



CEDAR HILLS

CITY COUNCIL MEETING OF THE CITY OF CEDAR HILLS Tuesday, November 7, 2023 6:00 p.m.

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, November 7, 2023, beginning at 6:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

COUNCIL MEETING

1. Call to Order, Pledge led by C. Ellison and Invocation given by C. Geddes
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Donna Cardon, Highland Library Director
5. Youth City Council – Introduction of members and administration of the Oath of Office

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

6. Approval of the minutes from the October 17, 2023 City Council meeting
7. Resolution No. 11-07-2023A, appointment of Chandler Goodwin to the North Utah Valley Animal Shelter Board

CITY REPORTS AND BUSINESS

8. Mayor and Council, City Manager and Staff

SCHEDULED ITEMS & PUBLIC HEARINGS

9. Review/Action and Public Hearing on concept/preliminary and final plan approval for Cedar Hills Plat O Subdivision located in the R-1-11,000 Residential Zone
10. Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2024 Budget Amendments
11. Review/Action on awarding the bid for the Water Mainline Project
12. Review/Action on an Ordinance adding City Code Title 6 Chapter 9 related to sale/disposal of City property
13. Review of ongoing City projects
14. Motion to go into Closed Session Pursuant to Utah State Code 52-4-205(1)(c) to discuss pending or reasonably imminent litigation.

* * * CLOSED SESSION * * *

15. Motion to Adjourn Closed Session and Reconvene Council Meeting

ADJOURNMENT

16. Adjourn

Posted this 3rd day of November, 2023

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically to permit one or more of the council members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name and address for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.

RESOLUTION NO. 11-07-2023A

A RESOLUTION MAKING ASSIGNMENTS TO MEMBERS OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF THE CITY OF CEDAR HILLS, UTAH, TO CERTAIN BOARDS, COMMITTEES, AND ENTITIES.

WHEREAS, the Mayor of the City of Cedar Hills, Utah, desires to make assignments to members of the City Council, staff, and residents to certain boards, committees, and entities; and

WHEREAS, The City Council of the City of Cedar Hills has determined that it would be in the best interest of the community to have councilmember, staff, and resident participation on certain boards, committees, and entities;

NOW THEREFORE, the City Council of the City of Cedar Hills, Utah, resolves to consent and approve the Mayor's assignments to members of the City Council, staff, and residents, per the attached document.

PASSED AND APPROVED this 7th day of November, 2023.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Alexandra McEwen	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

Colleen A. Mulvey, MMC
City Recorder

DEPOSITED in the office of the City Recorder this 8th day of November, 2023.

NORTH UTAH VALLEY ANIMAL SHELTER

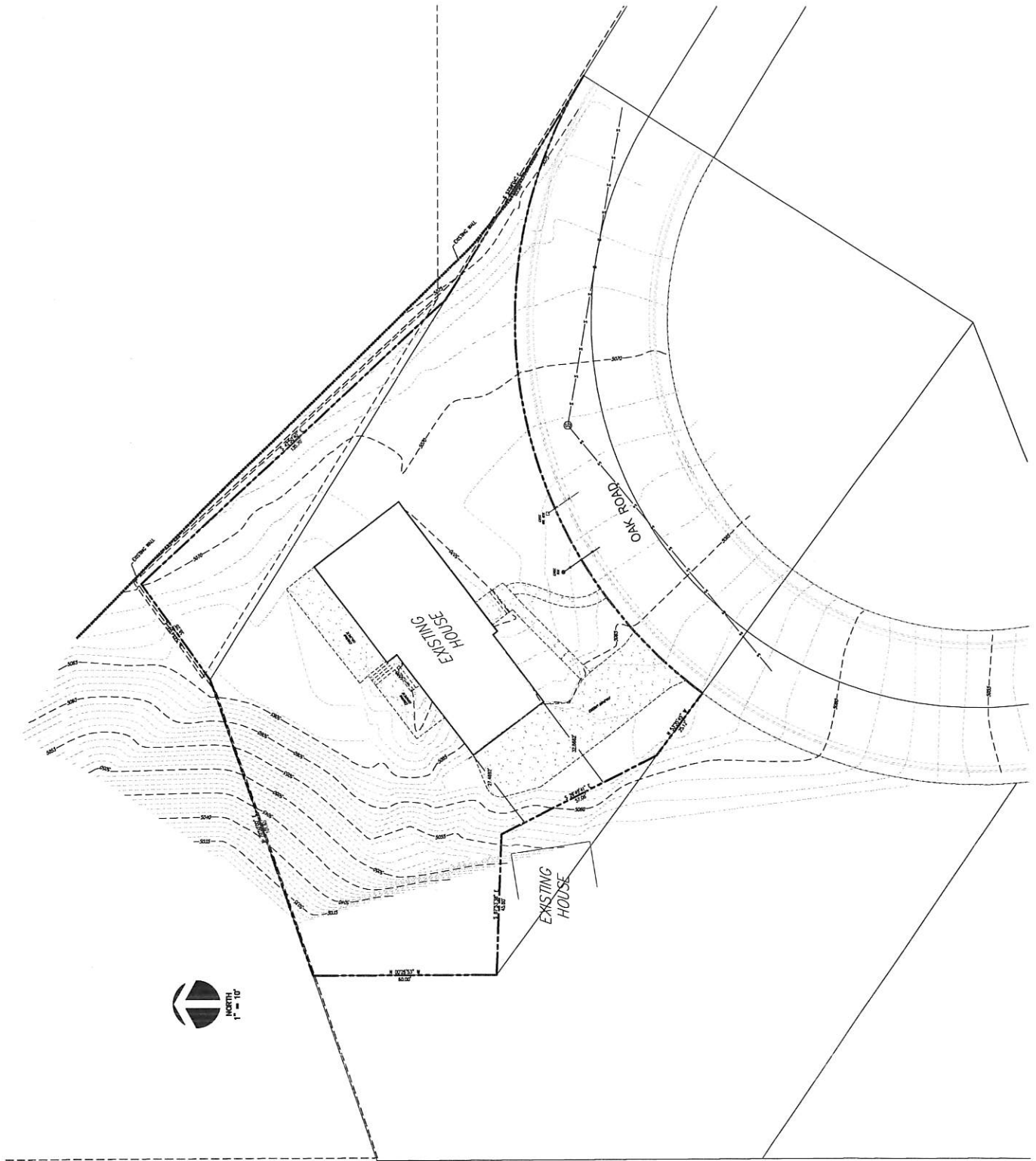
Chandler Goodwin



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin
DATE:	November 7, 2023

SUBJECT:	Review/Action on preliminary, and final plan approval for The Cedars Plat O, located at 10253 North Oak Road West and 4309 West Oak Road North.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manger
BACKGROUND AND FINDINGS: Two residents, each of whom own multiple parcels, wish to join their respective parcels into one lot each. The first parcel joins lot numbers 14:003:0314 and 36:145:0028. The second parcel includes three parcel numbers that each share the lot number 36:145:0029, but is shown on the Utah County Records as three separate parcels. The proposal joins the multiple lots into two distinct lots, and reestablishes the ten foot public utility easement around the perimeter of the two lots. No land is being exchanged, nor is any density or new development being proposed by this plat change.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Cedar Hills Plat O	
RECOMMENDATION: Staff recommends that the City Council review the Cedar Hills Plat O Subdivision documents for compliance with City Code and standards, make any necessary changes for adoption.	
MOTION: To approve/not approve the proposed Cedar Hills Plat O Subdivision, located at 10253 North Oak Road West and 4309 West Oak Road North subject to the following conditions: {LIST ANY CONDITIONS FOR APPROVAL} APPROVAL}	
ACTION: Motion: Second: Laura Ellison: Yes__ No__ Abstain__ Absent__ Mike Geddes: Yes__ No__ Abstain__ Absent__ Alexandra McEwen: Yes__ No__ Abstain__ Absent__ Bob Morgan: Yes__ No__ Abstain__ Absent__ Kelly Smith: Yes__ No__ Abstain__ Absent__	





The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	November 7, 2023

SUBJECT:	Review/Action and public hearing on a Resolution adopting Fiscal Year 2024 Budget Amendments
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Fiscal Year Budget Amendments are not ready to be presented at this time. Staff is asking the City Council to table this item.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS:	
RECOMMENDATION: Staff recommends the City Council table this item.	
MOTION: To table this item.	
ACTION: Motion: Second: Laura Ellison: Yes__ No__ Abstain__ Absent__ Mike Geddes: Yes__ No__ Abstain__ Absent__ Alexandra McEwen: Yes__ No__ Abstain__ Absent__ Bob Morgan: Yes__ No__ Abstain__ Absent__ Kelly Smith: Yes__ No__ Abstain__ Absent__	



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	November 7, 2023

SUBJECT:	Cedar Hills Drive Waterline Replacement Project
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Charl Louw, Finance Director

BACKGROUND AND FINDINGS:

Bowen Collins & Associates engineering firm designed the replacement of approximately 1,800-feet of 10-inch PVC culinary waterline and approximately 1,000-feet of 8 PVC culinary waterline and other appurtenances. The project also includes milling out all the asphalt on roads impacted by the project and installing a new full width asphalt pavement layer. Road closures will have to be approved by the City as part of the contractor's traffic control plan submittals. It is anticipated that full road closures will be approved sparingly, if at all. It is anticipated that closing the roads for one-way only traffic will be allowed if the contractor provides adequate traffic control measures. One-way only traffic was stated in the meeting to mean only one total lane in both traffic travel directions. This scenario would require active traffic control.

Over fifteen licensed contractors came to the required pre-bid meeting which was advertised on the state procurement website, and six contractors made official online bids on the project. Josh Bean from Bowen Collins reviewed the qualified bids with staff. Staff is recommending accepting the bid from lowest qualified bidder, if the City Council would like to get the project completed in near future at the lowest cost to residents.

PREVIOUS LEGISLATIVE ACTION:

FISCAL IMPACT:

The city will need to issue 15-year utility revenue bonds for approximately \$1.5 million to fund the project with interest rates projected between 3.8%-5.1% over the life of the bonds. Zion's Public Finance staff estimated the city would pay \$70,000 in debt service annually for five years, and the last ten years would be approximately \$200,000 annually in principal and interest payments. The public works building utility revenue bonds, which are approximately \$200,000 annually, are paid off in March 2027. The Water & Sewer fund cash flow needs will be reduced from \$270,000 annually to \$200,000.

Utility revenue bonds require the city to maintain debt service coverage of 1.25. So net operating revenues vs the annual debt service related to utilities. The Water and Sewer fund would need approximately \$70,000 in additional fees until 2027 when other utility revenue bonds are paid off to cover debt service ratios. Culinary fees were approximately \$740,000 for the last fiscal year, this project would require a culinary water fee increase up to 9%. New commercial fee trends may be able to provide part of the funding and offset approximately half of the increase, if they continue in the current fiscal year.

The water and related road project would likely have to wait four to five years without additional funding.

SUPPORTING DOCUMENTS:

Utility Revenue Bond information.

RECOMMENDATION:

Staff recommends the City Council review the submitted bids and supporting documentation with the intent of a motion.

MOTION:

To approve/not approve the recommended Cedar Hills Drive waterline and road improvements for the City of Cedar Hills, Utah.

ACTION:

Motion:

Second:

Mike Geddes: Yes__ No __ Abstain __ Absent __

Kelly Smith: Yes__ No __ Abstain __ Absent __

Laura Ellison: Yes__ No __ Abstain __ Absent __

Alexandra McEwen: Yes__ No __ Abstain __ Absent __

Bob Morgan: Yes__ No __ Abstain __ Absent __

Cedar Hills, Utah

\$1,550,000 Utility Revenue Bonds
Series March 1, 2024
(\$1.5 Million Proceeds - 15 Years)

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Cedar Hills, Utah

\$1,550,000 Utility Revenue Bonds

Series March 1, 2024

(\$1.5 Million Proceeds - 15 Years)

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/01/2024	-	-	-	-	-
09/01/2024	-	-	34,564.25	34,564.25	-
03/01/2025	-	-	34,564.25	34,564.25	69,128.50
09/01/2025	-	-	34,564.25	34,564.25	-
03/01/2026	-	-	34,564.25	34,564.25	69,128.50
09/01/2026	-	-	34,564.25	34,564.25	-
03/01/2027	-	-	34,564.25	34,564.25	69,128.50
09/01/2027	-	-	34,564.25	34,564.25	-
03/01/2028	-	-	34,564.25	34,564.25	69,128.50
09/01/2028	-	-	34,564.25	34,564.25	-
03/01/2029	-	-	34,564.25	34,564.25	69,128.50
09/01/2029	-	-	34,564.25	34,564.25	-
03/01/2030	128,000.00	3.800%	34,564.25	162,564.25	197,128.50
09/01/2030	-	-	32,132.25	32,132.25	-
03/01/2031	133,000.00	3.900%	32,132.25	165,132.25	197,264.50
09/01/2031	-	-	29,538.75	29,538.75	-
03/01/2032	138,000.00	4.100%	29,538.75	167,538.75	197,077.50
09/01/2032	-	-	26,709.75	26,709.75	-
03/01/2033	144,000.00	4.200%	26,709.75	170,709.75	197,419.50
09/01/2033	-	-	23,685.75	23,685.75	-
03/01/2034	150,000.00	4.300%	23,685.75	173,685.75	197,371.50
09/01/2034	-	-	20,460.75	20,460.75	-
03/01/2035	156,000.00	4.450%	20,460.75	176,460.75	196,921.50
09/01/2035	-	-	16,989.75	16,989.75	-
03/01/2036	163,000.00	4.600%	16,989.75	179,989.75	196,979.50
09/01/2036	-	-	13,240.75	13,240.75	-
03/01/2037	171,000.00	4.750%	13,240.75	184,240.75	197,481.50
09/01/2037	-	-	9,179.50	9,179.50	-
03/01/2038	179,000.00	4.900%	9,179.50	188,179.50	197,359.00
09/01/2038	-	-	4,794.00	4,794.00	-
03/01/2039	188,000.00	5.100%	4,794.00	192,794.00	197,588.00
Total	\$1,550,000.00	-	\$768,233.50	\$2,318,233.50	-

Yield Statistics

Bond Year Dollars	\$16,820.00
Average Life	10.852 Years
Average Coupon	4.5673811%
Net Interest Cost (NIC)	4.5673811%
True Interest Cost (TIC)	4.5454048%
Bond Yield for Arbitrage Purposes	4.5454048%
All Inclusive Cost (AIC)	4.9367868%

IRS Form 8038

Net Interest Cost	4.5673811%
Weighted Average Maturity	10.852 Years

\$1.5M Rev 15y DP 10/19/23 | SINGLE PURPOSE | 10/19/2023 | 3:38 PM



Cedar Hills, Utah

\$1,550,000 Utility Revenue Bonds

Series March 1, 2024

(\$1.5 Million Proceeds - 15 Years)

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
03/01/2030	Serial Coupon	3.800%	3.800%	128,000.00	100.000%	128,000.00
03/01/2031	Serial Coupon	3.900%	3.900%	133,000.00	100.000%	133,000.00
03/01/2032	Serial Coupon	4.100%	4.100%	138,000.00	100.000%	138,000.00
03/01/2033	Serial Coupon	4.200%	4.200%	144,000.00	100.000%	144,000.00
03/01/2034	Serial Coupon	4.300%	4.300%	150,000.00	100.000%	150,000.00
03/01/2035	Serial Coupon	4.450%	4.450%	156,000.00	100.000%	156,000.00
03/01/2036	Serial Coupon	4.600%	4.600%	163,000.00	100.000%	163,000.00
03/01/2037	Serial Coupon	4.750%	4.750%	171,000.00	100.000%	171,000.00
03/01/2038	Serial Coupon	4.900%	4.900%	179,000.00	100.000%	179,000.00
03/01/2039	Serial Coupon	5.100%	5.100%	188,000.00	100.000%	188,000.00
Total	-	-	-	\$1,550,000.00	-	\$1,550,000.00

Bid Information

Par Amount of Bonds	\$1,550,000.00
Gross Production	\$1,550,000.00
Bid (100.000000%)	1,550,000.00
Total Purchase Price	\$1,550,000.00
Bond Year Dollars	\$16,820.00
Average Life	10.852 Years
Average Coupon	4.5673811%
Net Interest Cost (NIC)	4.5673811%
True Interest Cost (TIC)	4.5454048%

Cedar Hills, Utah

\$1,550,000 Utility Revenue Bonds
Series March 1, 2024
(\$1.5 Million Proceeds - 15 Years)

Sources & Uses

Dated 03/01/2024 | Delivered 03/01/2024

Sources Of Funds

Par Amount of Bonds	\$1,550,000.00
Total Sources	\$1,550,000.00

Uses Of Funds

Deposit to Project Construction Fund	1,500,000.00
Costs of Issuance	50,000.00
Total Uses	\$1,550,000.00





The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	November 7, 2023

SUBJECT:	Review/Action on an Ordinance related to the sale or transfer of City property
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Staff has prepared a proposed ordinance related to the disposal of real property. The proposed ordinance begins by classifying lands as either a significant parcel or an insignificant parcel; the ordinance language provides direction on how to classify each. The ordinance then gives guidance on the conveyance of land, that it can be for trades, purchase, leases, easements, rights-of-way, etc., but that in the case of each sale, the land should be conveyed in a manner that maximizes the value to the City. In order to get the highest value, the ordinance establishes methods that would be appropriate for such a determination, such as competitive bidding or appraisal. In order to sell a parcel of land, an application would need to be made and a public hearing held in the case of a significant parcel or other types of notice when the parcel has been classified as insignificant. At such a time, the City Council may make a determination on the application.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Proposed Ordinance adopting City Code 6-9 "Disposal of City Real Property"	
RECOMMENDATION: To review the proposed code and list any changes that need to be made for adoption.	
MOTION: To approve/not approve Ordinance No. _____, adding Cedar Hills City Code Title 6 Chapter 9 related to the Sale/Disposal of City Real Property, subject to the following changes: {LIST ANY CHANGES NECESSARY}	
ACTION: Motion: Second: Laura Ellison: Yes__ No__ Abstain__ Absent__ Mike Geddes: Yes__ No__ Abstain__ Absent__ Alexandra McEwen: Yes__ No__ Abstain__ Absent__ Bob Morgan: Yes__ No__ Abstain__ Absent__ Kelly Smith: Yes__ No__ Abstain__ Absent__	

DISPOSAL OF CITY REAL PROPERTY

- 6-9-1: Classification of lands
- 6-9-2: Conveyance for value
- 6-9-3: Application requirements
- 6-9-4: Notice and hearing
- 6-9-5: Decision on application

6-9-1: CLASSIFICATION OF LANDS:

- A. For future classification purposes, the lands meeting the following criteria are considered "Significant Land":
 - 1. Lands that have a national, regional, or local historic feature, which may include but is not limited to: land classified upon its acquisition or thereafter by the city as viewsheds or viewpoints, outdoor classrooms, and/or scenic and historic corridors.
 - 2. Lands that have an ecological feature not susceptible of economically reasonable mitigation, which may include, but are not limited to, lands with: excessively steep slopes (over 25 percent), water quality protection features, drainage corridors, significant geological features, land classified upon acquisition or thereafter by the city as important wildlife habitat and/or vegetation important to erosion control.
 - 3. Lands that are the site of city activities such as active fire stations, City Hall, utility facilities, development-oriented open space which may include but are not limited to: required development code commercial buffers, park strips, entryway features, infrastructure and capital facilities, roads, trails and rights-of-way.
 - 4. Lands that have a recreational feature which may include, but are not limited to, recreational facilities, trails, semi-improved natural areas, neighborhood parks, community parks, regional parks and trails, and golf courses.
- B. For future classification purposes, city property considered "Insignificant Land" will have one or more of the following attributes:
 - 1. An easement or right-of-way that is located in a place that will not be used for an easement or right-of-way and no public facilities, roads or utilities are foreseeable using the easement or right-of-way.
 - 2. Unimproved isolated parcel(s) or a remnant parcel surrounded by development and not received originally as required open space.
 - 3. The city has no plans or reasonable anticipation for improving the parcel.
 - 4. The parcel is not defined as having cultural or ecological significance.
 - 5. The disposal of the land will not cause a violation of the standards in the development code by surrounding or adjacent lands or fragment or subdivide an existing parcel.
 - 6. The parcel no longer serves a public purpose or the purpose that was originally intended for the land is not viable.

6-9-4: CONVEYANCE FOR VALUE:

- A. Every sale of city owned real property including trades, leases, permits, licenses, franchises, rights-of-way, revocable permits and easements shall be conducted by the city council or under their express written authority. All conveyances or encumbrances of such property shall be based on the highest and best economic return to the city.
- B. The city council shall determine the best method to dispose of the property to maximize the value to the city, such as retaining a real estate professional to market and sell the property, auctioning the property, or direct sale to the applicant. The city council may also condition the disposition of the property on such factors as a minimum sale amount, specific uses that benefit the city or surrounding area, or other factors that the city council deems appropriate.
- C. The highest and best economic return to the city, as referred to in this chapter, shall be estimated by one or more of the following methods:
 - 1. Sealed competitive bid;
 - 2. Evaluation by a qualified and disinterested appraiser;
 - 3. Other professional publication and valuation services; or
 - 4. An informal market survey conducted by the City Manager in the case of items of real property having a readily discernible market value. The valuation of the property for disposal should be calculated based on the average per acre value of unimproved agricultural land on the records of the Utah County recorder located within a five-mile radius of the land proposed for disposal.
- D. Sales of city real property determined to be insignificant parcels, shall be based, whenever possible, on competitive sealed bids. The City Manager, in consultation with the Mayor and city council, may waive the competitive bidding requirement when the value of the property has been estimated by an alternate method under subsection B of this section, and:
 - 1. The value of the property is considered negligible in relation to the costs of sale by bid;
 - 2. Sale by bidding procedure is deemed unlikely to produce a competitive offer;
 - 3. Circumstances indicate that bidding on the property will not be in the best interests of the City.

6-9-3: APPLICATION REQUIREMENTS:

- A. Application: A complete application shall contain at least the following information submitted by the applicant, unless certain information is determined by the City Planner to be inapplicable or unnecessary to appropriately evaluate the application:
 - 1. The applicants name, address, telephone number, and interest in the property;
 - 2. The street address and legal description of the subject property;
 - 3. The zoning classification and present use of the property;
 - 4. A complete description of the proposed use of the property requested to be declared surplus;
 - 5. Site plan of property;
 - 6. Other information or documentation necessary for proper review and analysis of a particular application.

- B. Fees: The applicant shall be responsible for payment of all fees established for providing the public notice as required by section 4 of this chapter.
- C. The City Planner shall evaluate the proposal and determine whether or not the property subject to the proposal for disposition qualifies as "Significant Land" of the city or as "Insignificant Land".

6-9-4: NOTICE AND HEARING:

- A. A significant parcel of real property owned by the City or any significant legal interest therein shall not be sold, traded, leased or otherwise conveyed or encumbered until the City has provided reasonable notice to all interested parties and held at least one public hearing on the proposed conveyance as set forth herein.
 - 1. Reasonable notice of the proposed conveyance shall be mailed to all abutting property owners. The notice shall include:
 - i. A description of the property to be conveyed or encumbered;
 - ii. The nature of the proposed conveyance or encumbrance, whether the property is to be sold, traded or encumbered, including the nature of the conveyance if the property is to be sold, or if a trade or lease of property is contemplated;
 - iii. The date time and location of the public hearing.
 - 2. The Conveyance or encumbrance of a significant parcel of real property of the City may be finalized by a vote of the City Council following notice and any public hearing required by this section.
 - 3. The following shall be exempt from the mandatory procedures of this section:
 - i. The leasing of existing buildings, infrastructure, or facilities;
 - ii. The leasing of recreation areas in accordance with their intended use;
 - iii. The granting of easements or other rights that service the property, including grants in connection with utilities or safety equipment. Any such easement or use right must be primarily for the benefit of the City.
- B. An insignificant parcel of real property owned by the City shall not be sold, traded, leased or otherwise conveyed or encumbered until the City has provided reasonable notice to adjacent property owners. The notice shall state that the application will be considered favorably unless an adjacent owner or the applicant objects to the proposed disposal in writing within 10 days of the mailing date of the notice of application.

6-9-5: DECISION ON APPLICATION:

Upon receipt of the recommendation from the City Manager in favor of or in opposition to the disposition of the property and after notice as required by this chapter, the City Council shall act on the application for disposal. If the City Council approves the application for disposal, the City Recorder shall proceed with the transfer of the property as approved. If the City Council does not approve the application, the applicant and other interested parties shall be promptly notified of the action.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	November 7, 2023

SUBJECT:	Discussion on ongoing projects within Cedar Hills
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: City Council has requested that staff prepare a presentation on the status of ongoing projects within Cedar Hills. These projects are in multiple areas, such as golf, parks, water, streets, and facilities, as well as a few miscellaneous projects. Staff has prepared a list of ongoing projects for the City Council to review.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: N/A	
SUPPORTING DOCUMENTS: Project update list.	
RECOMMENDATION: To review the project update list and be prepared to ask any necessary questions.	
MOTION: No motion necessary, discussion item only.	
ACTION: Motion: Second: Laura Ellison: Yes__ No__ Abstain__ Absent__ Mike Geddes: Yes__ No__ Abstain__ Absent__ Alexandra McEwen: Yes__ No__ Abstain__ Absent__ Bob Morgan: Yes__ No__ Abstain__ Absent__ Kelly Smith: Yes__ No__ Abstain__ Absent__	

ONGOING PROJECTS NOVEMBER 2023:

PARKS:

- Heritage Park Amphitheatre – Amphitheatre structure is being constructed, estimated to be completed within the next 4-6 weeks.
- Heritage Park “punch-list” – Includes updating fencing, water fountains, benches, etc.
- Heritage Park toddler fence – Discussion on updating current fencing with options and pricing.
- Harvey Turf – Replace worn out surfacing that is still under warranty.
- Harvey Lighting/gate – Staff is working to find an acceptable product that meets the needs discussed in council meeting. It is expected that this will be installed in the coming months, ideally before the next park season.
- Forest Creek Trail resurfacing – Project delayed until spring; will include a full trail replacement from Redwood to Harvey. Trail will be milled and asphalt will be replaced and matched to the existing 8’ width.

GOLF/EVENTS

- Golf Bridge – Bridge replacement is scheduled to begin December 4, and will be completed before Christmas.
- Tee box/bunker repair – Terraforma was contracted to rebuild a couple tee boxes and bunkers on the front nine. Project was completed in the summer.
- Parking extension – Asphalt piles will be compacted in the coming months, and parking will be extended. Impacted area will be reduced per discussion with the City Council.
- Building addition design – Renderings have been created and design work was moving forward for a possible building extension. This has been put on hold while other budgetary matters are resolved.
- Pump replacement – This project will replace the three pumps associated with the golf course. This project will begin in the middle of Nov. This project will resolve irrigation issues that the golf course has experienced the last two seasons.
- Vista landscaping – A landscaping project was completed in the summer that added xeriscaping and other plantings to beautify the Vista building.

WATER

- Harvey Well refurbishment – Harvey Well deepening has been completed. To bring the project online, there needs to be a pump/motor/chlorination system installed as well as building improvements made to correct damage sustained. Project is still with Hansen, Allen, and Luce for design.
- Secondary water meters – Meters have been installed on approximately 1,100 residences. This project will be continued through the winter, weather pending.
- Water rate study – This project will help to establish a rate structure for secondary water use. Staff will be updating the city council on this project in a future meeting.

- Pressure reduction valve/pressure zones – PRV's have been installed on Nelson and Bayhill. The PRV's are being programmed in the coming week and will create a new pressure zone on the east bench of the City.

ROADS

- 4000 N MAG project – Project is in the design phase. Agreements have been entered into with Pleasant Grove and Utah County. The project is going to be taken back to MAG to request additional funding to complete.
- Cedar Hills Drive RAB Application – Conceptual grant application has been made and will be presented to the MAG boards for approval.
- General Plan Transportation Element – City Council is in the process of reviewing this element for approval.
- Cedar Hills Drive rebuild/water main replacement – Project to replace aging water main, adjacent laterals, and rebuild Cedar Hills Drive from Cottonwood Drive to Canyon Road. This project will be discussed and a bid awarded as part of the Nov. 7 City Council meeting.

MISC

- Apptegy launch – App design and website design are underway. Staff is working to be trained on the new programs.
- UTOPIA – Fiber will be run to both of the City Offices and the Vista Center
- Annual audit – currently underway
- Moderate Income Housing report – Current report was found to be insufficient, and will need to be resubmitted to the State for review by February.
- Utah Wellbeing Project – Staff has reached out to USU to be included in this state wide survey measuring community satisfaction and engagement.
- Public safety – Staff is continuing negotiations with American Fork for the continuation of public safety services.