

CITY COUNCIL MEETING

Tuesday, January 6, 2015 7:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah

Present: Mayor Gary Gygi, Presiding
Council Members: Trent Augustus, Rob Crawley, Mike Geddes, Jenney Rees,
Daniel Zappala (8:11 p.m.)
David Bunker, City Manager
Charl Louw, Finance Director
Jeff Maag, Public Works Director
Courtney Hammond, Transcriptionist
Others: Lt. Sam Liddiard, David Driggs, Marisa Wright, Chris Wilkinson

CITY COUNCIL MEETING

1. This meeting of the City Council of the City of Cedar Hills, having been properly noticed, was called to order at 7:03 p.m. by Mayor Gygi.

Invocation given by C. Crawley
Pledge of Allegiance led by Boy Scout Brandon Fromme

2. Approval of Meeting’s Agenda

MOTION: C. Rees—To amend the agenda to table item 16 until we receive legal review.
Seconded by C. Geddes.

C. Augustus stated that he would like to review the item to give Council members an opportunity to comment on proposed assignments.

Yes - C. Geddes
C. Rees
Mayor Gygi
No - C. Augustus
C. Crawley Motion passes.

3. Public Comment

No comments.

PUBLIC HEARING

4. Amendments to the Fiscal Year 2015 Budget

No comments.

5. Approval of the Dispatch Building Agreement with the Utah Valley Dispatch Special Service District

No comments.

REPORTS/PRESENTATIONS/RECOGNITIONS

6. Government Finance Officers Association’s Distinguished Budget Presentation Award

David Bunker stated that every year the finance department prepares a city budget and submits it to the Government Finance Officers Association (GFOA) for their review. The GFOA then gives award to certain entities that meet specific criteria. Cedar Hills has received this award every year for 13 years.

CONSENT AGENDA

7. Minutes from the December 11, 2014, Special City Council Meeting

MOTION: C. Rees—To approve the consent agenda. Seconded by C. Augustus.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees Motion passes.

8. Appointments of Members to the Planning Commission

Gary Gygi stated that Glenn Dodge, Donald Steele, Craig Clement, David Driggs, Bradley Weber, Jeff Dodge (alternate), John Dredge (alternate) and LoriAnne Spear (alternate) have been appointed to the Planning Commission.

C. Augustus stated that the Planning Commission sees a lot of the information that eventually goes to the City Council. The City Council relies on their recommendations. The Planning Commissioners put in a lot of work on the city’s behalf.

CITY REPORTS

9. City Manager

There is a local official’s day at the state legislature on January 28. Interested council members can sign up with Mike Carson at the front desk.

10. Mayor and Council

C. Rees: The Family Festival will be June 1-6. There will be a new carnival company this year. The committee is exploring new Family Festival events such as a teen night and a car show. She will be issuing a press release on the budget award.

C. Crawley: He has enjoyed serving on the Arts Committee. The Santa party in December was fun.

C. Augustus: The North Point Solid Waste Special Service District approved a budget at it’s the last meeting.

SCHEDULED ITEMS

11. Review/Action on a Resolution Adopting Fiscal Year 2015 Budget Amendments

Charl Louw reviewed the budget adjustments. The city's reserves are at the maximum allowed. The event center rentals are \$50,000 ahead of what was budgeted for the year. That will be used to offset costs for employee benefits, outdoor chairs, materials and supplies, the animal control contract, summer concerts in the park and a \$6,500 transfer to the golf fund for maintenance equipment. There is a plan in place to rotate through lawn mowers, blades and other golf course maintenance equipment every ten years. Other budget adjustments include: 50% of the Utah Valley Dispatch building contribution which will be funded with unrestricted general fund balance; a one-time set up fee for new financial software with unrestricted fund balance; an upgrade to the current emergency management equipment with a grant award, including outfitting emergency trailers, radios and training; maintenance of the city's trees with a Forestry Grant award; utilities adjustment for water and sewer used by city parks and facilities as required by the state; season passes, punch passes and pro shop merchandise traded for advertising, golf software and golf course maintenance; \$20,000 to complete Cottonwood electric, gas and excavation; meter, pump and well maintenance; and adjusted savings from refinancing a bond.

MOTION: C. Rees—To adopt Resolution 01-06-2015A, a resolution adopting the amended 2014-2015 fiscal year budget for the City of Cedar Hills, Utah. Seconded by C. Geddes.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees Motion passes.

12. Review/Action on Approval of the Dispatch Building Agreement with the Utah Valley Special Service District

David Bunker stated that in December the council approved the Dispatch Building Agreement and committed to helping fund the new facility in the amount of approximately \$62,279. The city's counsel, Mr. Johnson reviewed the agreement and suggested that the city hold a public hearing on the issue, which has now been done, and make finding of fact that the facility provides for the safety of the community.

MOTION: C. Rees—To ratify the approved Dispatch Building Agreement with the Utah Valley Dispatch Special Service District for the construction of a new dispatch center, based on a finding of fact that: in the judgment of the City Council of the City of Cedar Hills, a determination is made that the expenditure of funds by the City of Cedar Hills for a portion of the construction costs of the new dispatch center provides for the safety, health, prosperity, well-being, peace, order, comfort or convenience of the inhabitants of the municipality, and funds appropriated according to said Dispatch Building Agreement are considered a corporate purpose with adequate value, including intangible value, for said expenditure. Seconded by C. Crawley.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees Motion passes.

13. Review/Action on Questar Gas Company Easement Agreement

David Bunker stated that Questar will be installing a high pressure gas main upgrade that will go through the golf course, parking lot and roundabout. Questar has proposed purchasing an additional 6 feet in addition to the 16-foot existing easement. That will allow them to install an additional main. The city's attorney had a few minor comments about the grantor being able to adjust grades within reason. The Questar representative has said that Mr. Johnson's comments can be incorporated into the agreement. The additional land is valued at \$29,529.72. Staff recommended that the council review and approve the agreement.

MOTION: C. Augustus—To approve the proposed right-of-way utility easement purchase agreement with Questar Gas Company, subject to any further legal review by the city attorney. Seconded by C. Crawley.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees Motion passes.

14. Review/Action on a Resolution Amending Certain Fees to the Official Fees, Bonds and Fines Schedule, Relating to Pressurized Irrigation Rates

David Bunker stated that there are homes that do not have access to pressurized irrigation (PI) and need to do outside watering with culinary water. There were no fee adjustments made for those residences. This amendment proposes that for those without PI availability, the rate would be at the lowest tier.

MOTION: C. Crawley—To approve Resolution 01-06-2015 B, a resolution adding, amending, or deleting certain fees to the official fees, bonds, and fines schedule of the City of Cedar Hills, Utah. Seconded by C. Augustus.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees Motion passes.

15. Review/Action on Appointment of Mayor Pro Tempore

David Bunker stated that the election of the mayor pro tempore is the duty of the City Council. The next council member to be mayor pro tempore, according to the election schedule, is C. Zappala.

MOTION: C. Crawley—To elect Councilmember Zappala as Mayor Pro Tempore, who shall have all the powers and duties of the mayor during his absence, disability, or refusal to act according to State and City Codes. Seconded by C. Geddes.

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees Motion passes.

16. Review/Action on a Resolution making Assignments to Members of the City Council, Staff and Residents to Certain Boards, Committees and Entities

Item tabled.

17. Review/Action on Agreement with Wilkinson Outdoor Maintenance

Jeff Maag stated that the outdoor maintenance contract with Wilkinson Outdoor Maintenance expired on December 31, 2014. There is an option to extend the contract by three years. Staff has worked well with Wilkinson and is pleased with their work and attentiveness to detail. In addition to landscaping maintenance of approximately 35 acres, they maintain the sprinkler system. Staff recommends extending the contract for the period of three years. There is an annual 2% increase.

Mayor Gygi questioned the amount of water at Mesquite Park during August or September. Chris Wilkinson stated that Cedar Hills has unique clay soil, which makes it difficult to balance runoff and dry conditions. There are adjustments on rain gauges, including evaporation adjustments and drying time adjustments. Other issues including vandalism may contribute to excess water. A global sprinkler system would be the best and easiest way to manage water resources, though they are expensive.

C. Augustus asked about other professional services the city contracts for. C. Crawley stated that he prefers yearly reviews and collecting other bids to compare costs and services.

MOTION: C. Augustus—To approve the Park Maintenance Contract extension with Wilkinson Outdoor Maintenance for an approximate amount of \$117,300. Duration of the contract will be for a period of 3 years from January 1, 2015 to December 31, 2017, with an annual increase of 2%.

C. Rees asked to modify the motion with adding legal review as well.

C. Augustus modified his motion to add legal review. Seconded by C. Crawley.

Yes - C. Augustus
C. Crawley
C. Geddes

C. Rees Motion passes.

C. Augustus further directed staff to prepare RFPs and RFQs for all professional services. C. Geddes and C. Crawley agreed.

18. Review/Action on Agreement with Utah League of City and Towns for the Utah Transportation Coalition

David Bunker stated that Utah League of Cities and Towns (ULCT) has joined forces with the Salt Lake Chamber and is looking for support for a major investment in Utah’s transportation system. They plan on looking at a revision of the gas tax, road B and C funding, among other issues. The agreement would require \$250 to participate. That money would be used towards retaining a consultant.

Mayor Gygi stated that this coalition does not directly tie into BRT. At this point, there is no set outcome/recommendation. If at any point the city does not like the direction or recommendation, it can speak up. Part of the discussion will include how to help local municipalities get more money to maintain roads.

C. Crawley stated that he has a hard time buying into this coalition without knowing its goals.

C. Rees noted that under Task 2, the completion date should be changed to June 30, 2015.

MOTION: C. Rees-To approve the Utah Transportation Coalition Agreement with an associated cost of approximately \$250, pending legal review and with a fix of the date.

Seconded by C. Augustus.

Yes - C. Augustus
C. Geddes
C. Rees
No - C. Crawley Motion passes.

19. MOTION: C. Rees—To go into Executive Session pursuant to State Code 52-2-204 and 52-2-205 to discuss pending or reasonably imminent litigation, and the purchase, exchange or lease of real property. Seconded by C. Augustus. (8:11 p.m.)

Yes - C. Augustus
C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

20. MOTION: C. Zappala—To adjourn Executive Session and Reconvene City Council Meeting. Seconded by C. Augustus. (8:54 p.m.)

Yes - C. Augustus

C. Crawley
C. Geddes
C. Rees
C. Zappala Motion passes.

ADJOURNMENT

21. This meeting was adjourned at 8:54 p.m. on a motion by C. Zappala, seconded by C. Rees and unanimously approved.

Approved by Council:
January 20, 2015

/s/ Colleen A. Mulvey, MMC
City Recorder