant would show up in water and sewer.

Mr. Goodwin stated there were some limitations on what the money could be used for. He explained that one of the qualified expenses was for fiber. One item they were also considering to use this money for was secondary water meters to eliminate the use of a bond to cover this expense. Other proposed projects included adding storage for water and a new well.

C. Geddes asked if the funds could be used to purchase back up pumps. Mr. Goodwin said yes, the City could tentatively use the funds for that use. He further explained that one of the benefits of looking at secondary meters was there were reciprocal benefits to the City. Additionally, Mr. Louw added that the City was eventually going to be required to do meters.

Mr. Louw said that there would be transfers made in June, and that overall, the General Fund was looking good. Additional money would be available to put towards Class C roads. Additional expenditures would be made for golf renovations and park projects.

There was brief discussion about a new regional fire station. C. Geddes said he spoke with the American Fork Mayor and Council, and they were still in negotiations for a new building. The location of where the new building would be was then discussed.

C. Ellison asked about the library expense. Mr. Louw explained that residents could go to any library, bring in a receipt to staff, and the City would reimburse up to \$50.

PUBLIC HEARING

No comments.

MOTION: C. Ellison—To approve the tentative fiscal year 2021-2022 budget. Seconded by C. Ellsworth. Vote on motion:

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

8. Review/Action on an Ordinance amending City Code Title 10 Chapter 5 related to Easements and Accessory Structures

Mr. Goodwin explained that staff frequently received requests from residents desiring to construct structures in the public utility easement (PUE). Most lots had a front and rear PUE, and many had PUEs on side property lines. In many cases, these easements remained unused by any public utility provider. However, simply because an easement was not currently in use did not forfeit the easement holder's right to use the easement. State code mandated that when a utility provider constructed in an easement, they must replace the irrigation, plantings, fence, and concrete that was damaged or removed. If a resident wanted to put a structure in a PUE, they did so with the understanding that a utility provider did not need to replace the structure. The proposed code outlined a process by which staff could approve (in certain circumstances) a structure to be built in the PUE with the understanding that the resident did so at their own risk. Staff worked with the City Attorney to edit the proposed code in preparation for adoption.

C. Geddes asked about Section 40a wherein it stated that in regard to location, "any structure, whether permanent or otherwise, placed in an easement area shall be located pursuant to the setback and other applicable requirements of this title." He asked if this would change for corner lots, to which Mr. Goodwin said no. Mr. Goodwin explained there were two issues. First, if there was a fence there was an optional closure area defined within the City's code. Second, if corner lots installed fences, they had to have a 15-foot setback.

MOTION: C. Smith—To approve Ordinance No. 05-04-2021A, adopting City Code Title 10 Chapter 5 Section 40 related to easements, and City Code Title 10 Chapter 2 adopting a definition of easements. Seconded by C. Geddes. Vote on motion:

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

9. Review/Action on a Resolution stating that Cedar Hills intends to participate in the Municipal Alternate Voting Methods Pilot Project (Ranked Choice Voting)

Mr. Goodwin explained that ranked choice voting had been approved for a trial by the Utah State Legislature as part of their 2018 and 2021 legislative sessions. In order to participate in that trial, a municipality must notify the Lt. Governor's Office as well as pass a resolution by May 10. Ranked choice voting allowed voters to rank candidates in a preferential order, thereby allowing a voter to select a second or third candidate if and when their preferential candidate failed to receive 50% of the votes.

C. Geddes stated that he had been opposed to ranked choice voting, as he previously felt this would be problematic for ballots similar to that of Cedar Hills. However, he was in the process of changing his point-of-view if it could save money. He noted that in the summer, fewer people were interested in politics, and there were way too many signs around that cluttered the view of the City.

Mr. Goodwin said he had also heard from other cities that ranked choice voting helped elections be more civil. C. Geddes agreed.

C. Smith stated she had done research on ranked choice voting and was completely opposed to it because it was confusing. A lot of people feel that ranked choice voting was not fair or conducted correctly. Cedar Hills did not always have a primary election. She did not want their City to be a guinea pig for the pilot project.

C. Ellison said she had not researched this issue as in-depth as C. Smith. However, she agreed with C. Smith's comments.

C. Ellsworth stated that of the many presentations given on this item, everything relating to ranked choice voting was already similar to how Cedar Hills conducted its elections. He did not recognize any major reasons why they needed to change the City's voting system. However, he did like the idea of having fewer signs throughout Cedar Hills.

C. Smith said she would rather change the City's sign ordinance. Mr. Goodwin stated that Cedar Hills's sign ordinance was about as tight as it could be without encroaching on people's rights. There was subsequent discussion an appropriate action to take tonight.

MOTION: C. Geddes—To table this item. Seconded by C. Ellsworth. Vote on motion:

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

10. Discussion on Water Conservation

Mr. Goodwin explained that Governor Spencer Cox recently issued an Executive Order due to the extreme drought that most of Utah, including Cedar Hills, was facing. Utah had not received enough snowpack to alleviate dry conditions. In turn, the Governor was asking Utahans to evaluate their water usage and find areas where they could cut back and save water. With current snowpack levels at 70% of average, Utah would enter the runoff season with extremely dry soil that was projected to soak up the majority of runoff, reducing the amount of water to be found in streams, rivers, lakes, and reservoirs. As a City, they were actively working with adjacent communities to promote water conservation among residents and City facilities. Ways that residents could reduce their water consumption include:

- Fix leaks
- Run full loads (dishwashing and washing machines)
- Reduce shower time
- Wait to water
- Implement water wise landscaping

The City had a conservation plan that was mostly updated in 2017. Internally, the City should look at measures that can reduce the City's water usage. This could mean reducing the watering times on the golf course and parks, finding areas to convert to waterwise landscaping, and fixing leaks in the system as staff became aware of them. Additionally, staff had an obligation to the residents to continually educate on ways that water could and should be saved.

As the City entered the watering season, staff was requesting that residents reduce their PI water consumption by 20%. This included City, commercial residential, and institutional use. Staff identified park strips that could be converted to zero-water use areas. Additionally, staff was instructed to shut down the PI system on October 1. Efforts to reduce water usage at the golf course were also discussed.

There was subsequent discussion on water saving efforts described by Mr. Goodwin.

MOTION: C. Ellsworth—To go into Closed Session Pursuant to Utah State Code 52-4-205(1)(c) to discuss pending or reasonably imminent litigation, and 52-4-205(1)(e) to discuss the sale of real property. Seconded by C. Geddes. (8:24 p.m.) Vote on motion:

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

MOTION: C. Ellsworth—To adjourn the Closed Session. Seconded by C. Ellison. (8:52 p.m.) Vote on motion:

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

ADJOURNMENT

This meeting was adjourned 8:53 p.m. on a motion by C. Geddes, seconded by C. Smith, and unanimously approved.

Approved by Council:
June 29, 2021

/s/ Colleen A. Mulvey, MMC
City Recorder