

**CITY COUNCIL MEETING MINUTES OF THE
CITY OF CEDAR HILLS
Tuesday, May 20, 2025 – 7:00 PM
Community Recreation Center
10640 North Clubhouse Drive, Cedar Hills, Utah**

Present: Mayor Denise Andersen, Presiding
Council Member Mike Geddes
Council Member Laura Ellison
Council Member Bob Morgan
Council Member Erika Price
Council Member Kelly Smith

Staff: Chandler Goodwin, City Manager
Charl Louw, Finance Director
Greg Gordon, Recreation Director
Kevin Anderson, Public Works Director
Hyrum Bosserman, City Attorney
Gretchen Gordon, Deputy City Recorder
Lt. Kevin Doyl

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 7:12 PM by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Geddes.

The Invocation was offered by Council Member Price.

2. Approval of Meeting Agenda.

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

3. Public Comment.

Mayor Andersen reported that she received written public comment from *Cole Johnson*, who could not be present. Mr. Johnson's comments were read. He reiterated that eliminating the Library reimbursement is not just a budget consideration but a reflection of our values. Higher literacy is strongly linked to better health outcomes, reduced poverty rates, increased life expectancy, stronger family stability, and even lower crime rates. According to the United Nations

Educational, Scientific, and Cultural Organization (“UNESCO”), literacy fosters individual dignity and improves overall well-being. Communities with higher literacy levels consistently report stronger civic participation. He urged the Mayor and City Council to reconsider the proposal and preserve the Library Reimbursement Program. It is not just a matter of dollars but a matter of dignity.

Rob Lieberman gave his address as 10283 North Forest Creek Drive. He asked that in lieu of the \$60 for Dump or Golf passes, the money go to the Library. He did not want to eliminate that option or force people to choose between golf or garbage. He preferred to spend the \$60 on the Library. He agreed to the comments made by Mr. Johnson. Mr. Lieberman stated that he and his family use the Library a great deal and currently have \$175 worth of library materials checked out. So far this year, they have used \$5,784 worth of checked-out materials. There are few amenities in Cedar Hills such as a Recreation Center, or a pool and they would hate to lose the Library.

Jeanne Mather gave her address as 10089 North Sage Road and has been a resident of Cedar Hills for 23 years. She is a part-time educator at a nearby charter school and a part-time educator for an online school that serves many homeschooled families in the State. She and her husband have six children who have grown up in Cedar Hills. They have participated in the Library Reimbursement Program for many years. Being an educator, parent, and now a grandparent, Mrs. Mather is a staunch advocate for books and having access to books for everyone. With the current concerns in the City about teenagers not having enough to do and causing issues in the community, she thought it would behoove the City to encourage access to library books, activities, and reading challenges. She felt that removing the Library Reimbursement Program would be detrimental to the current economy, with grocery prices skyrocketing, and tariffs on household goods. The consortium of libraries offers access to numerous resources. The Pleasant Grove Library is the one she and her family visits frequently. It not only has books and movies but a huge section downstairs where board games can be checked out along with outdoor and indoor activities. The Librarians have a wealth of knowledge and can show what the Library has to offer in addition to books. The Summer Reading Program serves an entire community of children and families. With expenses rising, all should be concerned about placing a heavier burden on local families. She would hate for anyone to be prevented from using the Library resources. Cedar Hills has always been known as a City of professionals and well-educated citizens and one that supports families. She hoped that access to books and educational materials that have benefited the community would not be eliminated.

Kathryn Lyde gave her address as 4575 West Fieldcrest Drive and was in favor of keeping the Library Reimbursement Program. She hopes that eventually, everyone in the City will be able to obtain a free library card. Until then, the Library Reimbursement Program is an important stand-in. Cedar Hills is a wonderful place for families, and she loves that the City celebration is called the Family Festival. She appreciates what the City provides for the well-being of children. She considered Library access to be hugely important for children whose language development and cognitive, social, and emotional development are best supported by their caregivers regularly reading to them. Libraries are an incredible resource for families with children who go through books at a much faster rate than adults. Libraries also provide great resources for teens. She agreed that with rising costs, library access is more important than ever. Local libraries benefit all, and she hoped that someday the City would have its own Library. She encouraged the City

Council to explore the idea. With regard to the Saint Andrews Estates Subdivision which will be discussed later in the meeting, she pointed out that the vacant property would be an ideal location for a Library.

Koreena Taulii gave her address as 4055 West Eucalyptus Court. She has lived in Cedar Hills for 16 years and raised five children here. Never during that time has she used the golf course. However, every year she and her family have used the Library because of the reimbursement. When they first moved to Cedar Hills she was disappointed by the lack of resources but was thrilled when she learned about the Library Reimbursement Program. It has made a big difference and each of her five children has benefited from it. She has one child who hated to read until about one year ago when she was incentivized by a \$5 gift card from the Highland City Summer Reading Program. Mrs. Taulii stated that literacy and knowledge should be one of the City's highest priorities. She hoped to see a survey from the community before any decisions are made about cutting the program.

Lindsay Duke gave her address as 4513 West Haven Lane. She has lived in the City for the last eight years and is a homeschooling mother of three children aged 8, 6, and 3. The Library is one of their primary resources and they use it a lot. Her children are voracious readers, and the Library has been a wonderful resource. The libraries have been able to purchase items they have requested, which has been very beneficial. It has been a lifeline to the family this past year as her six-year-old was diagnosed with Leukemia right before the school year began. They were already homeschooling, but they spent a lot of time at home this past year. Her neighbor works at the Library and has been able to make home deliveries. She expressed appreciation for the Library in the community. She noted that even public school students need access to a public library, especially during the summer months. Ms. Duke and her children sent the Mayor letters asking to keep the Library Reimbursement Program.

Sherri Britsch identified herself as the Pleasant Grove City Library Director. She is also a resident of Cedar Hills. She introduced Highland City Library Director, Donna Carden. Ms. Britsch talked about the new consortium that has been formed with the Pleasant Grove, Highland, and American Fork City Libraries. Prior to that, there was a co-op with the Lehi, Eagle Mountain, Pleasant Grove, Highland, and American Fork Libraries. Patrons can go to the libraries and use the library card to check out materials. The three libraries joined together recently to form the Timpanogos Library Consortium. Patrons can check out items from one library and pick them up in another. The items are placed on hold online and delivered to the desired library. Ms. Carden thanked Cedar Hills for its long-standing support of libraries. They enjoy Cedar Hills patrons and appreciate them bringing literacy into their families. One patron from Cedar Hills in the last six weeks has checked out over 200 books and 14 patrons have checked out at least 50 in the last six weeks. 115 patrons have checked out at least 10 items in the last six weeks.

Wanda MacPherson gave her address as 4221 West Cedar Hills Drive and commended those who want to support the Library. She has been a resident for 34 years and understands that residents cannot have everything they want in such a small city. She appreciated having the Library Reimbursement Program and hoped to keep it.

Mayor Andersen reported that she personally received 21 emails from residents wanting to keep the Library Reimbursement. She had one visit at a recent Meet the Mayor from a resident who shared the same sentiments as those expressed tonight.

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

CONSENT AGENDA

4. Approval of the Minutes from the April 8, 2025, City Council Meeting.

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

CITY REPORTS AND BUSINESS

5. Mayor and Council, City Manager and Staff.

City Manager, Chandler Goodwin reported on the following:

- As the school year is ending the park season is beginning. There are issues in the parks anyone who sees anything suspicious going on after hours was asked to call the police. It is important to protect City assets while understanding that young people want to hang out and play.
- Family Festival tickets are on sale at the front desk. Those who have volunteered, especially the committee, were thanked for their time and effort.

Council Member Morgan reported on the following:

- He loves serving the City but has been disappointed by the lack of public participation at City Council Meetings. The last two weeks have been the best as he has received numerous emails from residents. Those who commented were very respectful about how important it is to them to keep the Library Reimbursement Program. He thanked all who took the time to email him and for being present tonight.

Council Member Ellison reported on the following:

- The Youth City Council (“YCC”) is preparing for the Family Festival Parade and Ducky Derby. She reported that over the next year, the YCC will run from July 1 to June 30. Teens wishing to apply were invited to do so on the City’s website.

Council Member Price reported on the following:

- A Community Outreach Meeting was scheduled for the following day where there will be planning offerings for the community. They want to focus mainly on educational opportunities. Feedback was welcomed.
- The Yard of the Month Program will start in June.
- Council Member Price was contacted by Scout Troop 100 who would like to help with the Flag Ceremony.
- 100 responses were received from neighbors in Council Member Price's area to a survey asking about the Library and other priorities. She found the response to be very enlightening. She appreciated those who emailed her and was present to comment tonight. She considered activism to be showing up and doing what you believe is right.

Council Member Smith reported on the following:

- She echoed the comments regarding the importance of citizens showing up to meetings to offer feedback. She encouraged those present to stay for the entire meeting since the Council discusses other issues that may be of interest to residents.
- She made those present aware of the Little Lending Library in City Hall. She felt it was a fun way to share literacy in the community. She appreciated the support of the Council in getting that started.
- She passed the Family Festival signup sheet around in an effort to get more volunteers. It is a huge undertaking. She asked that those present get involved and invite their neighbors to participate as well. There are numerous things that aspiring college students can do to volunteer, which looks good on a resume.
- The first week in June is when candidates can sign up to serve on the City Council or the School Board. Those wishing to get involved were invited to learn more.

Council Member Geddes reported on the following:

- He has served on the City Council for a long time and was pleased to see the public getting involved. The City Council listens to the public feedback. City Council Members were elected to make decisions that are sometimes difficult. Ultimately, they do what they feel is best for the community.
- He encouraged residents to participate in the Family Festival where there will be a lot going on.

Recreation Director, Greg Gordon reported on the following:

- Tonight will be the first Tea Party After Dark Glow in the Dark Golf Tournament.
- Golf is going extremely well and keeping staff busy.
- With regard to issues in parks, theft took place on the golf course over the weekend where several flags were stolen. If they are found, he asked that they be returned.
- The Family Festival Committee Members were commended for their efforts. They are volunteers who have spent hundreds of hours on behalf of the residents to make the Family Festival a success.

Public Works Director, Kevin Anderson reported on the following:

- The paving on Cedar Hills Drive is complete with the striping expected to be finished over the weekend.
- Water has started to drop off from the Canyon with the peak flow coming the previous day. He asked that residents be aware that there is not as much irrigation water as last year. As a result, pumping will take place sooner than later. He asked that residents be conservative with water and contact him with issues. Any questions about the Aquatrax water app should contact Melanie Clark.

SCHEDULED ITEMS AND PUBLIC HEARINGS

6. Discussion on Library Reimbursements.

Mr. Louw stated he would do an overview of current budget items in an effort to explain the reason or need to reduce or cut items. He reported on the General Fund and stated that litigation activity has increased and is not expected to drop off. They are trying to absorb \$25,000 in legal services. In addition, the Utah League of City and Towns (“ULCT”) and the Mountainland Association of Governments (“MAG”) have experienced inflation and passed it on to the City. They help the City pay for major projects such as 90% of the Harvey Boulevard widening. The ULCT also helps the City communicate with Legislators. That prevents the City from having staff at the Capitol fighting for what is in the best interest of the City.

With regard to professional technical software, Mr. Louw looked at last year’s budget, which was around \$30,000. Shortly thereafter staff decided to improve the website, which cost just over \$7,000. They then began working on the new school district issue and set money aside to participate with other cities in that effort. By the end of the year, they had spent around \$46,000. \$50,000 was set aside this year in case there is inflation in software costs.

Elections take place every other year and this upcoming year \$30,000 was budgeted for a primary election. The City has contracted fire, police, and dispatch services with the cost being less than the \$800,000 spent the previous year but \$48,000 more than budgeted. With regard to employees, a proposed 3% increase was budgeted and considered reasonable. Mr. Louw reported that the first invoice has not yet been received on the City’s Waste Management contract. It appeared that rates will be increased for solid waste collection and offset by recycling. That will be confirmed at the beginning of June.

Mr. Louw reported that recreation classes this last year were popular but there is an associated cost. The federal government has always funded Meals on Wheels at a cost of approximately \$180,000. Currently, there is a waiting list, which would be required this next year. He was trying to figure out how to pay the required \$18,000 for one meal per day for senior citizens. There was also a homeless contribution of \$1,000.

Mr. Louw reported that sales tax revenue over the last 10 months has gone down by \$60,000. He noted that in the last 13 years, it has never been negative. Interest rates are still high but slightly

less than last year. This was due to the City not being able to count as much interest income on its reserves. Some miscellaneous items totaled \$3,000. He explained that the City has \$258,000 for the General Fund that needs to be offset. The departments have produced revenues to offset this but not enough to offset it all.

The City issues Business Licenses, Building Permits, and Passport fees and has increased the number of passport appointment openings. The City budgeted a certain amount for Public Safety Fees last year that produced \$13,000 more than anticipated. Recreation classes have grown and helped offset revenue. Park reservations have increased significantly as a result of the renovations and there has been growth in the Miscellaneous Other Income category. There were some one-time costs associated with the holiday setup last year. They installed Christmas tree lights at the roundabout and Heritage and will not need to pay for new lights this year. As a result, they were able to decrease \$5,000 in that line item. Part-time seasonal wages were reduced as well.

With respect to golf, \$26,000 of the City's Community Service Director's salary has been moved to the Golf Fund. Sales tax revenue is budgeted over three years with the three-year average being higher because the current year is under budget. If the current trend continues to decline, they will use reserves. Contributions totaled \$189,000 against the \$258,000. That puts the City at \$69,000 to balance the fund. Mr. Louw stated that golf is stronger than ever and often there are mixed signals with regard to the economy because some items are doing better than ever while tax revenues are down.

Various options were discussed. One was to fund Meals on Wheels. The second was to not fund it, which would require a \$10,000 reduction in Library Reimbursements. That could be offset with at least \$0.35 in a Public Safety Fee increase. If the Council decides not to fund Meals on Wheels and does not want to negatively impact the Park Maintenance budget, there are steps that can be taken. If the City does not fund Meals on Wheels but is concerned about golf operations, the City Council could ask for additional Public Safety money to offset the \$48,000 Public Safety increase.

Mr. Louw explained that there are numerous options and some recommended by the public appear to be true offsets but are not. For example, with dump passes, fees are calculated to the cost. If eliminated, the fee would not be required to be increased as much. There is currently no Library Fee to pay for Library Reimbursement, which comes out of General Unrestricted funds.

Mr. Goodwin reported that there were 391 Library Reimbursements last year, which totaled just over \$24,000 at a cost of \$60 each. With regard to dump passes, each home is allowed up to two. There were around 560 redemptions last year for a total of approximately 1,100 dump passes. The total came to \$13,000.

Mr. Gordon reported that the golf course is different because regardless of whether someone uses it or not, there is no cost to the City as it is a fixed cost. In response to a question raised, Mr. Gordon stated that there would be a small cost for cart usage. Mr. Louw reported that the Final Budget will be passed at the next City Council Meeting. Mr. Goodwin explained that Cedar Hills is the only City in Utah County that is not growing and has a protected population that is declining. This is impacting the sales tax allocation. He explained that a portion of sales taxes generated stay in Cedar Hills and a portion goes to the State and into a pool allocated based on population. As the

City's population declines and as children age out of the community, the City gets less and less. In addition, the City's property tax is stagnant.

Mr. Goodwin reported that there are two components to property tax that residents pay. A General Fund Allocation goes into the General Fund for property tax and a Golf Allocation funds the golf debt service. In 2024, both totaled \$1,067,000. In 2007, those same sources generated \$1,088,000. For the City to expect to receive the same services for the same price that was paid 17 years ago is unreasonable. Staff tries to absorb some of the costs but is running out of ideas for where to cut costs. Public Safety is an issue as the costs are comparatively low. From the General Fund, each year \$2.2 million goes toward Public Safety costs. Alpine City is similar in terms of population and pays \$3 million. Last year the costs increased by 70%. Cedar Hills has a 10-year agreement with American Fork City that was entered into in 2019. During last year's budget season, there was a reallocation period where it was necessary to readjust the base rate paid toward Public Safety to absorb more of the changes. Several bills passed by the State Legislature pertaining to public safety retirement costs and mandates. In addition, the nature of public safety has changed. For example, in 2020 after the contract was entered into, the George Floyd riots took place which made it very difficult to hire and retain police officers. At the time it was a profession that very few were interested in pursuing.

Mr. Goodwin next addressed equipment and stated that a ladder or fire truck costs \$2 to \$3 million and has to be ordered three years in advance. Ambulances cost \$600,000 to \$800,000. This year, public safety costs increased by 2% or \$48,000. To keep the service at the same level, it must be funded. Costs were expected to increase again next year. There are issues if costs increase every year and revenues do not. While staff is making suggestions, they want the community and the City Council to contemplate how to fund City operations. Mr. Goodwin reported that the City reinstituted the Public Safety Fee last year at a cost of \$9 per month.

It was proposed that the Meals on Wheels Program be removed from the budget. Half was from General Fund revenues and \$10,000 from reserves. If removed from the budget, they will still be \$14,000 short on the Library Reimbursement. The bridge can be gapped by acknowledging that Public Safety is expensive but is a valued and needed service. A \$1 increase to the Public Safety Fee to \$10 per month per household would generate about \$30,000.

Mr. Goodwin asked for direction for staff to come back with a Final Budget. A question was raised as to whether neighboring communities charge Public Safety Fees and if so, how they compare. Mr. Goodwin stated that Bluffdale and Highland charge Public Safety Fees. He explained that for the last two years, the State Legislature has run bills regarding which cities can have a Public Safety Fee and which cannot. Based on the language in the bills, Cedar Hills qualifies to charge a Public Safety Fee because there is a contracted amount the City has to generate. The City pays \$2.2 million per year for police and fire services, which do not include the \$60,000 paid for Dispatch. Of the \$2.2 million, the Public Safety Fee generates \$290,000. Property taxes generate an additional \$760,000. That leaves the City \$1.2 million short and is where sales taxes come in with half immediately being set aside for Public Safety.

Mr. Goodwin reported that the timing for property taxes is not right for this year as they would have to file a public hearing notice before June 1. He did, however, feel that there are solutions

that are fee-related and not property tax-related. He suggested that the City Council seriously consider raising property taxes next year.

Mayor Andersen commented on Meals on Wheels and stated that in the past the program has mostly been federally funded. Recently, the State Legislature removed some of that funding. MAG funds the Meals on Wheels program in Wasatch, Summit, and Utah Counties. Currently, there are only five people in the City who receive Meals on Wheels. If the program were fully funded, it would include those on the waiting list and seniors who attend senior citizen centers throughout the County. The Mayor reported that they keep track of who attends and receives meals, and the cities are reimbursed through the Meals on Wheels program. She questioned whether the priority is feeding senior residents or funding the Library Reimbursement Program. The choices are difficult ones.

Mayor Andersen stated that this year the Meals on Wheels contribution is not compulsory. She was not sure if it would be the same next year. MAG is lobbying for federal funding and alternative revenue streams to fund the Meals on Wheels program. This year it can be removed as a line item but next year the City might be responsible for paying for it. Another issue being discussed was the \$1,000 homeless contribution. The Mayor explained that currently, the burden of caring for the homeless is primarily on Provo City and the County. She serves on the Winter Response Task Force, which helps with the shelters during the winter months. They asked every city to contribute \$100 per 1,000 residents to help fund the homeless program. Nearly every City has contributed.

Mayor Andersen considers libraries to be important and hopes to be able to cover the cost. Two years ago, the City raised the reimbursement amount from \$50 to \$60. If it were necessary, it could be reduced to \$50. Council Member Geddes thanked the Librarians who were present and commented. He expressed his support for libraries and stated that if Cedar Hills had its own library the conversation about funding would be much different. He supported using golf course funds to fund the Library. He also hoped to see more people use the Library and was not opposed to decreasing the cost to \$50. He did not believe that \$10 more per month would have a significant impact on residents.

Mr. Goodwin reported that under the current proposed budget, the golf course is moving \$40,000 into the General Fund already. There are also capital projects at the golf course that might be delayed. If there are 400 reimbursements per year at a cost of \$50, \$20,000 would be generated.

Council Member Smith reported that she is a retired elementary educator who taught for 30 years. She has seven grandchildren, and four children and literacy is her priority second only to a balanced budget. She follows what other cities are doing to solve problems. She reported that Highland recently had a one-hour-long discussion about their Library and the struggles of maintaining and funding it. She noted that the libraries in other cities are being paid for by their residents. She stated that they can do what the residents want but they cannot have everything. They must balance the budget and determine what to prioritize. She questioned whether residents would be willing to pay \$8 or \$10 per month per household per month for Library services. She wants to fund libraries, but the City's mandate is water, roads, and public safety.

Council Member Price commented that some residents completed a survey sent out by the City regarding priorities and quality of life issues. The number one priority was to avoid a tax increase over any service or benefit. She remarked that it would be easy to raise Public Safety Fees and taxes to cover the Library Reimbursement. Council Member Price reported that the City is already offering Spring and Fall Cleanups. If required, she would support eliminating the Dump Passes at a cost of \$12 each. They have had vocal and passionate responses to the need for Library Reimbursement, but she felt that it must be cut to \$40. Mr. Goodwin stated that that would still result in a \$16,000 need. He stated that if the dump passes are eliminated, frustration will be shifted from people who utilize the Library to those who utilize the Dump.

Council Member Ellison echoed her earlier sentiments that she would like to continue providing the Library Reimbursement but recognized that something has to go. If they continue with the Library Reimbursement, it will likely have to be lowered. She was concerned that they were trading one thing for another. She stated that the City Council wants to provide what residents need.

Mr. Goodwin commented that if Meals on Wheels is eliminated, it will free up \$10,000. The budget specifies \$19,000 with half of the cost coming from Reserves. If the Library Reimbursement is decreased from \$60 to \$40, they would still be \$6,000 short. At that point, a \$.20 to \$.25 increase in Public Safety would fill the gap so that there is funding for Library Reimbursement.

Council Member Morgan stated that the City has a very good financial rating because they have a very conservative budget. The current budget constraints are due to Public Safety costs. He recommended that the Library Reimbursement be \$60, eliminate the Meals on Wheels funding, and increase Public Safety by \$.50. Over the next year the City Council should make important decisions about property taxes and increasing the Public Safety Fee further. He did not consider the Library Reimbursement Fee of \$60, and the Dump Passes at \$12 to be significant.

A question was raised as to what the increase would be if no cuts were made. Mr. Goodwin reported that to fill the gap, there would need to be a \$.35 increase, which gives no leeway for other costs in the City. A \$1.00 increase would raise \$33,000 in revenue for the City to pay for Public Safety. That takes the amount collected for Public Safety to about \$335,000, with the fee being \$10. The total would be \$2.2 million, which is 15% of the cost of Public Safety. He explained that most of the cost is funded by sales tax. That is what would be required to leave the Library Reimbursement at \$60 annually and meet the contractual obligations for Public Safety.

It was reiterated that the City has not raised taxes for 17 years. It was noted that the City does not have enough in the budget to provide Library Reimbursement to all 2,000 households in the Cedar Hills. It was reported that the Library Reimbursement Fee in Highland is \$90 which is half of what Cedar Hills residents would pay. It was thought that the City paying half would be fair. The understanding was that American Fork plans to implement a \$100 Library Reimbursement Fee while Pleasant Grove is going to \$90.

Mayor Andersen commented that there had been discussion about raising the Public Safety Fee to \$1, which would cover the increase and eliminate the need to transfer money from the General

Fund. Mr. Goodwin agreed to come back with a Revised Budget with approval scheduled for the June 10 meeting. Mayor Andersen reiterated that they will need to look at the issue again next year. If the federal government does not cover Meals on Wheels funding next year, they will have to consider a property tax increase.

7. Review/Action on Awarding Construction Bids for the City Building located at 3925 West Cedar Hills Drive.

Mr. Louw reported that contractors were asked to bid on Heating, Ventilation, and Air Conditioning (“HVAC”) work, framing, drywall, and electrical. The two bidders were Paul Davis Restoration of Utah, which already has a State contract for renovations and reconstruction. Aspen Lake was the second bidder. One company submitted a bid on just drywall and framing and the other bid just on electrical work. Mr. Goodwin and Public Works Director, Kevin Anderson preferred to work with a contractor who is willing to do all four projects. The lower of the two bids was received from Paul Davis Restoration. For HVAC, electrical, drywall, and framing there was some flexibility in the price. A bid was received for the glass doorway between the City Council Room and the Foyer and a projector and camera. Further clarification was needed on exactly what was proposed. The cost was \$90,793 for the HVAC, electrical, drywall, and framing. That would get the building to the point where baseboards and flooring can be installed. The glass door increases the cost to \$98,000. The work was expected to take 7 to 8 weeks to complete once the contract is finalized.

The second bid was from Aspen for \$124,000 for the same work. The bid received from Paul Davis Restoration was very detailed. The City can save even more by making minor changes to the proposed scope of work. Council Member Geddes, who is a contractor, considered the bid to be fair. He liked what was proposed and the idea of bidding out the flooring later.

Support was expressed for the Council taking advantage of the need to rehabilitate the building as it will be more expensive if they put it off. Now is the time to figure out what they want it to look like and will save residents money. It was recommended that only the essentials be included now with more to be added over time. It was noted that the cost to do a suspended ceiling was less and allows for flexibility to run wires in the future. Mr. Louw explained that the bid includes new, recessed LED light fixtures. The bidders were also asked to maximize the ceiling heights.

MOTION: Council Member Price moved to APPROVE the recommended building improvements/repairs be awarded to Paul Davis Construction pursuant to the staff recommendation for the City of Cedar Hills, Utah. Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

8. Review/Action on a Resolution Indicating the Intent of the City of Cedar Hills to Adjust the Common Boundary with Pleasant Grove City.

Mr. Goodwin identified the area in question on a map displayed. He reported that the Stuarts live on 4000 West and are on a septic system that has failed. They now need to connect to sewer. The

nearest sewer line is in Cedar Hills, but the City does not allow non-residents to connect to it. If the Stewarts annex into Cedar Hills from Pleasant Grove the rest of Wedgewood Drive would be an island. A resolution was drafted to begin the process of bringing this portion of Pleasant Grove into Cedar Hills. It was noted that Pleasant Grove already passed the resolution, which will start the 60-day waiting period. At the end of the 60 days, there will be a public hearing. If a certain percentage of the homeowners are opposed to the boundary adjustment, it will fail, and another alternative would need to be considered. For the time being, the intent was to pursue a boundary adjustment. The current alignment is odd, and this is one way to clean it up.

Council Member Ellison asked why the residents would not want to annex into Cedar Hills. Mayor Andersen stated that when they met with the residents in Pleasant Grove City, only one resident was opposed to the idea. Her primary concern was that she did not want to lose her Rec Center Pass and her Library Card. It was noted that taxes are lower in Cedar Hills, which would cover the cost of both. That was the only opposition expressed. Everyone else seemed amenable to the proposal. A checklist was provided showing the items needed for the boundary adjustment to become final.

MOTION: Council Member Smith moved to APPROVE Resolution 05-20-2025A, a Resolution indicating the intent of the City of Cedar Hills to adjust the common boundary with Pleasant Grove City. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

9. Review/Action on an Ordinance Adopting Amendments to the Moderate-Income Housing Element of the Cedar Hills General Plan.

Mr. Goodwin reported that at the last meeting, the City Council passed the Moderate-Income Housing Plan. No changes were proposed, however, to comply with the reporting requirements it must be approved by ordinance or resolution. Staff proposed it be adopted by Ordinance tonight at which time they can begin reporting to the State.

MOTION: Council Member Ellison moved to APPROVE Ordinance No. 05-20-2025A, an ordinance amending the Moderate-Income Housing Element of the Cedar Hills General Plan. Council Member Morgan seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

10. Discussion on St. Andrews Estates Subdivision Property located between 10950 North and 10270 North Along the East Side of Canyon Road.

Mr. Goodwin reported that the City has received a lot of interest in various proposals over the years regarding what to do with the subject property. The ideas range from turning it back into a Par 5 golf course or developing storage units, a frisbee golf course, dog parks, or an ice-skating rink. Nothing can be done with the property as it currently sits. Mr. Goodwin wanted to better understand the desires of the City Council with respect to the property. Certain issues must be dealt with including a Development Agreement, Bond Covenants, and a Conservation Easement

and there are consequences to each. If the City chooses to sell the property, the zoning will be important. It was originally platted for 22 homes in 2008. If commercial is proposed, the property would need to be rezoned. He invited input from the City Council on how to proceed.

Council Member Smith struggled with what to develop against that section of the golf course since there is already an issue with errant golf balls. She commented that Orem City recently had a very contentious situation with something similar and was considering a rezone. The City Council envisioned single-family homes; however, the City cannot dictate to a developer what they can develop. Ultimately, they could end up with high-density housing there. She suggested they come up with a vision of what they want and be practical about what that means once the property is sold. Other potential options were discussed. It was acknowledged that the City is very limited in terms of what can be placed against a working golf course.

Mr. Goodwin reported that one idea was for a boutique hotel with a restaurant. That, however, would not be allowed under the current configuration. It was important to make sure that anyone who purchases the property is aware of the golf ball situation and understands that they will have to mitigate it.

Council Member Morgan envisioned a hotel and restaurant there, but he was unsure if there was any interest. Mr. Goodwin stated that there has been interest. If it remains residential, certain steps will have to be taken. Mayor Andersen did not think residential makes sense and commented that the layout is also odd. She saw the benefit of high-density housing, especially as the City strives to meet an affordable housing quota. Mr. Goodwin stated that the Development Agreement stipulates how many units would be allowed. High density would go beyond that. There are certain constraints, even on residential, which is why it was limited to 22 lots.

City Attorney, Hyrum Bosserman, stated that there are concerns with the Development Agreement and other documents and there are various hurdles that need to be addressed. Because a specific proposal has been presented, the details will be discussed in a Closed Session. He did not want to weigh in on whether they are insurmountable or if the Development Agreement truly limits the City's ability to allow for more density.

Mr. Goodwin explained that if the City Council is interested in doing something with the land now, staff needs to know since there has been interest from the public. If that is the desire, a lot of work needs to be done before development can take place. If the Council is not interested in selling it he does not want to continue meeting with interested individuals. It was also noted that commercial will be taxed differently because a commercial structure is taxed at 100% of the value versus a home that is taxed at 55% of its value. A restaurant would generate sales tax, and a hotel would generate Transient Room Tax.

The comment was made that any use would be impacted by errant golf balls, and it will be challenging for a developer to install the correct netting. It was reported that the developer is aware of the situation and is still interested. It would be their responsibility to mitigate the situation.

Council Member Geddes commented that sometimes it is okay to not take action. He has looked at the property for 25 years and thought that the best option for now was to do nothing. If, however, an intriguing plan is put forward, it should be considered.

The comment was made that one of the reasons a boutique hotel was attractive is because it would bring people to the city who will spend money. The canyon is also crowded, and it is difficult to find a camp spot. Someone could instead stay at the hotel and visit the canyon for the day. Many things would attract people to the City.

11. Discussion on City Council Procedures and Policies.

Mr. Goodwin commended the City Council for their respectful dialogue and decorum. He speaks to his peers in city management and not every community operates as civilly as Cedar Hills. Much of it stems from a culture where the City Council respects each other's opinions. They can have civil discussions and find common ground.

Mr. Goodwin reported that when issues are discussed by the City Council, staff, and the public, certain rules need to be followed to maintain order. Part of that involves who is speaking and when. The Mayor Chairs City Council Meetings and when following Robert's Rules of Order, comments go through the Mayor. There are designated times for the public to comment. Some of the Council procedures need to be updated but every effort should be made to follow them.

Reference was made to Section 3.4 which states that "All Council Members, staff, and individuals from the general public must be recognized by the presiding officer before addressing the City Council on any issue. The presiding officer shall recognize Council Members and City Staff in the order requested and recognize members of the general public at the request of the Council Member."

Section 6.3 specifies that "The presiding officer shall preserve order and decorum, prevent attacks on personalities, or impugning the motives of members and confine debate to the question under discussion."

Section 6.5 states that "The presiding officer shall have the power to set reasonable time limits on input and discussions to ensure that all Council Members have the opportunity to participate and be heard." Mr. Goodwin stated that the City Council Members are not representing a specific district or neighborhood but the City. As a result, it is equally important for each Member to be heard on any issue of importance to the City. When the time comes, it is incumbent upon each Member of the Council to speak up for what they believe is best for the City. As fellow Council Members, it is incumbent upon them to listen.

Reference was made to Section 12.1 (G)(2). Mr. Goodwin reported that staff strives to provide City Council Members with information on upcoming agenda items as soon as possible and at least by the Friday prior to a meeting. Staff tries to provide pertinent information in the packet so that Council Members have as much time as possible to digest it before the meeting. The Council did not feel they need six days to review materials in advance of a meeting.

Mr. Goodwin offered to work with Mayor Andersen to update the language and bring it back to the City Council for a vote and adoption.

Mayor Andersen acknowledged that Robert's Rules of Order are important to maintain order in meetings. She wanted to continue the decorum that exists at City Council Meetings and do the work of the City in a respectful way.

Mr. Goodwin stated that Closed Sessions can be too casual but there needs to be the same type of dialogue and decorum.

12. Motion to Go into Closed Session Pursuant to Utah State Code 52-4-205(1)(d) to Discuss the Purchase, Exchange, or Lease of Real Property.

MOTION: Council Member Ellison moved to go into CLOSED SESSION pursuant to Utah Code §52-4-205(1)(c) and (d). Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

The City Council was in Closed Session from 9:32 PM to 9:57 PM.

13. Motion to Adjourn Closed Session and Reconvene Council Meeting.

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

ADJOURNMENT

14. Adjourn.

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

The City Council Meeting adjourned at 10:00 PM.

Approved:
June 10, 2025

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