

**CITY COUNCIL MEETING MINUTES OF THE
CITY OF CEDAR HILLS
Tuesday, August 6, 2024 – 6:00 p.m.
Community Recreation Center
10640 North Clubhouse Drive, Cedar Hills, Utah**

Present: Mayor Denise Andersen, Presiding
Council Member Laura Ellison
Council Member Erika Price
Council Member Kelly Smith

Absent/Excused: Council Member Mike Geddes
Council Member Bob Morgan

Staff: Chandler Goodwin, City Manager
Greg Gordon, Recreation Director
Kevin Anderson, Public Works Director
Charl Louw, Finance Director
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder

CITY COUNCIL MEETING

1. Call to Order, Pledge, and Invocation.

The City Council Meeting of the City of Cedar Hills, having been properly noticed, was called to order at 6:01 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Price.

The Invocation was offered by Mayor Andersen.

2. Approval of Meeting Agenda.

MOTION: Council Member Ellison moved to APPROVE the Meeting Agenda. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

3. Public Comment.

There were no public comments. The public comment period was closed.

CONSENT AGENDA

4. Approval of the Minutes from July 16, 2024, and July 30, 2024, City Council Meetings.

5. **Approval of Resolution No. 08-06-2024A, Appointments to the Beautification, Recreation, and Parks and Trails Citizens Advisory Committee.**

Mayor Andersen read the names of the appointees to the Beautification, Recreation, and Parks and Trails Citizens Advisory Committee for the record. The appointees included Gary Galbraith, Madeline Galbraith, Haley Reimers, Kristin Madsen, Deann Thomas, and Rodney Price.

MOTION: Council Member Smith moved to APPROVE the Consent Agenda. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

CITY REPORTS AND BUSINESS

6. **Mayor and Council, City Manager, and Staff.**

City Manager, Chandler Goodwin, reported that there is an upcoming project on Cedar Hills Drive. That project involves upsizing the main water line, adding some fire hydrants, and redoing the pavement along Cedar Hills Drive. It will be done at the same time that school is starting, so he asks residents to be patient. Though the timing is not ideal, this is a critical project for the City.

Council Member Ellison stated that the Youth City Council application period closed on July 31, 2024. She reported that there were approximately 30 applications received for the Council.

Mayor Andersen expressed gratitude to the residents who have been coming out to the Public Hearings and have submitted comments. Resident feedback is essential when making decisions.

Council Member Smith informed those present that the City Council has been taking time to read all of the comments submitted as well as the ones that have come through the Central School District website. She reviewed all of the comments, even the ones not from Cedar Hills residents. There has been a lot of research conducted and many conversations about the different options. She appreciates everyone who has reached out, commented, and expressed care for the students.

Council Member Price reported that there will be a Beautification, Recreation, and Parks and Trails Citizens Advisory Committee Meeting this week to review some of the future plans. She thanked everyone who has attended the recent City Council Meetings and has taken time to learn more.

Recreation Director, Greg Gordon, reported that Tot Soccer and Flag Football programs will start shortly. The Flag Football will be delayed slightly because the numbers are a bit lower. It will begin during the first week of September instead. Tot Soccer will start next week. Events have a busy calendar through the end of October. He explained that golf continues to do very well.

Public Works Director, Kevin Anderson, shared information about Heritage Park. He reported that the swing had been taken down because there were some issues there. The hope is that it will be fixed shortly. The Well House is starting to look different as the rock is being put on there now.

Finance Director, Charl Louw, explained that the budget document is being put together. This includes an update on expenditures and contracts.

SCHEDULED ITEMS AND PUBLIC HEARINGS

7. Discussion on the City Water Use App.

Public Works Assistant, Melanie Clark, reported that she has a lot of interaction with residents and answers many questions about water use. She shared information about AquaTrax, which is a water-use app. It is a cloud-based water tracking platform that allows water agencies and customers to monitor water usage analytics while significantly reducing non-revenue water, ensuring there is compliance with legislation. Amit Sharma is the CEO and founder of AquaTrax. With his assistance, it is possible to have the water use app up and running in Cedar Hills shortly.

Mr. Sharma shared additional information about AquaTrax with the City Council. The PowerPoint presentation included background information on the company and outlined some of the existing customers. Residents in Cedar Hills will be able to download the app and monitor water usage. The AquaTrax mission is to help water agencies, customers, and businesses adapt to climate change with efficient water use. He noted that conservation requires behavior changes to achieve goals. There are certain challenges water agencies face, such as meeting new regulatory targets and disjointed utility infrastructure. He noted that AquaTrax has a comprehensive product line.

Mr. Sharma reviewed what is available for consumers, such as being able to track and compare water use, view and pay bills and receive alerts and notifications. On the utility side, it is possible to look at water loss analytics, conduct an online water audit, and look at leakage analytics. He shared case studies from Lindon City, Newport Beach, and American Canyon. The members of the AquaTrax team were shown and Mr. Sharma further discussed systems integration. He next reviewed the utility capabilities and customer capabilities. The product offerings were shared, which highlighted the features included as part of the standard, advanced, and premium options.

Ms. Clark shared example photographs to illustrate what can happen when a water leak is not known. It can lead to serious issues in a home. She feels it is important for residents to be notified when there is a leak and to be able to monitor their water use. Ms. Clark has spoken to many residents and has answered a lot of questions about water use in the past. There is excitement about a water use app where residents can track water usage and make adjustments as needed. Ms. Clark demonstrated how the admin portal works and what can be done there. She pointed out the use and billing information section. It is possible to toggle between pressurized irrigation and culinary. The high usage analytics can also be seen, and notifications can be sent out if there is a potential leak. Ms. Clark next reviewed the customer portal and outlined what is shown there.

Council Member Smith asked how residents will be notified about potential leaks. Ms. Clark reported that residents using the app can be notified through the portal. Residents can choose to receive notifications via email or SMS. Council Member Smith asked about residents who do not have the app and are not on the portal. Ms. Clark explained that an email can be sent. If nothing is received in response, then a phone call can be made, or other forms of communication can be pursued. The current attempts to notify will continue even with the addition of the water use app. However, it is important to note that notifications will be much faster through the water-use app. It creates a more efficient way of communicating with residents who may have a water leak.

Ms. Clark further reviewed the customer portal. She pointed out where it is possible to set the alerts and notifications. She noted that this is a soft launch right now and issues are being worked out. Council Members will be given log-in information to access the customer portal. Any

suggestions can be communicated. Mayor Andersen expressed her excitement for the app release. It can reduce water use by 20% to 30% and may be beneficial to the City.

8. Review/Action on a Resolution of the City Council of the City of Cedar Hills Approving the Request Proposing the Creation of a New School District.

Mr. Goodwin explained that there have been two Public Hearings as well as a 45-day comment period. The City Council has reviewed comments from both Cedar Hills residents and residents from other cities that were submitted to the Central School District website. He clarified that the City Council vote will not create the new school district. The vote will determine whether the item will be added to the ballot for the General Election in November.

Mayor Andersen appreciates the process that has taken place. She understands there have been concerns about the speed at which the process has occurred, but that is not something the City Council has control over. What the City Council does have control over is whether or not to let the residents make the decision. There has been some question about what will happen if the west side of the county does not pass their resolution. Mayor Andersen reported that she had a meeting on Friday with those who represent the west and in the public comments and City Council Meetings, there has been an overwhelming number in favor of creating a school district in the west. In the event that happens, it is necessary to determine what will occur in this area. Utah Law allows for this process to happen. Cities are allowed to file Interlocal Agreements to leave a school district. The appropriate process was followed, which also included a Feasibility Study conducted by LRB Public Finance Advisors.

Council Member Morgan is not present at the City Council Meeting but prepared a statement ahead of the meeting. Mayor Andersen read the statement from Council Member Morgan for the record. Council Member Morgan apologized for not being at the meeting in person but was encouraged by the comments received and research conducted. He feels it is necessary to make sure residents have a voice. The west side will likely find a way to create their own district, which would essentially make Alpine a redundant district. The City needed to act quickly to determine whether the matter should be added to the ballot. If he were present at the meeting, his vote would be to put the item on the ballot so residents can make the ultimate decision about the district.

Mayor Andersen heard from Council Member Geddes earlier in the day and he was supportive of allowing residents to vote on the matter. He wanted to see this added to the ballot in November.

Council Member Price explained that she was moved by a lot of the special education concerns that were expressed during the public hearings. She did not think it was worth putting the item on the ballot if there was no clarity about whether or not the district split could be beneficial. Rather than dealing with hypotheticals, she did some research regarding precedent. She met with Tracy Miller, who is the President of the Jordan School District Board, and Dr. Rick Robins, who is the Superintendent of Canyons School District. Several years ago, that district split, and the reasoning was similar to the current situation. In that instance, funding was prioritized for new schools in the west and those in the east were not having their needs met for school renovations and other programs. The needs were very different, and a school district split occurred. Ms. Miller informed her that the split had ultimately been a good thing. When school boards are willing to work with one another, special education services continue to run well. Cooperation between districts is important. Dr. Robins said something similar to her and noted that while there have been changes, it has still been a positive experience overall, as there were individual needs to be addressed.

Based on the discussions with Ms. Miller and Dr. Robins, there is a possibility that the school district split could be beneficial for all involved. Council Member Price does not know what the outcome will be, she did additional research to determine whether it is possible that the district split could be beneficial. After meeting with them, she is convinced that it could be a success.

Council Member Smith explained that when the west started to make decisions, there were discussions about all of the possibilities. She noted that a lot of residents have mentioned that the Council Members are not educational experts. However, she has been a teacher for 30 years and understands what this means from a classroom perspective and a teacher's perspective. In addition, she has spoken to the current School Board Members. Three of those Board Members believe this is a feasible choice and want this on the ballot and four of the current Board Members disagree. Regardless of the outcome of the vote, everyone will need to work together moving forward.

Council Member Ellison pointed out that there have been a lot of misunderstandings. She stressed the importance of communicating and sharing correct information. Council Member Ellison served on a school board in the State of Texas for 14 years and there was a very different model there, but it was successful. She is currently teaching the first grade. Overall, what everyone is trying to do is determine what is best for the students, teachers, staff, and all involved. She reiterated that it is important for everyone to work together. She supports putting this on the ballot.

MOTION: Council Member Smith moved to APPROVE Resolution No. 08-06-2024A, a Resolution approving the request proposing the creation of a new School District and authorizing the City Recorder to notify the Utah County Commission and the Utah County Clerk. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

Mayor Andersen appreciated all of the research that went into the decision. She believes every city at this point has voted unanimously to put this matter on the ballot. Ahead of the November vote, the intention is to provide education to residents so everyone who votes is fully informed.

9. Review/Action on an Ordinance Amending City Code Title 5-1A-9 Related to Animals Running at Large.

Mr. Goodwin explained that the proposed amendment relates to City Code Title 5-1A-9 – Animals Running At Large. This language was looked at during the last City Council Meeting. The intention is to clarify the Code because some deficiencies were noted. The use of shock collars is not always effective, so in order to protect the public, animals in public places need to be on a leash or lead. The Council did not suggest changes to what was shared previously, so what is included in the Meeting Materials Packet is what is proposed for approval. Mayor Andersen appreciates the clarity added to this amendment. As a victim of an animal attack, she is grateful for the change.

MOTION: Council Member Price moved to APPROVE Ordinance No. 08-06-2024A, an Ordinance amending Cedar Hills City Code 5-1A-1 and 9, related to animals running at large. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

10. Review/Action on the Cedar Hills Drive Agreement with Pleasant Grove City.

Mr. Goodwin explained that Staff has worked with Pleasant Grove City to prepare an Interlocal Agreement for the replacement of a Pleasant Grove City water line that runs under Cedar Hills Drive. The water line connects to a well house that Pleasant Grove owns on Cedar Hills Drive. Cedar Hills will begin construction to replace and upsize a water line on Cedar Hills Drive in the coming weeks. While the road is open, Pleasant Grove wants to upgrade their own line to save on costs. Both cities will benefit by splitting costs associated with the projects, such as engineering and inspections. Cedar Hills will pay for all costs and then bill Pleasant Grove for their portion of the work. Pleasant Grove will be responsible for change orders associated with their portion of the project. Mr. Goodwin noted that Pleasant Grove will approve the Interlocal Agreement at their City Council Meeting, which is being held the same night.

MOTION: Council Member Ellison moved to APPROVE authorizing the Mayor to enter into an Interlocal Agreement with Pleasant Grove City regarding the waterline construction in Cedar Hills Drive. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

11. Review/Action on the Logo for the Verizon Wireless Cell Tower at Harvey Park.

Mr. Goodwin explained that the item relates to a logo on the Verizon Wireless cell tower at Harvey Park. The City Council previously approved the construction of the cell tower. The City has the option to put a logo on the tower. Staff are proposing three alternatives: an existing Cedar Hills logo, a typography to say Harvey Park was established in 2019, or putting no logo on the tower. Some renderings were shared to illustrate some of the different options that are available.

Mayor Andersen loves the water tower design because it is a nod to what the area was before it became a park. The City Council reviewed some of the proposed renderings. Mr. Goodwin asked for some feedback from the Council because something needs to be provided to Verizon Wireless shortly for their design. Council Member Smith noted that the water tower was chosen because the Council liked the idea of a water tower that said Cedar Hills. Her preference was that the text says Cedar Hills, but not necessarily for it to be the logo. There is a desire for it to be more timeless. Mayor Andersen suggested including the date the City was established. Mr. Goodwin reported that when the Cedar Hills logo was created, design guidelines were established that call out specific fonts for the use of the City name. He wondered whether there was a desire to follow that or do something different. Mayor Andersen believed an exception to that would make sense in this case.

Council Member Price made an argument for the water tower to say Harvey Park rather than Cedar Hills. She noted that some might not like to see Cedar Hills on there without the use of the City logo. If there was a focus on the park itself, then it would simply be seen as marketing for Harvey Park. Mr. Goodwin suggested that it say Cedar Hills and then Harvey Park in a smaller font. He reiterated the need for clear direction from the City Council. Additional discussions were had about an appropriate design and font. Mayor Andersen wondered whether Harvey Park at Cedar Hills would be best. Council Member Smith thought only the name of the City made the most sense. She does not want it to look like water tower signage for Harvey Park. Ultimately, it was determined that it would say Cedar Hills was established in 1977. Mr. Goodwin thanked the City

Council for providing direction and explained that something based on that direction would be created.

MOTION: Council Member Price moved to APPROVE none of the options presented, and to direct Staff to create a logo that states “Cedar Hills, established 1977,” and to use the same style of font as the Harvey Park logo that was presented. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

ADJOURNMENT

12. Adjourn.

MOTION: Council Member Smith moved to ADJOURN the City Council Meeting. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

The City Council Meeting adjourned at 7:46 p.m.

Approved by Council:
September 17, 2024

/s/ Colleen A. Mulvey, MMC, UCC
City Recorder