

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, July 15, 2025 6:00 p.m.
Community Recreation Center
10640 N Clubhouse Drive, Cedar Hills, Utah**

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

Absent/Excused: Council Member Bob Morgan

Staff: Chandler Goodwin, City Manager
Charl Louw, Finance Director
Greg Gordon, Recreation Director
Kevin Anderson, Public Works Director
Hyrum Bosserman, City Attorney
Colleen Mulvey, 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 6:03 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Price.

The Invocation was offered by Council Member Smith.

2. Approval of Meeting Agenda.

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

3. Public Comment.

David Nielsen gave his address as 4526 W Landmark Circle and stated that he had questions regarding the Pressurized Irrigation (PI) calculator and after speaking with Mr. Goodwin his questions and misunderstandings were cleared up. He did comment that initially he felt the bar graph on the webpage with the pressurized irrigation calculator needed reviewing, and to consider using real time reference crop evapotranspiration rather than the monthly averages to calculate the actual allocations. He said he now understands from Mr. Goodwin that that's not the case. You're not actually allocating based on that.

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

CONSENT AGENDA

4. Approval of the Minutes from the June 10, 2025, City Council Meeting.

MOTION: Council Member Smith moved to APPROVE the Consent Agenda. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Absent, 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, stated he wanted to start by recognizing our public safety officials for the work that they did on the recent hillside fire. He thinks that they did a marvelous job in managing what could have been a very devastating fire.

He next stated he wanted to recognize the golf staff for having a banner year this year. They've really done an amazing job, and he wanted to commend and recognize them for that. He next recognized all of the staff members, especially the executive staff, for the way that they manage each of their budgets in a transparent and fiscally responsible manner.

Council Member Geddes expressed appreciation for the public safety team, they did a great job of responding to the fire which could have been a lot worse.

Council Member Ellison wanted to remind everyone that sign-ups for Youth City Council are open now until July 31st. There is a link on the city website where they can apply.

Mayor Andersen stated she also want to commend our public safety, fire and police. She said she was up there for the fire watching all of the agencies work together, it was like a well-choreographed dance. She expressed her gratitude that everybody was well trained, and well prepared.

Council Member Price expressed her gratitude for our first responders. She then recognized Jared Stout with the Community Outreach Award for excellence in academics. She read a letter from Lone Peak High School's Principal Dawson which recognized him for being among the top scholars with a perfect 4.0 GPA. Council Member Price presented Mr. Stout with a certificate and gift card.

Council Member Smith stated she wanted to echo previous comments about the public safety crews. It was scary as the fire came towards our houses, and she really appreciates all that work. She gave an update on the school district split, there will be a primary election on August 12th, which will have the school board candidates on the ballot. Two candidates will move on from the primary and go on to the November election. There will be a "Meet the Candidates" event that the PTA is doing on July 21st at 6:15 p.m. at Mountain Ridge Junior High.

Recreation Director, Greg Gordon, said he wanted to reiterate what Mr. Goodwin said and thank the golf staff. We started out even busier this year. July's numbers are already up from last year, so a lot

of good things are happening. He then reported on the recreation programs that are currently open, Tot Soccer, Karate, and Flag Football. This is the last week of the summer camps, There were 139 kids who participated in the summer camps at Harvey Park. And a final wrap up on the Family Festival, this year we were able to come in under budget on expenses and exceeded our revenue.

Public Works Director, Kevin Anderson stated that 100% of the meters are installed for PI. He wanted to remind people when they are in the parks to please pick up their trash and to please clean the tables they use so staff is not spending extra time in the morning trying to clean what got dried up overnight.

Finance Director, Charl Louw reported they gave the administrative staff the preliminary financial statement for June. There is still work to go through all the year-end items which will happen over the next couple of months. He reported on the progress of the city building remodel, they are tearing out all the existing electrical for the safety and fire code improvements since it's been over 25 years since that building was built.

SCHEDULED ITEMS AND PUBLIC HEARINGS

6. **Review/Action and Public Hearing on Preliminary Plan approval for a Commercial Development at 4773 W Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee).**

Mr. Goodwin explained that this is on the corner of Cedar Hills Drive and North County Boulevard for a Dutch Bros. Coffee building, the total area is 33458 SF (0.77 ac). Their landscape area is just under 28% so they are well within what we would expect them to be, especially on a smaller lot.

When we look at these types of developments we are looking at drive thrus and access for residents and how that's going to impact the neighboring traffic patterns and other businesses. In this case they've got a double drive thru that stacks 16 vehicles.

The elevation plan shows what the building would look like. Dutch Bros. has worked with us on adjusting their building to make it fit in with intent of the commercial area. Initially they submitted this kind of box shaped building that you see at most of the Dutch Bros. locations. It was all blue, and we said we would like to see more brick on this building, and they came back with this design, which looks great. They have not submitted a lighting plan yet but given that they're so far away from residential properties, that is not terribly concerning to staff.

Council Member Smith inquired about the traffic pattern and how it would work when Jack in the Box comes in. Mr. Goodwin demonstrated on the site plan there are two ways to enter there is a cut out that goes through to the strip mall where Dollar Tree is and the other way is to turn east onto Cedar Hills Drive, there is a right in and right out access. There is an access agreement that allows for vehicular traffic for both entities to access through the south and the north access points, so when Jack of the Box comes in they will have the same access points. Council Member Smith commented that traffic is always a big concern for residents.

Mayor Andersen opened the public hearing. There were no comments. The hearing was closed.

MOTION: Council Member Ellison moved to APPROVE the Preliminary Plan for a Commercial Development at 4773 West Cedar Hills Drive, located in the Cedar Hills Retail Center Subdivision (Dutch Bros. Coffee), subject to the following conditions:

1. **Final engineering review.**
2. **Zoning approval of the Landscape plan.**

Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

7. Review/Action on a Resolution adopting specified restrictions on Fireworks and Open Fires.

Mr. Goodwin explained that in light of the recent hillside fire we are proposing some changes to the fireworks map. We have met with American Fork's Fire Marshal and their Battalion Chiefs to get some recommendations. We have also met with Pleasant Grove to try to come together and have a single policy in some of the areas where the neighborhoods can get quite confusing.

There are three changes to the previously adopted map. One is the Cedars neighborhood, it used to be that there were fireworks allowed, but no aerials. Given the dry conditions the fire marshal has recommended that the city does not allow any fireworks within that area.

A second area where we are proposing some changes is west of Canyon Road, but east of 4000 West. This is that area where the border between Pleasant Grove and Cedar Hills can get quite messy and you may not know where you sit. If Pleasant Grove were to disallow or prohibit fireworks within this area, their neighbor on either side might be able to do them, thereby negating any effort to try to prevent these fires. This is also an area where there are some larger lots, there are some drier areas, and also its proximity to that wildland urban interface area to the east of Canyon Road. We are recommending that this go to a no firework phase.

The third change is on previous maps, if you are within 100ft of the colored area, then it was disallowed. In order to clarify any possible confusion, we are just saying it's yes or no. If it's colored on the map it's a no, if it is white, it's a yes. Council Member Geddes asked if these changes were going to be effective immediately. Mr. Goodwin answered in the affirmative.

MOTION: Council Member Price moved to APPROVE Resolution No. 07-15-2025A, a Resolution of the City of Cedar Hills, Utah, adopting specified restrictions of fireworks and open fires. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

8. Discussion on Creekside Theatre.

Mr. Goodwin stated that he appreciates Theatre Coordinator, Nicole Allen, for being here tonight to talk about Creekside Theatre. They have wrapped up their production for the year. He said in his conversations with Nicole, he was impressed with what they've been able to accomplish over the years as they've developed the Creekside Theatre program into what it is today. They began producing shows in 2014, and they had the world premiere of Relative Space, which she mentioned has gone on to be shown on the West End of London and is scheduled for a Broadway production.

Creekside Theatre began receiving a portion of the PARC Tax from its inception, the initial funding was \$5,000 and we have incrementally increased that amount. The funds go to pay for a lot of the needs such as paying actors, directors, people that are putting together the sets, and to pay for the rights to the plays. There is a lot to it, but the output has been very good for the city and very good for highlighting an aspect of the PARC Tax that people don't necessarily think of. This year their attendance was up to about 1,200 individuals, up from about 350 in previous years. Currently, about \$15,000 of the City's PARC Tax goes towards the Creekside Theater. And Creekside is requesting that that number be increased by \$3,000.

Nicole Allen explained the importance of the Creekside Theatre Fest. They do their theatre in rep, which is a lot like the Shakespeare festival in Cedar City, meaning they have multiple plays going at once. They usually do three, and have gone up to four, but because of budget restraints and how everything costs so much more money, they brought it back down to three.

They have a local playwright that's written a lot of things for the Hale theater, and for BYU. Her name is Melissa Leilani Larson, and she has written multiple shows for the fest. All of the shows are family friendly. They were performed at the Liahona theater in Pleasant Grove. They created a beautiful state of the art theater, and they also have a black box theater. Because Jordan Long is our artistic director, who is also the owner of Liahona, so we get that for no cost, which is a huge benefit. We would not be able to do what we do without Liahona and their support in this.

Since the beginning in 2014, we have sold over 8,000 tickets. The first year we sold about 356 tickets. And in the last three years we have sold over a thousand tickets total for the festival. Everyone gets paid for their time, and that's something that is a little bit different from other theaters like Hale, a lot of their ushers are volunteers. We pay everyone. We have more professional actors, and we have great directors that come in. So what you get with that is a better production and just a better quality all around.

We are on the list of approved internships for theater majors. We have people that come down from Cedar City and other areas to do internships with us. Creekside has been consistently praised for the amazing theater in one of the most beautiful venues in Utah. We have heard that multiple times, especially from last year with the beginning of the new amphitheater.

Ms. Allen stated that they would love to have \$3,000 added to their budget because of the cost of goods and services going up.

Council Member Smith asked if there was anything specific that they would spend the \$3,000 on.

Ms. Allen replied that one of the things they lack is marketing, most of the money is used for set production, costume design, directors, and everyone that gets paid. They have very little for marketing which they need to bring people to the shows. Everything is so much more expensive, and being at the same \$15,000 since 2020 makes it more difficult to put on beautiful productions.

Mayor Andersen stated she is all in favor of giving Creekside more money but wonders where the money is going to come from. Mr. Goodwin stated that we would have to look at the budget probably the Capital Projects fund, where most of the PARC Tax gets expended and reallocate the \$3,000.

Council Member Geddes expressed support for the arts. Council Member Ellison stated she is very supportive of Creekside Theatre, and they have done a great job with not having an increase when

things have continued to go up. Council Members Price and Smith both expressed their support for the increase for Creekside.

9. Discussion on Library Options.

Council Member Smith stated she wanted to discuss some ideas or options for library services. She said she feels like we have not looked at using a different model for library reimbursements. Library costs are going up, and all three libraries that she would like to talk about are raising card fees to \$95, and they are still the cheapest price for libraries.

She said she has met with the library directors from American Fork, Highland and Alpine, and they talked about a consortium where they are aligning their policies and their cost. For example if you have a library card at Highland, you can ask to have a book from American Fork that Highland doesn't have, and they'll bring it over to the Highland library where you can pick it up. You can go drop your book off at a different library than where you checked it out. These are some of the things that they are doing to align their policies. They are also able to take the money and use it for all three libraries to increase the library books that they have or to get more ebooks/audio books from the Libby app, for which they have to pay.

An example of how this would work would be that our city would contribute \$30,000 to the consortium. When our residents go to the library, they would just pay \$45. No getting reimbursed. They would just pay that flat fee, and that gets them their library card which would give them access to all three libraries. Plus they still have privileges at Lehi and Eagle Mountain, even though they're not in the consortium. This would give residents access to a wide range of library programs, including literacy events, STEM, craft activities, and community resources. This could be a pilot program for just one year. Even if we choose not to do it, we'd be getting 12 months of expanded library services at a really low cost. Our current program serves 14% of households.

Another option is the Utah County Bookmobile. They would come twice a month for two hours and that would cost us \$5,000 for the year. One thing that this does allow for all of our residents is they can get the Libby app for free because Libby comes through the Utah County system. Council Member Smith said that she would like to see if we can figure out a way between these two plans or some hybrid of them to offer more library services while we've got some librarians and possibly city councils that are willing to work with us.

Council Member Geddes stated that if we try another option he likes the consortium plan, he doesn't care for the bookmobile. He prefers to utilize the brick and mortar options that are close by.

Council Member Ellison stated she thinks it's a good thing to try for one year to see what comes from it and then reassess where we are in a year. Whether we should go back to what we were doing because it's going to be less money or if we see an increase and we actually see children and families having more opportunity for literacy and reading and books, which would be a win, win for everybody.

Mayor Andersen said she received an email from Council Member Morgan; she read the following:

I would like to bring a couple of questions about the library program Council Member Smith has so diligently worked on. While I appreciate the concept, I have a couple of concerns.

First, we currently fund it at \$24,000, and I cannot recall going over that in previous years. I have not had any residents express anything but thanks for the reimbursement and the choice it has given them. I do not see a need to add to the fund. Second, if we do add to the fund and the number of residents who get a library card stays the same, we have essentially given the three libraries a \$10,000 gift and taken away the reimbursement for any other libraries. Unless I am mistaken, they could get a library card at the Orem or Provo Library and get our reimbursement. I'm not sure our reimbursement program needs to change currently.

Mayor Andersen said in looking at our four year trend for library reimbursements, which has basically stayed the same we have never gone over what was budgeted. She said she is not sure exactly what problem this is trying to fix. She does not think the reimbursement program is keeping anyone from going to the library. And when we give everyone the opportunity to go to the library and it costs them, and costs the city \$10.56 per household, to me it feels like a tax that not everybody's going to use. Where right now we pay for a program that those who participate benefit from and those are the only people we pay for. She added that she likes that everybody can go to the library they want. And then as an experiment, if we give the libraries \$10,000 each, Highland has the lion's share of people who currently come in to get reimbursed. She thinks giving each library \$10,000 doesn't sit right when we are not using them equally.

Council Member Geddes asked how they came up with the \$30,000, did all three libraries agree to that. Council Member Smith said they are going to decide on a project they want to do together that benefits all of the libraries because they all work together, they will decide together how they can benefit all three libraries. She said that we need them, they don't need us so in order to do this project or this experiment, we have to give a little bit.

Council Member Geddes stated they are the ones with their hands out because they have a brick and mortar facility. They've got fixed expenses no matter how many people use them or how many we reimburse. They are the ones that benefit by the marginal amount of money that we would give them.

Council Member Price asked to clarify that the libraries that they would have access to are American, Fork, Highland, which are brick and mortar, and Alpine which has a bookmobile. Council Member Smith answered in the affirmative stating that was the consortium those three libraries, so someone can't borrow a book from Lehi, and have it brought over to them, but they can still physically go and check out books from Lehi and Eagle Mountain because of the previous system they were under.

Council Member Price commented that she preferred the Orem library and thinks it would be really frustrating as a dedicated library goer that all of a sudden I didn't have my choice for reimbursement. She said she wonders if in doing this, we're going to open another can of worms, and feels like there are so many unknowns.

Council Member Smith inquired if the council wanted to get any more information or wants to talk to other city councils. She said we are not making a decision tonight. We can go back and ask more questions, or we can ask to get resident feedback on it, or are we dead set on the program that we have in place.

Mayor Andersen asked if there was a timeline that they would like us to join. Council Member Smith stated that this item would have to come back to our council and if we pass it then we would have to present to the other three councils, and they would all have to agree to it.

Mayor Andersen said that there is no set deadline so we can consider the information for a bit. She would like to have this come back to the council when everyone will be present for the discussion.

10. Motion to Go Into Closed Session Pursuant to Utah State Code 52-4-205(1)(c) to Discuss Pending or Reasonably Imminent Litigation.

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

The City Council was in Closed Session from 7:33 p.m. to 7:50 p.m.

11. Motion to Adjourn Closed Session and Reconvene the City Council Meeting.

MOTION: Council Member Price 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-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

ADJOURNMENT

12. Adjourn.

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

The City Council Meeting adjourned at 7:50 p.m.

Approved:
August 5, 2025

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