

**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, September 8, 2015 7:00 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, September 8, 2015, beginning at 7:00 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, Invocation given by Mayor Gygi and Pledge led by Chandler Goodwin
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)

PUBLIC HEARING

4. Amendments to the Fiscal Year 2016 Budget
5. Adjusting the Common Boundary between the City of Cedar Hills and Pleasant Grove City (Wilson and Day Properties)

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. Appointment of Elizabeth Paul and Greg Gordon to the Cultural Arts Citizens Advisory Committee
7. Minutes from the July 21, 2015 and the August 4, 2015 City Council Meetings, the August 13, 2015 and the August 20, 2015 Special City Council Meetings

CITY REPORTS AND BUSINESS

8. City Manager
9. Mayor and Council

SCHEDULED ITEMS

10. Review/Action on a Resolution Authorizing the Issuance and Sale of Excise Tax Revenue Refunding Bonds
11. Review/Action on the Canvass of the Election Returns for the Recount of the 2015 Municipal Primary Election
12. Review/Action on Adoption of an Ordinance Adjusting the Common Boundary between the City of Cedar Hills and Pleasant Grove City (Wilson and Day Properties)
13. Review/Action on Awarding a Contract for the Community Recreation Center Concessions
14. Review/Action on Adoption of a Resolution Supporting the HB362 (2015) Authorized 0.25% Local Option General Sales Tax Dedicated to Transportation
15. Review/Action on Adoption of an Ordinance Amending Title 9, Chapter 1, Article C, Relating to the Board of Adjustment
16. Review/Action on Approval of Vista Room Resident Rates
17. Discussion on the Re-design of the Roundabout located on Cedar Hills Drive
18. Review/Action on a Resolution Adopting Fiscal Year 2016 Budget Amendments
19. Discussion on Adopting a Policy on Authorized Communication with the City Attorney

ADJOURNMENT

20. Adjourn

Posted this 3rd day September, 2015

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's 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 54-4-204 & 54-4-205.
- 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 via telephone to permit one or more of the council members to participate.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Excise Tax Revenue Bonds, Series 2006
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS: Financial advisors and bond counsel will be attending the meeting to discuss the potential savings available if the city opts to refund the Excise Tax Revenue Bonds, Series 2006.	
PREVIOUS LEGISLATIVE ACTION: Resolution No. 4-18-2006A	
FISCAL IMPACT: Interest savings and a reduction in the number of years outstanding on the excise tax revenue bonds.	
SUPPORTING DOCUMENTS: Delegating Resolution for refunding Excise Tax Revenue Bonds, Series 2006.	
RECOMMENDATION: Staff recommends that the City Council review the presented offer, and consider adoption of a resolution authorizing the issuance of up to \$1.9 million of excise tax revenue refunding bonds; and related matters."	
MOTION: To approve/not approve adoption of Resolution No. _____, a resolution authorizing the issuance of up to \$1.9 million of excise tax revenue refunding bonds: and related matters.	

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ISSUANCE AND SALE OF EXCISE TAX REVENUE REFUNDING BONDS; DIRECTING THE PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; FIXING THE MAXIMUM TERMS OF THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A SUPPLEMENTAL INDENTURE OF TRUST AND OTHER DOCUMENTS REQUIRED IN CONNECTION THEREWITH; AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY FOR THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION

*** *** ***

Whereas, the City of Cedar Hills, Utah (the “City”) is a political subdivision and body politic duly organized and existing under the Constitution and laws of the State of Utah; and

Whereas, the City considers it necessary and desirable and for the benefit of the City to issue excise tax revenue refunding bonds as hereinafter provided for the purpose of refunding in advance of their maturity dates revenue bonds previously issued by the City and paying costs of issuance of such bonds.

Whereas, pursuant to and in accordance with the provisions of the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “Utah Code”) and the Utah Refunding Bond Act, Chapter 27 of Title 11, Utah Code (collectively, the “Act”), the General Indenture of Trust, dated as of June 1, 2006 (the “General Indenture”), between the City and U.S. Bank National Association, as trustee (the “Trustee”), as amended and supplemented (the copy of which is attached hereto as *Exhibit A*), and a Supplemental Indenture of Trust (the “Supplemental Indenture” and, together with the General Indenture, the “Indenture”), between the City and the Trustee (the form of which is attached hereto as *Exhibit B*), the City has determined that it is in the best interest of the City to (a) issue not more than \$1,900,000 Excise Tax Revenue Refunding Bonds, Series 2015 (Bank Qualified) (the “Bonds”) pursuant to this Resolution and the Indenture to provide funds for the purpose of (i) refunding in advance of their maturity dates all or a portion of the City’s Excise Tax Revenue Bonds, Series 2006 (the “Series 2006 Bonds”), originally issued in the principal amount of \$2,325,000 and (ii) paying costs of issuance relating to the issuance, sale and delivery of the Bonds and (b) to cause the proceeds of the sale of the Bonds to be applied in accordance with the Indenture; and

Whereas, the City is authorized by the Act to enter into the Indenture and to issue the Bonds; and

WHEREAS, the form of an Escrow Agreement, in substantially the form attached hereto as *Exhibit E* (the “Escrow Agreement”), by and between the City and the U.S. Bank National Association, as escrow agent (the “Escrow Agent”), providing for payment of the redemption price of and interest on the Series 2016 Bonds (defined below) to be refunded by the Bonds

pursuant to call for redemption (the "*Refunded Bonds*"), has been prepared and distributed to the City, and the City has examined the provisions of the Escrow Agreement and desires at this time to approve the terms and provisions of the Escrow Agreement and to authorize the execution and delivery thereof by the Mayor and the City Recorder; and

WHEREAS, in the opinion of the City Council, it is in the best interest of the City to negotiate for the sale of the Bonds to a purchaser (the "*Purchaser*") and to enter into a Purchase Contract (the "*Purchase Contract*"), a form of which is attached hereto as *Exhibit D*; and

WHEREAS, in the opinion of the City, it is in the best interests of the City that (a) the City Manager (or, in the event of the absence or incapacity of the City Manager, the City Treasurer, or in the event of the absence or incapacity of both the City Manager and the City Treasurer, the Mayor (collectively, the "*Designated Officer*")) be authorized to (i) negotiate with and accept the offer of the Purchaser pursuant to terms that conforms to the parameters, requirements and procedures set forth herein, (ii) approve the outstanding bonds to be refunded, and (iii) approve the final principal amount, maturity amounts, interest rates, dates of maturity and other terms and provisions relating to the bonds hereunder and to execute the Certificate of Determination and Purchase Contract containing such terms and provisions; and

Whereas, Section 11-27-4 of the Utah Code provides for the publication of a Notice of Bonds to be Issued and the City Council of the City (the "*City Council*") desires to publish such a Notice of Bonds to be Issued at this time in compliance with said section with respect to said Bonds; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cedar Hills, Utah, as follows:

Section 1. Issuance of Bonds. (a) In accordance with and subject to the terms, conditions and limitations established by the Act and in the Indenture and for the purposes set forth herein, a series of excise tax revenue refunding bonds of the City is hereby authorized to be issued in the aggregate principal amount of One Million Nin Hundred Thousand Dollars (\$1,900,000). Such series of bonds shall be designated "*Excise Tax Revenue Refunding Bonds, Series 2015 (Bank Qualified)*." If the Designated Officer determines that the principal amount to be issued shall be less than \$1,900,000, then the principal amount of such series of bonds shall be limited to the amount so determined by the Designated Officer.

The Bonds shall be dated as of their date of original issuance and delivery (the "*Dated Date*"), shall mature on the dates and in the principal amounts, and shall bear interest from the Dated Date, payable at the interest rates provided in the Certificate of Determination, a form of which is attached hereto as *Exhibit C* (the "*Certificate of Determination*"). The Bonds shall be issued in authorized denominations and shall be executed and payable as provided in the Indenture.

(b) There is hereby delegated to the Designated Officer, subject to the limitations contained in the this Resolution, the power to determine and effectuate the following with respect

to the Bonds and the Designated Officer is hereby authorized to make such determinations and effectuations:

(i) the aggregate principal amount of the Bonds; *provided* that the aggregate principal amount of the Bonds shall not exceed \$1,900,000;

(ii) the maturity date or dates and principal amount of each maturity of the Bonds to be issued; *provided, however*, that the final maturity of all Bonds shall not be later than sixteen years from their date or dates;

(iii) the interest rate or rates of the Bonds, *provided, however*, that the interest rate or rates to be borne by any Bond shall not exceed five and one half percent (5.50%) per annum;

(iv) the sale of the Bonds to the purchaser of the Bonds (the "*Purchaser*") and the purchase price to be paid by the Purchaser for the Bonds; *provided, however*, that the discount from par of the Bonds shall not exceed two percent (2.00%) (expressed as a percentage of the principal amount);

(v) the Bonds, if any, to be retired from mandatory sinking fund redemption payments and the dates and the amounts thereof;

(vi) the optional redemption date of the Bonds, if any;

(vii) the maturity dates and amounts of the Series 2006 Bonds to be refunded by the Bonds (the Designated Officer may determine that it is not beneficial to the City and the inhabitants of the City to refund any of the Series 2006 Bonds and, in the event the Designated Officer makes such determination, none of the Bonds shall be issued);

(viii) the use and deposit of the proceeds of the Bonds; and

(ix) any other provisions deemed advisable by the Designated Officer not materially in conflict with the provisions of this Resolution.

The Authorized Officer shall make such determinations as provided above and shall execute the Certificate of Determination containing such terms and provisions of the Bonds, which execution shall be conclusive evidence of the actions or determinations of the Authorized Officer as to the matters stated therein. The provisions of the Certificate of Determination shall be deemed to be incorporated in Article II hereof and shall be deemed to be a part of this Resolution.

(c) The Bonds shall be subject to redemption prior to maturity as provided in the Indenture.

(d) The form of the Bonds set forth in the Supplemental Indenture, subject to appropriate insertion and revision in order to comply with the provisions of the Indenture, is hereby approved.

(e) The Bonds shall be special obligations of the City, payable from and secured by a pledge and assignment of the Revenues (as defined in the Indenture) pledged therefore under the Indenture and certain funds established under the Indenture, subject to the application of the Net Revenues upon the terms and conditions set forth in the Indenture. The Bonds shall not be obligations of the State of Utah or any other political subdivision thereof, other than the City, and neither the faith and credit nor the taxing or appropriation power of the State of Utah or any political subdivision thereof, including the City, is pledged to the payment of the Bonds. The Bonds shall not constitute general obligations of the City or any other entity or body, municipal, state or otherwise.

Section 2. Approval of General Indenture and Approval and Execution of Supplemental Indenture. The General Indenture and the Supplemental Indenture, in substantially the forms attached hereto as *Exhibits A* and *B*, respectively, are hereby authorized and approved, and the Mayor is hereby authorized, empowered and directed to execute and deliver the Supplemental Indenture on behalf of the City, and the City Recorder is hereby authorized, empowered and directed to attest such execution and to countersign, and to affix the seal of the City to the Supplemental Indenture, with such changes to the Supplemental Indenture from the forms attached hereto as are approved by the Mayor, his execution thereof to constitute conclusive evidence of such approval. The provisions of the General Indenture and the Supplemental Indenture, as executed and delivered, are hereby incorporated in and made a part of this resolution. The General Indenture and the Supplemental Indenture shall constitute a “system of registration” for all purposes of the Registered Public Obligations Act of Utah.

Section 3. Approval of Purchase Contract and Sale of the Bonds. (a) The Bonds are hereby authorized to be sold to the Purchaser, on the terms and conditions set forth in the Certificate of Determination and the Purchase Contract and upon the basis of the representations therein set forth; *provided* that such terms shall not exceed the limitations set forth in Section 1 herein. The Purchase Contract, in substantially the form attached hereto as *Exhibit D* and containing substantially the terms and provisions set forth therein, is hereby authorized and approved. To evidence the acceptance of the Purchase Contract, the City Manager is hereby authorized and directed to execute and deliver, in substantially the form attached hereto as *Exhibit D*, with such insertions, deletions, changes, omissions and variations as the City Manager may deem appropriate (such approval of the City Manager of any such changes shall be conclusively established by the execution of the Purchase Contract).

(c) The Bonds shall be delivered to the Purchaser and the proceeds of sale thereof applied as provided in the Certificate of Determination.

(d) The Mayor, the Finance Director, the City Manager, the City Recorder, and other officers of the City are, and each of them is, hereby authorized to do or perform all such acts and to execute all such certificates, documents and other instruments as may be necessary or advisable to provide for the issuance, sale and delivery of the Bonds.

Section 4. Provision for Refunding the Refunded Bonds and Authorization of Escrow Agreement. (a) It is hereby found and determined that, pursuant to the Escrow Agreement and this Bond Resolution, moneys and governmental obligations permitted under the Act, the principal of and the interest on which, will provide moneys that will be sufficient to pay, when due, the redemption price of and interest due and to become due on, the Refunded Bonds, will be deposited with the Escrow Agent and provision thereby made for the refunding of the Refunded Bonds.

(b) The Refunded Bonds shall be called for redemption on the date specified in the Certificate of Determination, at the redemption price of one hundred percent (100%) of the principal amount of each such Refunded Bond so called for redemption plus accrued interest thereon to the date fixed for redemption. Notice of such redemption shall be given as provided in the resolution authorizing the Refunded Bonds and in accordance with the provisions of the Escrow Agreement.

(c) The Escrow Agreement, in substantially the form set forth as *Exhibit E* hereto, with such insertions, changes and additions as shall be made with the approval of the Mayor, his or her execution thereof to constitute conclusive evidence of such approval, is hereby in all respects authorized and approved. The Mayor, on behalf of the City, shall enter into the Escrow Agreement with the Escrow Agent establishing an escrow account (the "*Escrow Account*") from which redemption price of, and interest on, the Refunded Bonds shall be paid when due. After all the Refunded Bonds shall have become due and payable pursuant to call for redemption, any investments remaining in the Escrow Account shall be liquidated, and any proceeds of liquidation over and above the amount necessary to be retained for the payment of any Refunded Bonds not yet presented for payment, including interest due and payable, shall be paid over to the City to be used for any lawful purpose, subject to the provisions of the tax certificate. The Mayor and the City Recorder are hereby authorized and directed to execute, countersign, attest, seal and deliver the Escrow Agreement.

Section 5. Other Certificates and Documents Required to Evidence Compliance with Federal Tax Laws. Each of the Mayor, the Finance Director, the City Manager, the City Recorder, and other officers of the City is hereby authorized and directed to execute such other certificates and documents as are required to evidence compliance with the federal laws relating to the tax-exempt status of interest on the Bonds.

Section 6. Other Actions With Respect to the Bonds. The officers and employees of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all action necessary in conformity with the Act to carry out the issuance of the Bonds including, without limitation, the execution and delivery of any documents required to be delivered in connection with the sale and delivery of the Bonds. If (a) the Mayor or (b) the City Recorder shall be unavailable to execute or attest and countersign, respectively, the Bonds or the other documents that they are hereby authorized to execute, attest and countersign the same may be executed, or attested and countersigned, respectively, (i) by the Mayor pro tempore or (ii) by any Deputy City Recorder.

Section 7. Designation of the Bonds as Qualified Tax-Exempt Obligations. The City recognizes that Section 265(b)(3) of the Internal Revenue Code of 1986, as amended and supplemented from time to time (the “Code”) provides that a “qualified tax-exempt obligation” (as therein defined) may be treated by certain financial institutions as if it were acquired on August 7, 1986, for certain purposes. The City hereby designates each of the Bonds that is outstanding from time to time as a “qualified tax-exempt obligation” for the purposes and within the meaning of Section 265(b)(3) of the Code. In support of such designation, the City certifies, represents, covenants, warrants and agrees that (a) none of the Bonds will be at any time a “private activity bond” (as defined in Section 141 of the Code), (b) as of the date of original issuance of the Bonds, the City will not have issued any tax-exempt bonds in calendar year 2015 other than the Bonds, (c) the reasonably anticipated amount of tax-exempt bonds (other than “private activity bonds” that are not “qualified 501(c)(3) bonds”, as such terms are defined in Section 141 of the Code) that will be issued by the City and subordinate entities thereof during calendar year 2015 (including the Bonds) does not exceed \$10,000,000 and (d) not more than \$10,000,000 of obligations (including the Bonds) issued by the City during calendar year 2015 will be designated by the City for purposes of Section 265(b)(3) of the Code. As used in this Section 702, “tax-exempt bonds” means obligations of any kind the interest on which is not includible in the gross income of the owners thereof for purposes of federal income taxation. Terms used in this Section 4.2 that are not otherwise defined herein shall have the same meanings herein as in the provisions of the Code that relate to tax-exempt bonds.

Section 8. Notice of Bonds to be Issued. In accordance with the provisions of Section 11-27-4 of the Utah Code, the City Recorder shall cause the “Notice of Bonds to be Issued,” in substantially the form attached hereto as *Exhibit F*, to be published one time in *The Daily Herald*, a newspaper of general circulation in the City, and shall cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in her office for public examination during the regular business hours of the City until at least thirty (30) days from and after the date of publication thereof.

For a period of thirty (30) days from and after publication of the Notice of Bonds to be Issued, any person in interest shall have the right to contest the legality of this Resolution or the Bonds hereby authorized or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of this Resolution or the Bonds or any provisions made for the security and payment of the Bonds for any cause.

Section 9. Resolution Irrepealable. Following the execution and delivery of the Indenture, this resolution shall be and remain irrepealable until the Bonds and the interest thereon shall have been fully paid, cancelled, and discharged.

Section 10. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 11. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

ADOPTED AND APPROVED by the City Council of the City of Cedar Hills, Utah, this September 8, 2015.

CITY OF CEDAR HILLS, UTAH

By _____
Mayor

[SEAL]

ATTEST AND COUNTERSIGN:

By _____
City Recorder

EXHIBIT A

[GENERAL INDENTURE OF TRUST DELIVERED
SIMULTANEOUSLY HEREWITH AS DOCUMENT ____]

EXHIBIT B

[SUPPLEMENTAL INDENTURE OF TRUST DELIVERED
SIMULTANEOUSLY HERewith AS DOCUMENT _____]

EXHIBIT C

[CERTIFICATE OF DETERMINATION DELIVERED
SIMULTANEOUSLY HEREWITH AS DOCUMENT _____]

EXHIBIT D

[PURCHASE CONTRACT DELIVERED SIMULTANEOUSLY
HEREWITH AS DOCUMENT _____]

EXHIBIT E

[ESCROW AGREEMENT DELIVERED SIMULTANEOUSLY
HEREWITH AS DOCUMENT _____]

EXHIBIT F

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of Section 11-27-4 of the Utah Code Annotated 1953, as amended, that on September 8, 2015, the City Council of the City of Cedar Hills, Utah (the “City”), adopted a resolution (the “Resolution”) in which it authorized and approved the issuance of the City’s excise tax revenue refunding bonds in one or more series (the “Bonds”) in an aggregate principal amount of not to exceed One Million Nine Hundred Thousand Dollars, to mature in not more than sixteen years from their date or dates, to bear interest at a rate or rates not to exceed five and one half percent per annum, and to be sold at a discount from par of not to exceed two percent.

The Bonds are to be issued and sold by the City pursuant to (1) the Resolution and (2) a General Indenture of Trust (the “General Indenture”) and Supplemental Indenture of Trust (the “Supplemental Indenture”) between the City and U.S. Bank National Association (the “Trustee”). The Supplemental Indenture will be executed and delivered at a future date or dates prior to the issuance of the Bonds in substantially the form attached to the Resolution, with such changes thereto as shall be approved by the City, *provided* that the principal amount, interest rate or rates, maturity or maturities and discount will not exceed the maximums set forth above.

The Bonds are to be issued for the purpose of refunding previously issued excise tax revenue bonds of the City as set forth in the Resolution and Supplemental Indenture. The Bonds are payable from and secured by the City’s energy sales tax and telecommunications license tax revenues and certain other funds, as more particularly described in the General Indenture.

A copy of the Resolution (including a copy of the General Indenture and a draft of a Supplemental Indenture) is on file in the office of the City Recorder, located at 10246 North Canyon Road, in Cedar Hills, Utah, where it may be examined during regular business hours of the City Recorder from 8:00 A.M. to 5:00 P.M. Said Resolution (including a copy of the General Indenture and draft of a Supplemental Indenture) shall be so available for inspection for a period of at least thirty (30) days from and after the date of the publication of this notice.

NOTICE IS FURTHER GIVEN that pursuant to law for a period of thirty days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the above-described Resolution (including the General Indenture and the Supplemental Indenture) of the City Council of the City of Cedar Hills, Utah, or the Bonds or any provisions made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause.

DATED September 8, 2015.

CITY OF CEDAR HILLS, UTAH



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Colleen Mulvey, City Recorder
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	2015 Municipal Primary Election Recount Canvass
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Colleen Mulvey, City Recorder
BACKGROUND AND FINDINGS: Pursuant to state law, it is necessary for the City Council to act as the board of canvassers and to canvass the election returns of the recount of the 2015 Municipal Primary Election. The City Council shall review and verify the recount tally lists and the total votes cast. It will be necessary for the City Council, by motion, to officially certify the results of the canvass and declare "nominated" those persons who had the highest number of votes.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: \$800.00	
SUPPORTING DOCUMENTS: The following supporting documents will be presented at the meeting: From each Precinct: the Total Votes Cast sheet, and the Recount Tally List.	
RECOMMENDATION: Staff recommends the City Council accept the results for the recount of the 2015 Municipal Primary Election and canvass and declare the persons with the highest number of votes to be nominated.	
MOTION: To accept and certify the results of the recount of the 2015 Municipal Primary Election and canvass, and declare City Council candidates _____ to be nominated to the Municipal General Election on November 3, 2015.	



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Chandler Goodwin, Assistant City Manager
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Wilson & Day Boundary Adjustment
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin
BACKGROUND AND FINDINGS: On July 21, 2015, the City Council adopted Resolution 07-21-2015A, indicating the intent to boundary adjust the Wilson property (4547 North 900 West, Pleasant Grove) and the Day property (4495 North 900 West, Pleasant Grove) from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills. In accordance with UCA 10-2-419, a public hearing was held, and in that no protests have been filed with the city recorder, the code requires that the legislative body adopt an ordinance approving the adjustment of the common boundary.	
PREVIOUS LEGISLATIVE ACTION: Resolution 07-21-2015A	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS: Request to Initiate form, preliminary plat depicting the boundary area, proposed ordinance.	
RECOMMENDATION: Staff recommends that the City Council approve the ordinance and authorize staff to move forward in the boundary adjustment process in accordance with the provisions of the state law.	
MOTION: To approve/not approve Ordinance No. _____. An Ordinance Adjusting the Common Municipal Boundary Between the City of Cedar Hills and Pleasant Grove City.	

EXHIBIT A

received
06-03-15 cm

REQUEST TO INITIATE AN
ADJUSTMENT OF A COMMON MUNICIPAL BOUNDARY

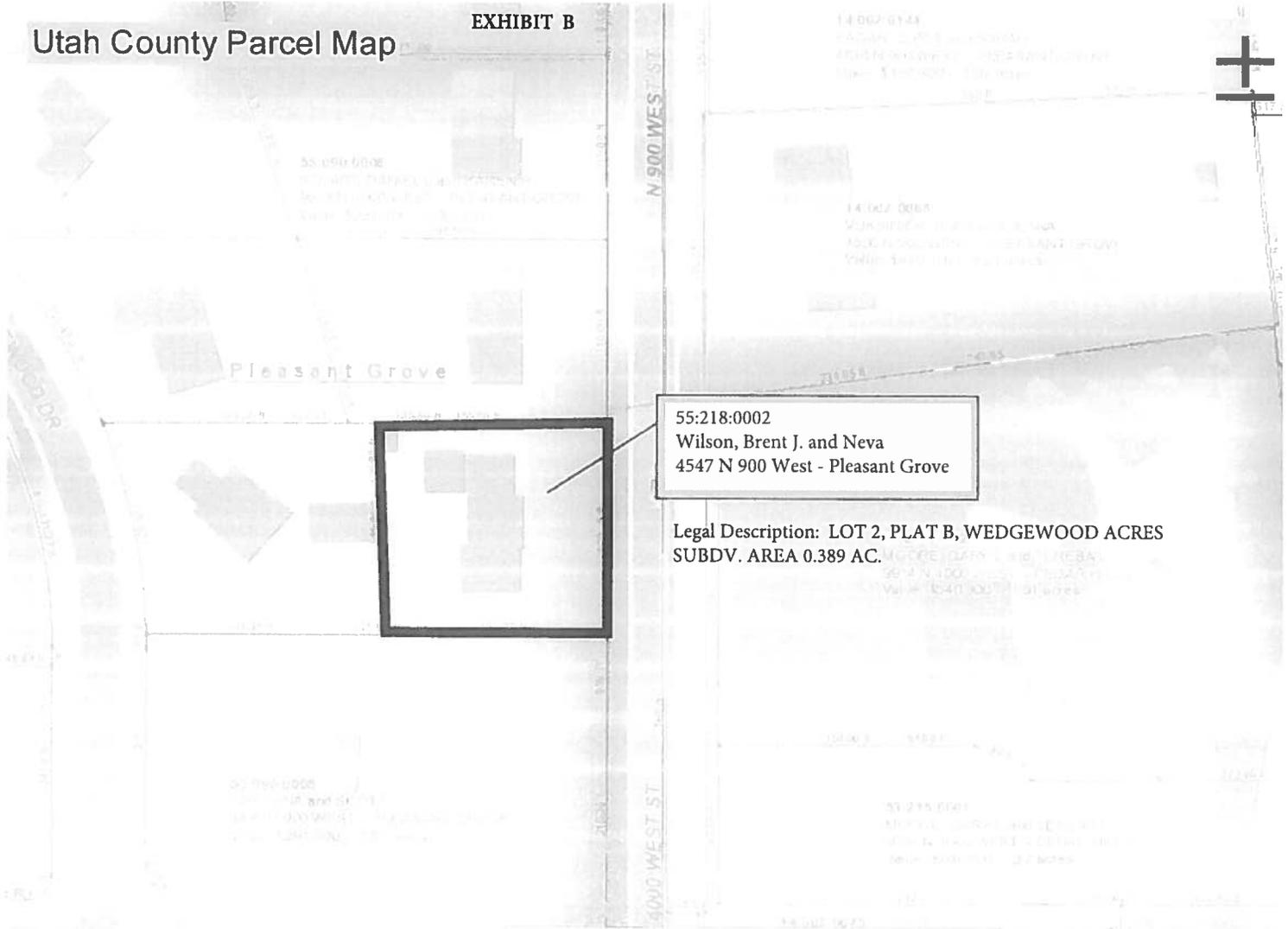
Date 6/1/15

In accordance with the authorization of Section 10-2-419, Utah Code Annotated, we the undersigned, by virtue of our signatures affixed hereto, do hereby request the **City of Cedar Hills**, Utah, to initiate the proceedings to adjust the common municipal boundary between the City of Cedar Hills and Pleasant Grove City, to the effect that the parcel(s) identified on the attached map, be transferred out of the municipal jurisdiction of Pleasant Grove City and into the City of Cedar Hills

PROPERTY TAX ID NO.	NAME(S) OF OWNERS	ADDRESS	PHONE NUMBER	SIGNATURE OF OWNER(S)
55:218:0002	Brent and Nova Wilson	4347 N 900W		Nova Wilson
55 218 0002	" "	" "	" "	Brent Wilson
55:090:0005	Grant Scott Day	445 N. 900W. P.G.		Grant Scott Day

Utah County Parcel Map

EXHIBIT B



Generated from the Recorder's Online Parcel Map

This plat is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 6/4/2015

Utah County Parcel Map

EXHIBIT B

Pleasant Grove



55:090:0005
Day, Gina and Scott
4495 N 900 West - Pleasant Grove

Legal Description: LOT 5, PLAT A,
WEDGEWOOD ACRES AMENDED
SUBDV. AREA 1.332 AC.

63:215:0002
MOORE, CARYL and TERESA L
5955 N 4000 WEST - CEDAR HILLS
Value: \$540,500 - 0.91 acres

53:215:0001
MOORE, CARYL and TERESA L
5950 N 4000 WEST - CEDAR HILLS
Value: \$207,800 - 0.7 acres

14:09:0075
JENSEN, BRAD A and TRACHEL R
4570 W 4800 NORTH - CEDAR HILLS
Value: \$121,200 - 1.31 acres

RTH ST

edar Hills

Generated from the Recorder's Online Parcel Map

This plat is for reference only and no liability is assumed for any inaccuracies, incorrect data or variations with an actual survey

Date: 6/4/2015

ORDINANCE NO. _____

AN ORDINANCE ADJUSTING THE COMMON MUNICIPAL BOUNDARY BETWEEN THE CITY OF CEDAR HILLS AND PLEASANT GROVE CITY.

WHEREAS, the owners of certain property currently located within the City of Cedar Hills corporate boundary but contiguous to the boundary of Pleasant Grove City have submitted an application to each municipality requesting an adjustment to the common boundary for the purpose of disconnecting said territory from Pleasant Grove City and boundary adjust the same to the City of Cedar Hills, and

WHEREAS, the City Council of the City of Cedar Hills, has heretofore: (1) adopted a resolution (Resolution No. 07-21-2015A) indicating its intent to adjust the location of the common boundary between the City of Cedar Hills and Pleasant Grove City and transfer said property to the municipal jurisdiction of the City of Cedar Hills, (2) advertised and held a public hearing regarding the proposed boundary adjustment, and (3) determined that no protests to the proposed adjustment have been filed with the city recorder, all of the above in accordance with the applicable provisions of Utah State Law (UCA 10-2-419).

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

SECTION 1. In accordance with the provisions of Section 10-2-419 Utah Code Annotated, 1953, as amended, the City of Cedar Hills requests that the following property owners parcel be transferred from the municipal jurisdiction of Pleasant Grove City to the City of Cedar Hills: Brent J. and Neva Wilson, 4547 North 900 West, Pleasant Grove, Utah, and Gina and Scott Day, 4495 North 900 West, Pleasant Grove City, Utah. The legal descriptions and maps describing the location of the territory proposed for adjustment are set forth in Exhibit "A," which is attached hereto and incorporated herein by reference.

SECTION 2. This ordinance shall take effect upon passage of a similar ordinance by Pleasant Grove City providing for the disconnection of said area from Pleasant Grove City and the recording of the Boundary Adjustment Plat relating thereto at the office of the Utah County Recorder.

SECTION 3. SEVERABILITY. The sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases of this ordinance.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of the City of Cedar Hills, Utah County, Utah, this 8th day of September, 2015.

Attest:

Gary R. Gygi, Mayor

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Gordon, Recreation Director
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Recreation Center Concessions Contract
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Greg Gordon

BACKGROUND AND FINDINGS:

The City recently advertised the request for proposals (RFP) from qualified food vendors to provide and operate concessions and food services at the grill. The city received one proposal from Mr. Cameron Burr. His proposal is included. He has been involved in the management of food services for over 8 years and currently operates a food truck called Genki Asian Street Food. Mr. Burr will present the proposed management and marketing plan, and general menu and pricing plan.

Staff recommends the council review and consider the proposal from Mr. Burr to provide food and concession services. Staff opinion is that the contract will be beneficial and the sooner the city engages in a contract, the sooner services will be provided which will benefit the vendor and the City both short term and long term.

At the last City Council meeting staff was directed to get together the following week with Mr. Burr and to review his proposed catering menu (which is attached) and get together with both Mr. Doyle (Golf Manager) and Ms. Scott (Events Manager) to make sure they were on board with the menu and supporting Mr. Burr's new venture. As a staff we met with Mr. Burr on August 31st and reviewed the menu and talked through any and all questions. Everyone is comfortable with Mr. Burr's experience and marketing plan and are eager to work together to make this a successful venture in the grill space. Catering is vital to the success of our tenant and Mr. Burr is eager to execute his plan and has even stressed that he will be willing to make whatever request the clientele will want work and he will exceed their expectations. Staff will make it a point to make them our #1 preferred caterer.

PREVIOUS LEGISLATIVE ACTION:

Previous concessions contract has been terminated.

FISCAL IMPACT:

To Be Determined

SUPPORTING DOCUMENTS:

Proposed Concession Agreement. RFP Proposal.

RECOMMENDATION:

Staff recommends that the City Council review and approve the proposed Concession Agreement with Mr. Cameron Burr, subject to contract review by the City Attorney.

MOTION:

To approve/not approve a concessions contract agreement with Cameron Burr, subject to legal review.

The Grille at Cedar Hills

High School Box Lunch \$5.95

Sandwich Choices:

- Club
- Tuna
- BLTA
- Soup
- Salad

Sides Include:

- Chips
- Drink
- Homemade Cookie

Feature Menu \$9.95-\$19.95 Choice of any 2

- Taco Bar
- Crepe Bar
- Carving Station
- Pasta Station
- Waffle Station
- Ice Cream Bar
- Donut Bar
- Panini Bar
- Salad Bar

Corporate Box Lunch \$8.95

Sandwich Choices:

- Club
- Tuna
- BLTA
- Soup
- Salad

Sides Include:

- Deli Salad
- Chips
- Drink
- Homemade Cookie

Dessert \$3.95-\$7.95 Choice of any 2

- Assorted Cookies
- Assorted Bars/Brownies/Tarts
- Cake Bar/Cupcakes
- Donut Platters
- Mini Waffles
- Parfait/Mousse Cups
- Fondue Fountains

Hors D'oeuvres \$6.95-\$11.95 Choice of any 3

- Salsa/Guacamole Bar
- Seasonal Bruschetta
- Fruit Skewers
- Chicken Satay/Peanut Sauce
- Teriyaki Chicken
- Mini Bagels and Lox
- Choice Sliders
- Vegetable tarts
- Mini Baked Macaroni
- Sushi Assortment

Drinks \$1.50-\$5.50 Choice of any 2

- Variety of Flavored Water
- House Assorted Lemonade
- Italian Soda Stations
- Hot Chocolate Bar
- Mixed Soda Bar

*We are not restricted to this menu. Please inquire with any suggestions or recommendations



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Resolution Supporting HB362, Local Option Sales Tax for Transportation
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	David Bunker

BACKGROUND AND FINDINGS:

HB 362 as approved by the State Legislature contains two main provisions. The first is a Gas Tax Reform measure that will convert the 24.5 cent-per-gallon gas tax to a 12% sales tax on the state average rack price of fuel. This will take effect January 1, 2016 statewide.

The other provision is for a local option Transportation Sales Tax allowing counties to enact a 0.25% general sales tax for transportation. It would be allocated as follows:

- 0.10% to the Transit Provider
- 0.10% to cities, towns and unincorporated county areas
- 0.05% to the County

The local option Transportation Sales Tax will be included on the ballot this fall as approved by the Utah County Commission. The proposed resolution memorializes the City's support of the local option general sales tax dedicated to transportation, and encourages residents support the proposal. Initial estimates detail the increase of the Gas Reform Measure and the Local Option Sales Tax would generate an approximate amount of \$150,000 annually for the City of Cedar Hills.

PREVIOUS LEGISLATIVE ACTION:

HB362

FISCAL IMPACT:

Varies. See support documentation.

SUPPORTING DOCUMENTS:

Proposed Resolution. Informational Packet.

RECOMMENDATION:

Staff recommends that the City Council review and approve the resolution supporting the Local Option Sales Tax for Transportation.

MOTION:

To approve/not approve Resolution No. _____. A Resolution Supporting the HB362 (2015) Authorized 0.25% Local Option General Sales Tax Dedicated To Transportation, Encouraging Utah County to Submit the Proposal to Voters in November 2015, and Encouraging Voters to Support The Proposal.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, SUPPORTING THE HB 362 (2015) AUTHORIZED 0.25% LOCAL OPTION GENERAL SALES TAX DEDICATED TO TRANSPORTATION, ENCOURAGING UTAH COUNTY TO SUBMIT THE PROPOSAL TO VOTERS IN NOVEMBER 2015, AND ENCOURAGING VOTERS TO SUPPORT THE PROPOSAL.

WHEREAS, a safe and efficient transportation system creates the foundation for economic growth, improved air quality and public health, and enhanced quality of life; and

WHEREAS, the creation and maintenance of transportation infrastructure is a core responsibility of local government; and

WHEREAS, Utah's population is expected to grow by 2 million residents by 2040; and

WHEREAS, Cedar Hills residents demand new comprehensive transportation options such as bike lanes, multi-use paths, off-road trails, and transit in addition to traditional roads; and

WHEREAS, due to our drastic shortfall in transportation revenue, Cedar Hills is using general fund monies to supplement the Class B & C Fund revenue in order to try to meet our local transportation needs; and

WHEREAS, research from the Utah Department of Transportation indicates that road rehabilitation costs six times as much as road maintenance, and road reconstruction costs ten times as much as road maintenance, and

WHEREAS, investing in transportation results in economic development for Cedar Hills and Utah County and accessible good-paying jobs for our residents; and

WHEREAS, improving comprehensive transportation in Cedar Hills and Utah County will reduce private vehicle usage which will in turn lead to improved air quality; and

WHEREAS, poor air quality discourages economic development, business recruitment and tourism visits, and contributes to asthma and other health ailments; and

WHEREAS, nearly 1 in 10 Utah adults suffer from asthma and struggle to breathe during poor air quality days; and

WHEREAS, nearly 57% of Utah adults are overweight, nearly 200,000 Utahans have diabetes, and diabetes and obesity related health care costs in Utah exceed \$700 million; and

WHEREAS, investing in safe and connected trails, bike lanes, sidewalks, and multi-use paths will encourage our residents to be more active, enable them to spend more time with their families via active transportation, and result in improved personal and community health; and

WHEREAS, Utah has created a Unified Transportation Plan to address these comprehensive transportation and quality of life issues; and

WHEREAS, the Utah State Legislature recognized the local transportation needs and enacted HB 362 which authorized counties to impose and voters to approve a 0.25% local option general sales tax dedicated to local transportation; and

WHEREAS, the City of Cedar Hills will, upon county imposition and voter approval, receive 0.10 of the 0.25% sales tax to invest in critical local transportation needs.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH:

SECTION 1. Support the 0.25% Local Option General Sales Tax. The City Council supports the proposed 0.25% Local Option General Sales Tax that the Utah County governing body may submit to voters in Utah County in November.

SECTION 2. Encourage Submission of Proposal to the Voters of Utah County. The City Council urges the county governing body to submit the 0.25% local option general sales tax dedicated to transportation to the voters of the county for the November 2015 election. The City Council also publicly supports the county governing body in submitting the 0.25% local option general sales tax dedicated to transportation to the electorate of the county.

SECTION 3. Encourage Voters to Enact the 0.25% Local Option General Sales Tax. The City Council encourages voters to carefully consider the potential impact from the 0.25% general sales tax local option and to support the enactment of the 0.25% local option general sales tax because of the potential impact explained below.

SECTION 4. Road and Street Needs in Cedar Hills. The City has significant traditional transportation needs that the municipal 0.10 portion could address. Adoption of the municipal 0.10% would enable the city to invest in the critical projects that our residents expect.

SECTION 5. Active and Alternative Transportation Infrastructure Needs in Cedar Hills. The City has significant active and alternative transportation needs that the municipal 0.10% portion could address. Investment in active transportation options will encourage residents to travel via walking, biking, and transit, result in a healthier population, reduced emissions, decreased health care costs, and improved quality of life. Adoption of the municipal 0.10% would enable the city to invest in the critical projects that our residents expect.

SECTION 6. Investment in Transit. The City supports continued investment in public transit because transit can help relieve traffic, promote walkable communities, and improve air quality. The transit system will receive 0.10% of the county imposed and voter approved 0.25% local option general sales tax. The City expects the transit system to utilize the revenues collected to expand local bus service, foster local and regional connectivity, and benefit the residents of the City.

SECTION 7. Distribution of this Resolution. A copy of this resolution shall be sent to the Utah County governing body, the Utah League of Cities & Towns, the Utah Association of Counties, the Speaker of the Utah House of Representatives, the President of the Utah State Senate, State Representatives and Senators who represent the City, and the Governor of Utah.

SECTION 8. Effective Date. This Resolution shall become effective upon passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 8TH DAY OF SEPTEMBER, 2015.

Gary R. Gygi, Mayor

Attest:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Review/Action on amending Title 9, Chapter 1, Article C Board of Adjustments, mode of appointment, and organization
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS:	
<p>Based on staff recommendation and advise received from Meg Ryan, a Land Use attorney for the Utah League of Cities and Towns, the proposed ordinance removes 9-1C-1 (C) (1) "Ex Officio Member" from being an appointed member of the board of adjustment. Based on Utah State Code 10-9a-701 (3) (b) the board of adjustment "may not entertain an appeal of a matter in which the appeal authority, or any participating member, had first acted as the land use authority." By removing the ex officio member from being officially appointed, the board is free from the perception that a participating member may have acted as a land use authority prior to participating in any board of adjustment hearing.</p> <p>Additionally, the proposed ordinance changes 9-1C-2 (G) and uses the language from Utah State Code on when a decision becomes effective. The prior ordinance made the decision effective at the time the meeting was held and a decision was made. State Code changes that to be when the final decision is reduced to writing. The language is taken from 10-9a-708.</p>	
PREVIOUS LEGISLATIVE ACTION:	
N/A	
FISCAL IMPACT:	
N/A	
SUPPORTING DOCUMENTS:	
Draft ordinance for 9-1C Board of Adjustments.	
RECOMMENDATION:	
Staff recommends that the City Council approve the amendments to 9-1C	
MOTION:	
To approve/not approve Ordinance No. _____, An ordinance amending the Cedar Hills Municipal Code Title 9, Chapter 1, Article C Board of Adjustment, regarding mode of appointment and when decisions become effective.	

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF CEDAR HILLS TITLE 9, CHAPTER 1, ARTICLE C, BOARD OF ADJUSTMENTS,; AND PROVIDING FOR THE ADOPTION AND ADMINISTRATION OF THIS ORDINANCE.

BE IT ORDAINED BY THE CITY COUNCIL OF CEDAR HILLS, UTAH:

PART I

TEXT OF ORDINANCE

9-1C-1:

C. Mode of Appointment

1. Reappointment Of A Regular Or Alternate Member: Within thirty (30) days prior to the term expiration of a regular or alternate member, the mayor shall make a recommendation to the city council on whether to reappoint the member to another term or not. The mayor will send written notification to the member thirty (30) days prior to the term expiration notifying him of the decision. The city council will then vote on whether to reappoint the member or not. If the member is not reappointed by a vote of the city council, then a vacancy shall be declared.

2. Appointment Of New Regular Or Alternate Members: Within thirty (30) days of the declaration of a vacancy on the board, the mayor shall make a recommendation to the city council on appointments to the board. If the city council does not confirm the mayor's recommendation within forty five (45) days of the vacancy, then the city council may vote to appoint a new regular or alternate member.

9-1C-2:

G. When Decisions Effective:

1. A decision of the board of adjustment takes effect on the date when the appeal authority issues a written decision, or as otherwise provided by ordinance.

2. A written decision, or other event as provided by ordinance, constitutes a final decision.

PART II

PENALTY AND ADOPTION

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. AMENDMENT TO BE ADDED TO CITY CODE

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 9.

D. PENALTY

Hereafter these amendments shall be constructed as part of the Municipal Planning & Development Ordinance of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

E. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 8TH DAY OF SEPTEMBER, 2015.

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	Greg Gordon
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Community Center Usage
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Greg Gordon

BACKGROUND AND FINDINGS:

Executive staff met with the City Council in January about usage of the Community Center and direction/expectations for the center. The Recreation staff would like to move forward with plans for the schedule in the Community Center. Last week Councilmember Rees asked that we discuss the following points, which we are happy to do and have been excited to get your feedback. (See attached spreadsheet)

Staff will act on your instructions and directions, however there are constraints based on our current budget for recreation. In addition, there would be ramifications based on potentially replacing revenue-based events with non-revenue events. We have hit an all-time high in revenues and to add specific nights for open usage would negatively affect our revenues in events. Staff takes pride in operating within our budget and exceeding expectations from the City Council. Again, staff is happy to change course on your direction, but we will not be as effective and successful with revenue loss and significant labor cost increases by utilizing additional staff after normal work hours for free/discounted rates. Please also recognize that when we open the building up for events/activities it may negatively impact the golf course tournament bookings, they typically book within 30-45 days.

At the City Council's request in a previous meeting Mr. Bunker, Ms. Scott, and I met with Mayor Gygi, Council Member Rees, and Council Member Geddes to discuss the proposal that staff had put together and there were differing opinions on our proposal so it was decided that they City would send out a survey to our residents via the Parlant system to solicit feedback on what they felt were appropriate/affordable rates. Staff had recommended the attached resident rates, however based on the feedback the City Council will receive from the survey it is up to the discretion of the Council to propose and accept what they feel is appropriate. Depending on what the Council decides we may need to increase our budgeted labor as the number of events will be increasing dramatically for less than our original projections. Staff will be happy, as we always have been, to work with our clients to exceed their expectations.

PREVIOUS LEGISLATIVE ACTION:

N/A

FISCAL IMPACT:

To be determined.

SUPPORTING DOCUMENTS:

Staff's recommendations have been included.

RECOMMENDATION:

Staff is asking for the City Council's direction on resident only pricing for usage of the Community Center. Staff will continue to work with all committees approved by the Mayor and Council to utilize the space in the Community Center for any activities; we would ask that they try to utilize the room on weekday evenings as our weekends are great revenue sources and by freeing up Mondays and Tuesdays we will likely be losing \$30,000 in revenue from the prior year on those evenings, however that is up to your discretion.

We would also recommend extra labor be allotted to our budget for the increased amount of activities we'll be hosting on these evenings as we will also need to hire additional staff to be around for these events.

MOTION:

To approve/not approve the Community Center usage rate schedule as presented.

Cedar Hills Resident Rates for the Vista Room

**** EACH YEAR EVERY RESIDENT RECEIVES A COUPON FOR \$100 OFF IN THE MAIL (TYPICALLY IN MARCH). IT CAN BE APPLIED TO NORMAL VISTA ROOM RATES. IT CANNOT BE USED FOR 30/45 DAY OUT RENTALS OR HOURLY RATES ON MONDAYS OR TUESDAYS.**

Vista Room Rentals	\$100/hour	Mondays & Tuesdays **
	3-10PM	\$ 1,350 Wednesdays & Thursdays
	3-10PM	\$ 1,650 Fridays or \$ 1750 Saturdays

DO YOU HAVE A LAST MINUTE PARTY/WEDDING YOU WANT TO PUT TOGETHER?

30 Days Out (Fridays & Saturdays): Full \$ 900 (7 HOUR BLOCK) or \$130/hour

45 Days Out (Mondays -Thursdays): Full \$ 550 (7 HOUR BLOCK) or \$80/hour

Call 801-785-9668 ext. 300 for other room rentals for smaller get togethers at affordable prices.

** Subject to Availability, Additional Charges, and Restrictions

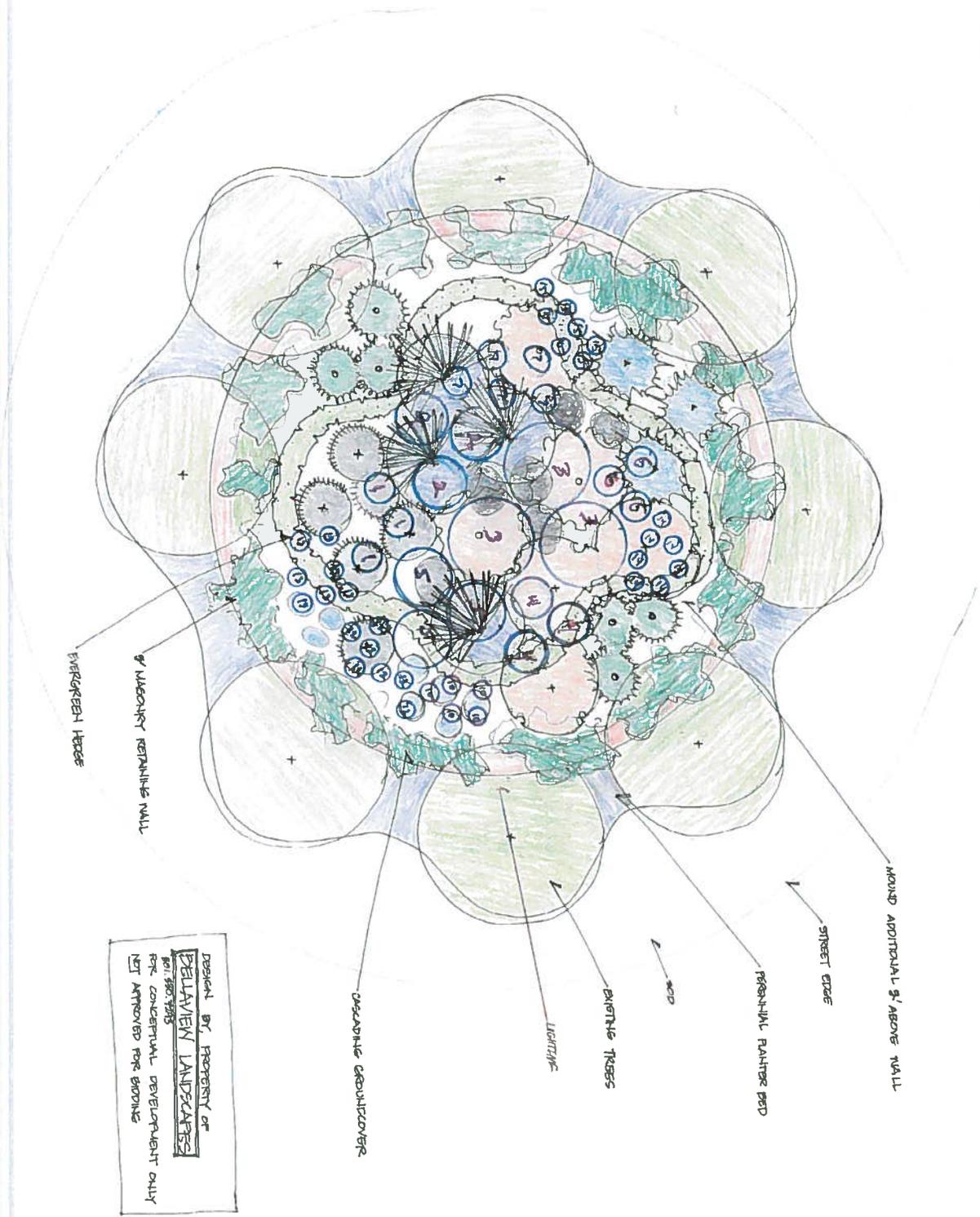


CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Discussion on the Re-design of the Roundabout located on Cedar Hills Drive
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: The Beautification, Recreation, Parks and Trails Committee has been reviewing a potential redesign of the roundabout located at 4600 W Cedar Hills Dr. The Committee would like to request \$1,000 to hire a landscape architect to meet with the Committee and take the Committee's proposal out to bid for a possible project for FY17. The proposal includes raising the center of the roundabout, about two feet, and planting evergreen trees, and other deciduous trees to create a welcoming entrance to the City that would be aesthetically pleasing all year round.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: \$1,000 budget amendment for FY16 in 10-64-245 for	
SUPPORTING DOCUMENTS: Cedar Hills Roundabout Sketch	
RECOMMENDATION: Staff recommends that the City Council consider approving a budget amendment for the Beautification, Recreation, Parks and Trails Committee to proceed with an architectural rendering of the landscaping for the roundabout on Cedar Hills Dr.	
MOTION: No motion necessary, discussion item only.	





CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Review/Action on FY 2016 Budget Amendments
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS: The City is required to keep expenditures within budget. therefore, budget amendments may be necessary to comply with State requirements.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: \$80,000 increase for 10-61-310 Engineering Services relating to the Lakeshore Trails subdivision and Amsource commercial development. \$80,000 increase for the offsetting 10-32-260 Miscellaneous Inspection Fees. \$175,000 increase for 10-69-910 Transfer to the Capital Projects Fund and \$175,000 increase for 10-30-801 Transfers to the General fund to maintain the unrestricted fund balance in the General fund below 25% of revenues. \$8,000 increase for 20-30-500 for concessions revenues and \$8,000 increase for 30-50-500 increase for concessions costs. 40-99-102 approximately \$25,000 to \$30,000 in professional fees for bond issuance costs refunding Excise Tax Revenue Bonds, Series 2006. 40-99-101 approximately \$1.8 million to pay the refunded bonds amount to a bond escrow agent. 40-99-105 approximately \$1.7 million in bond proceeds from issuing new debt. 40-14165 Excise Tax Revenue Bond Debt Reserves of \$176,320 will also be applied towards the refunding to provide the city significant cash savings on future debt service payments. 40-80-822 approximately \$1,000 in fees for a landscape architectural plan for the roundabout on Cedar Hills Drive under the direction of the Beautification, Recreation, Parks and Trails committee. Unrestricted fund balance in the capital projects fund would be used to pay for this plan. 40-80-817 Bayhill Park construction adjustment of \$72,593 to \$381,204 estimated by Bowen Collins. The amount required varies substantially depending on the final proposal approved by the City Council. Unrestricted fund balance from the capital projects fund and the potentially the general fund would be utilized depending on the amount of the adjustment. The modified proposal prepared by Bowen Collins, which would require an additional \$211,224.00 in funding has tentatively been listed in the support.	
SUPPORTING DOCUMENTS: Budget Amendments by fund. See Attached.	
RECOMMENDATION: To approve the resolution.	
MOTION: Adopt Resolution No. _____ A RESOLUTION ADOPTING THE AMENDED 2015-2016 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.	

BUDGET AMENDMENTS - FY 2016

September 8, 2015

General Fund

Engineering for New Developments for Lakeshore & Amsource			
10-61-310	Engineering Services	\$	80,000.00 Increase in Expenditures
10-32-260	Miscellaneous Inspection Fees	\$	(80,000.00) Increase in Revenues

Transfer out unrestricted fund balance in excess of 25%			
10-69-910	Transfer to Capital Projects Fund	\$	175,000.00 Increase in Transfers Out

Golf Fund

Concessions			
20-30-500	Snack Shack & Concessions	\$	(8,000.00) Increase in Revenues
20-50-500	Snack Shack & Concessions	\$	8,000.00 Increase in Expenditures

Capital Projects Fund

Refunding Transactions related to Excise Tax Bonds			
40-99-101	Other financing use-Payment to Refunded Bond Escrow Agent	\$	1,826,563.00 Increase in financing uses
40-99-102	Bond Issuance Costs	\$	28,757.00 Increase in Expenditures
40-99-105	Other financing source-Refunding bonds issued	\$	(1,679,000.00) Increase in financing sources
40-14165	Transfer from Debt Service Reserve Fund	\$	(176,320.00) Transfer of existing reserves

Transfer in unrestricted fund balance in excess of 25%			
40-30-801	Transfers in from General Fund	\$	(175,000.00) Increase in Transfers In

Landscape Architect for Roundabout			
40-80-822	Roundabout Landscape Improvements	\$	1,000.00 Increase in Expenditures
40-29800	Fund Balance	\$	(1,000.00) Decrease in Unrestricted Fund Balance

Bayhill Park Plan "C"			
40-80-817	Bayhill Park	\$	211,224.00 Increase in Expenditures
40-29800	Fund Balance	\$	(211,224.00) Decrease in Unrestricted Fund Balance

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH,
ADOPTING THE AMENDED 2016 FISCAL YEAR BUDGET FOR THE CITY OF
CEDAR HILLS, UTAH.**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS,
UTAH:**

Pursuant to §10-6-118, Utah Code, the Amended 2015-2016 Fiscal Year Budget for the General Fund, Golf Fund, and Capital Projects Fund for the City of Cedar Hills, Utah, is hereby adopted. A copy of said budget amendments is attached hereto (Attachment A), and by this reference made part of this Resolution.

PASSED APPROVED AND ADOPTED THIS 8TH DAY OF SEPTEMBER, 2015.

APPROVED:

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	9/8/2015

City Council Agenda Item

SUBJECT:	Discussion Regarding Adopting a Policy on Authorized Communications with the City Attorney
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: In an effort to provide consistent and clear communication with the City attorney and be prudent with costs associated with legal matters, the City Council would like to have a discussion about when and how communications are authorized with the City Attorney. The discussion should include contact with the City Attorney by 1) Mayor and City Council, 2) Staff, 3) Residents and others.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: To Be Determined	
SUPPORTING DOCUMENTS: N/A	
RECOMMENDATION: Staff recommends that the City Council consider means to provide consistent and clear communication with the City Attorney, allow elected officials appropriate access to the City Attorney, and direct a policy for consistent procedures for Staff, Residents, and others to receive appropriate communications with the City Attorney.	
MOTION: No motion necessary, discussion item only.	