

CITY COUNCIL WORK SESSION  
Tuesday, February 21, 2012 6:00 p.m.  
Cedar Hills Public Works Building  
10246 N Canyon Road, Cedar Hills, Utah

Present: Mayor Eric Richardson, Presiding  
Council Members: Jenney Rees, Trent Augustus, Gary Gygi, Scott Jackman, Stephanie Martinez  
Konrad Hildebrandt, City Manager  
Kim Holindrake, City Recorder  
Courtney Hammond, City Meeting Transcriber  
Lt. Sam Liddiard, Police Department  
Others: Marshall Shore

This work session of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 6:07 p.m. by Mayor Richardson.

- Noticed Agenda Items for the Regular Council Meeting (6:07 p.m.)

Ordinance Approving the Annexation of Certain Properties (Jacobs Annexation)

Mayor Richardson stated that the approval of the annexation of the Jacobs property should be subject to execution of a development agreement.

Civic Center Preliminary Study and Analysis

- Mayor Richardson stated that the Civic Center discussion will primarily center around the use analysis. He is not yet to the point where he can condone any dimensions and costs but would rather discuss the uses and needs. The City has the public works building, which has some basement space. The biggest issue with adding uses to the public works building is inadequate parking. The public safety building primarily houses public safety. About half of the basement is finished and houses some office space. There are no windows in half of the basement. Some uses are inappropriate because code requires ingress/egress. Additionally, there is no ADA access to the basement. The unfinished portion of the basement is also being used as a storage area, which will be lost if it is converted to office space. At some point in the future, the basement may need to be used for additional public safety space. In anticipation of the future need for office space, the City has set aside franchise fees for about 10 years, amounting to about \$1 million. It does not have to be used for city office space. Options for additional space include second stories on the public safety or public works buildings and building on some portion of the city-owned nine acres in the commercial zone. There is also the possibility of trading land for a more desirable location at the roundabout on Cedar Hills Drive or leasing/buying space in the Lexington Heights building. City staff has done some analysis on needs and options for office space. He would not consider placing a civic center on any property that can be retail.
- C. Rees stated that she is opposed to locating office space on commercial property. She would like to first look at existing properties before considering commercial space. She

would like to see how much square footage is available in each building, what space is available, where people are placed, etc.

- C. Gygi stated that most people in the Apple Blossom area want some buffer between their street and whatever will be developed on that property. Building a civic center is politically unattractive. The City should pursue every option before starting a construction process. He does not yet see the need for a civic center. He thinks this discussion may be more appropriate a year from now.
- C. Jackman stated that it would be prudent to do as much due diligence as possible before starting any fight for a civic center.
- C. Martinez stated that she feels like the current arrangement is a bit embarrassing. Professionalism is important. She would like to have update/discussion on this every meeting.
- C. Augustus stated that this will be a long process. Even if no decision is anticipated or desired for a year or so, the discussion should start now.

The Council asked that an analysis of haves, wants, and needs for office space be ready for the next meeting. Mayor Richardson asked C. Augustus to work with staff on getting that information together.

#### Completing the Basement of the Community Recreation Center

- Mayor Richardson stated that he thinks finishing the basement of recreation center should be a high priority. It was not in the initial bid. There is almost 3800 square feet that can be finished in the basement. Peck Ormsby quoted \$60/square foot, which included steel framing and restrooms. It can be done for much cheaper through a residential contractor. He would propose taking the money from recreation impact fee funds. He would like to work on plans for the basement.
  - C. Augustus stated that \$60/square foot is high. Wood frame basements can be finished for about \$25-\$30/square foot.
  - Brad Kearl stated that the basement would need a drop ceiling and a furnace.
- Motion to go into Executive Session, Pursuant to Utah State Code 52-4-204 and 52-4-205
  - Motion to Adjourn Executive Session and Reconvene Work Session

No Executive Session.

This meeting was adjourned at 6:57 p.m. by Mayor Richardson.

/s/ Kim E. Holindrake  
Kim E. Holindrake, City Recorder