

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, September 16, 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 Bob Morgan
Council Member Erika Price

Absent/Excused: Council Member Mike Geddes
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
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 6:03 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Mayor Andersen.

The Invocation was offered by Council Member Price.

2. Approval of Meeting Agenda.

MOTION: Council Member Ellison moved to APPROVE the Meeting Agenda. Council Member Morgan seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. 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 the August 5, 2025, City Council Meeting.

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

CITY REPORTS AND BUSINESS

5. Mayor and Council, City Manager and Staff.

City Manager, Chandler Goodwin, reported that the Utah League of Cities and Towns conference will take place at the end of the month. He mentioned that we are planning to cancel the October 7th City Council meeting. There will only be one meeting in October on the 21st. As part of the fraud risk assessment for the city there is an online training required for all elected officials which covers GRAMA, ethics and open public meetings. He encouraged the council to take the time to complete the training. He reported that there has been an issue with people dumping their grass clippings into the ponds at the golf course. This plugs up the storm drains, and the clippings get sucked into the pumps causing them to break down. He said they will be sending letters out to anyone that is adjacent to a pond area saying that dumping is prohibited. If we continue to see it, we might be looking at getting some security cameras. Mr. Goodwin next expressed his gratitude for the volunteers who donated their time last Saturday for the day of service.

Council Member Morgan stated that the Legislative Policy Committee met yesterday. One item they discussed was that the legislature is thinking about giving cities the option to not have a primary election no matter how many people declare candidacy. He then inquired if the city receives any revenue from the beer tax. Mr. Goodwin explained the city does get revenue, but it is assigned to American Fork Police Department. Some of the things it is used for are DUI checkpoints, equipment, and their Night Out Against Crime event. Council Member Morgan reported that the Food and Homeless Coalition is moving to only one warming center which will be in Springville. He reported that he will be meeting with staff members of the Charleston to discuss the city newsletter and items from the agenda.

Council Member Ellison reported they recently held the first Youth City Council meeting, there is a group of 25. They held their election for officers and discussed new ideas and events.

Mayor Andersen stated that given the events of last week the mayors in Utah County met and talked about the shooting and what we thought we should do as mayors as far as a united statement. Everybody shared their ideas on what they thought should be in this statement. There were two things decided, there will be a press release going out, and a letter to Erica Kirk. Because this happened in our county, we feel like it's our responsibility to make a statement and to acknowledge the very wonderful response from the people in our county to this tragic event.

Council Member Price said that she and her family attended day of service, and she appreciates everyone who planned it and showed up to help. She reported that the Ghost Stories event will be on October 2nd at 7:00 p.m. at the Community Recreation Center.

Greg Gordon reported they hired an assistant to the golf director. The director, Wade Doyle is out on a leave of absence. Golf staff are very busy with tournaments this month.

Kevin Anderson reported on an issue with the graphs on the Aquatrax app and they are working to resolve it. Mr. Goodwin stated that the meters are reading correctly but when it displays in the app it is incorrect. This has been communicated on the social media accounts to let residents know of the issue and that we are working on it. Mr. Anderson said they are working with the company that did the road treatments, and they will be fixing the bumps but not until spring. He reported that the bathrooms in the parks will close on November 1st except for the ones at Heritage Park and Harvey Park. Pressurized water will be turned off on October 15th.

Charl Louw stated that the financial audit is scheduled for October 27th. The city building renovation project is moving along the drywall is being put in this week. There are three items out for bid through the state's procurement website, one for painting, and one for doors and windows and another for the nursery green for the golf course.

SCHEDULED ITEMS AND PUBLIC HEARINGS

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

Mayor Andersen stated this item is not ready and she will ask for it to be tabled. It was advertised as a public hearing so we will hold one.

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

Mr. Goodwin added that we are waiting on updated elevations from the developer.

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

7. **Review/Action and Public Hearing on an Ordinance amending the Transportation Element of the General Plan.**

Mr. Goodwin stated this item addresses a moratorium on new inter-municipal or inter-jurisdictional connections to Cedar Hills that expires in November 2025. The Planning Commission has reviewed the Transportation Element in light of potential adverse effects of such connections on the existing transportation plan.

Staff has worked to incorporate specific language into the transportation element under numeral X. Intermunicipal and Unincorporated County Street Connections states: "The City will seek to limit intermunicipal and unincorporated county street connections to the approved connections identified on the Cedar Hills Transportation Master Plan. The policy of the Cedar Hills is to ensure that street connections to other municipalities, unincorporated county, or other areas outside the City boundaries are compatible with the goals and policies of the General Plan."

Mr. Goodwin said that included in the Transportation Element is a map of major streets illustrating classified major streets and current interjurisdictional connections. There is the connection on the north end of Canyon Road, which is to SR92 at the mouth of American Fork Canyon. Other end of Canyon Road is the connection to Pleasant Grove. There's a connection on 4000 West just over the canal. And there is a connection in the Bridgestone Subdivision down on the south and down by Deerfield. There is a connection Harvey Boulevard crosses over North County Boulevard and becomes Canal Boulevard. And then there's a connection where Cedar Hills Drive intersects with North County Boulevard. There are no other proposed intermunicipal connections at this time.

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

MOTION: Council Member Ellison moved to APPROVE Ordinance No. 09-16-2025A, an Ordinance amending the Transportation Element of the General Plan. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

8. Review/Action on a Resolution cancelling the November 4, 2025 Municipal General Election.

Mr. Goodwin explained that under Utah State Code 20A-1-206, a municipal legislative body can cancel an election if there are no contested races or ballot propositions and if a resolution is passed at least 20 calendar days prior, certifying that the qualified candidates are considered elected.

Mr. Goodwin stated this is proposed because only one mayoral candidate and two city council candidates submitted declarations of candidacy for the respective open seats, with no write-in candidates. We will be providing notice to Utah County that they do not need to print ballots for the municipal general election. The cancellation of the election will result in a savings of \$30,000.

MOTION: Council Member Price moved to APPROVE Resolution No. 09-16-2025A, a Resolution cancelling the 2025 Municipal General Election pursuant to Utah State Code 20A-1-206 and declaring the candidates who qualified for the ballot are considered elected. Council Member Morgan seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

9. Review/Action and Public Hearing on a Resolution Adding, Amending or Deleting certain fees to the Official Fees, Bonds, and Fines Schedule for the City of Cedar Hills.

Mr. Goodwin explained this item proposes a modification to the Cedar Hills Fee Schedule, effective October 1, 2025. The specific change is an increase in the addendum review fee from \$65 to \$96. This increase is directly linked to the renewed contract with Sunrise Engineering, where the cost for building official services changed from \$65/hour to \$96/hour.

Council Member Morgan inquired if this was just for commercial developments or is it for residential. Mr. Goodwin replied that it is for both residential and commercial.

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

MOTION: Council Member Morgan moved to APPROVE Resolution No. 09-16-2025B, a Resolution adding, amending or deleting certain fees to the Official Fees, Bonds and Fines Schedule of the City of Cedar Hills, Utah. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

10. Review/Action on acceptance of the public improvements and beginning of durability for Ferguson Way Subdivision.

Mr. Goodwin stated that the Ferguson Property development is located at 4701 W Ferguson Way and consists of 6 residential lots. Construction has been completed and inspected to ensure compliance with City Standards. Staff recommends that the City Council accept the public improvements and place them into a two-year durability period. A durability bond, valued at 10% of the cost of the improvements, will be accepted to ensure quality. This action is pending water right acquisition and recording of the parcel with Utah County.

MOTION: Council Member Price moved to APPROVE the acceptance of a durability bond for the public improvements for the Ferguson property development, valued at 10% of the value of the newly installed public improvements for the period of two years, pending water right acquisition and recording of the parcel with Utah County. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously

11. Review/Action on acceptance of the public improvements for Cedar Hills Gateway Subdivision Lot 3 Phase 4.

Mr. Goodwin reported that construction on The Cedar Hills Gateway, Lot #3 development (Café Rio) has been completed and inspected, and the newly installed public improvements have successfully completed their one-year durability period. The City has inspected the infrastructure and confirmed it meets standards. Staff recommends accepting the improvements, thereby completing the durability period and formalizing the City's acceptance of the development.

MOTION: Council Member Ellison moved to APPROVE the acceptance of the public improvements for the Cedar Hills Gateway Subdivision Lot 3 Phase 4. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Absent, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously

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

The City Council was in Closed Session from 6:41 p.m. to 7:07 p.m.

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

ADJOURNMENT

14. Adjourn.

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

The City Council Meeting adjourned at 7:08 p.m.

Approved:
October 21, 2025

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