

**CITY COUNCIL MEETING  
CITY OF CEDAR HILLS  
Tuesday, December 2, 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 (via telephone)  
Council Member Bob Morgan  
Council Member Erika Price  
Council Member Kelly Smith

**Staff:** Chandler Goodwin, City Manager  
Charl Louw, Finance Director  
Kevin Anderson, Public Works Director  
Colleen Mulvey, City Recorder

**CITY COUNCIL MEETING**

**1. Call to Order**

The City Council meeting of the City of Cedar Hills, having been properly noticed, was called to order at 6:00 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Morgan.

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-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.**

**3. Public Comment.**

*Annette Stephens* gave her address as 4773 W Canyon View Drive, Highland and stated she wanted to thank Cedar Hills for leading the Monarch movement in the state of Utah. Jenny Reese was the first mayor to become a Monarch City, USA mayor. And since then, Mill Creek, American Fork, Lindon and Saratoga Springs have all joined. She said she thinks it has been a great thing for our monarchs and a great thing for this community.

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

## **REPORTS/PRESENTATIONS/RECOGNITIONS**

### **4. Presentation about Landscaping Alterations on Cedar Hills Drive.**

Cedar Hills resident, Kim Schettler stated she would like to talk about replacing the grass turf on Cedar Hills Drive to more Utah friendly plants. She shared examples of what other entities have done to change out their turf. She pointed out that one of the best benefits is that it increases our biodiversity which helps our pollinators and helps increase urban wildlife. She talked about educational opportunities for students and residents learning the benefits of replacing grass to native and pollinator friendly plants. She mentioned that Cedar Hills has been doing good things related to water conservation with the water monitors and installing water wise landscaping. She said she realizes that the costs and money are always a constraint. She thanked the council for listening and said she would appreciate if they would consider replacing the turf to native friendly plants.

### **5. State and Local PTA Presentation.**

Utah PTA President, Julie Cluff thanked the council for this time. She explained that the Utah PTA is celebrating their hundredth anniversary of advocating for children in Utah and that Cedar Hills is one of the 12 cities and the first in Utah County to sign a proclamation recognizing the Utah PTA Centennial Celebration. The support is appreciated because their mission is to bring communities together and to advocate for all children. She then gave a brief overview of the history and accomplishments of the Utah PTA.

Ms. Cluff said this milestone reflects a legacy of impact, collaboration, and unwavering commitment to a brighter future for Utah's youth. She encouraged everyone to join a PTA at a local school. Being a member of the PTA does not mean that you have to do anything special. It just means that you support us in our mission, which is to make every child's potential a reality.

## **CONSENT AGENDA**

### **6. Approval of the Minutes from the November 18, 2025, City Council Meeting.**

**MOTION: Council Member Ellison moved to APPROVE the Consent Agenda. 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.**

## **CITY REPORTS AND BUSINESS**

### **7. Mayor and Council, City Manager and Staff.**

City Manager, Chandler Goodwin, reported that the Verizon tower that is going in at Harvey Park is scheduled for completion by the end of the month. He stated that winter parking is in effect. We ask people to not park on the street during winter storms and overnight. He reported that we are entering budget season and staff will be meeting to discuss budgeting and ongoing projects and will be asking the council to discuss their budget priorities for the upcoming fiscal year.

Council Member Morgan expressed his appreciation for everyone who worked on the Tree Lighting Ceremony. He said that the residents of The Charleston who attended really enjoyed the tree lighting.

Council Member Ellison reported that next Monday, December 8th is Santa Night beginning at 6:00 p.m.

Mayor Andersen thanked Charl Louw and the Public Works Department for their work on the tree lighting event. She reported she had a conversation with Senator Mike Kennedy, and he wanted us to know the relationship continues even though he is in Washington. She spoke with him about a few things that we are going to need help with on the federal level. There is a funding issue with Meals on Wheels which is a county or a MAG issue, but he was really open to everything, and he said to call anytime for anything we need.

Council Member Price thanked everyone involved in the tree lighting event. Being able to get together and enjoy the holiday and goodwill was wonderful.

Council Member Smith expressed congratulations to Amber Bonner who is the new school board representative. They are going to hire a superintendent and a business administrator and then they will start hiring staff, they will take over in June of 2027. Alpine School District will dissolve in June 2027.

Kevin Anderson reported that the street sweeper will be here this week. He asked everyone to please keep the cars off the streets.

Charl Louw reported that the financial audit was completed and the presentation will take place at the next council meeting. He stated that he is not aware of any findings.

#### **8. Review/Action on awarding the bid for the Golf Master Plan Project.**

Mr. Goodwin explained that the golf course irrigation system was installed in 2002 and it was built with PVC which has about a 20 to 25 year lifespan. We are running irrigation water through it, which is like running sandpaper through your pipes, so it is at the end of the useful life. We experience issues with joints, valves and timers breaking.

The golf course has been having banner years the last few years, and we commend them. They have been really busy to the point where for the last few years we have not had any general fund subsidy to the golf fund. It is time to think about some golf course improvements which is a big undertaking. Mr. Goodwin explained that there are two parts to this, he is going to review the scope of the project and then turn the time over to Charl Louw to talk about financing and the bids that we received.

Mr. Goodwin stated that the project is expected to cost approximately \$4.6 million (including consulting fees), it focuses primarily on replacing the current failing PVC irrigation system with fused HDPE piping, which has a 50-year life expectancy and minimizes potential water leaks. The irrigation replacement alone accounts for about three-quarters of the proposed costs, coming in around \$3 million, which is lower than the consultant's \$4 million anticipation. Additional improvements include enlarging tee boxes, fixing erosion on hole 11, improving drainage, and removing/updating bunkers due to high demand and increased wear and tear on the course.

Charl Louw explained that the city solicited bids for Golf Course improvements based on GPS Golf and John Fought Design plans to improve the function and use of the golf course. The city received three bids, and staff recommends accepting and approving the proposal from Verdes Sports Construction for general contractor services. The proposal for construction is to close the first nine holes and open at the end of June. Golfers can still golf on the back nine. And then in July and August, the whole course is open. After labor day, the back nine is closed, and they work on the back nine during the latter half of the year.

The city will need to issue sales tax revenue bonds in the golf fund, which Zions Bank Finance has provided rough estimates for future fiscal year debt service payments. Sales tax revenue bonds debt service will be paid for in the future with golf revenues based on current trends, but the bond market requires sales tax revenues to be pledged. \$60,000 for professional fees is a placeholder for going to the public market to sell bonds with a bond rating. The professional fees could be lower without bond rating agencies involved, and a private placement with 20-year bonds. But the annual cash flow requirements and interest costs will be more than 30-year bonds. Based on current market conditions the projected annual debt service requirements in future years would be approximately \$300k per year for 30-year bonds. The golf course will continue to set aside reserves from surpluses during strong financial years to pay for debt service when there are downturns.

Mr. Goodwin stated that the golf fund is paying for these improvements. It is not being shifted onto the existing tax levy or debt levy for the golf course. He pointed out that these improvements will aid water conservation. We anticipate this will help us to save by being able to turn on individual heads and time them more appropriately.

Council Member Price asked if the golf fund income is now going to this and is there anything that we are worried about covering that they would have normally covered in the past. Mr. Goodwin said he does not think so. The pumps have been replaced recently. The major infrastructure as it relates to golf is the irrigation system itself.

Council Member Morgan asked if this gets approved how quickly the work would start. Mr. Goodwin said it would start in March. Council Member Morgan then asked if our green fees are comparable to other courses similar to ours. Mr. Louw commented that our fees are about \$8 less than Fox Hollow's. Mr. Goodwin stated that over the last 15 years the golf staff has worked hard to make the golf course look really good, and they are doing it on a much tighter budget than Fox Hollow is. Fox Hollow has three cities, each of them larger than Cedar Hills, subsidizing that course. He added that he thinks that a lot of that great work is the result of Charl Louw working with them on their finances, making sure that they are getting the equipment that they need, and not being a drain on the general fund.

Council Member Geddes asked if the irrigation system that is going to be replacing the PVC includes all the heads, the controllers, is it a complete package. Mr. Goodwin answered in the affirmative. Council Member Geddes then inquired about how we plan to keep the fairways and greens from dying during the hot summer months when the construction is happening. Mr. Goodwin stated that the coursework proceeds one hole at a time. So we should still be able to water eight of the nine holes unrestricted. And the hole that is being constructed on, we will still be able to water.

Council Member Geddes commented on the concern about the erosion on hole 11. He said he would like to see some data behind that because he does not see any significant erosion there. He then asked

if the new plan includes any area for a nursery green and turf. Mr. Goodwin stated that there was a separate bid for that and there will be a nursery green constructed this winter. Council Member Geddes commented that if we are going to spend this kind of money, he would like to make sure that over the course of the year, and the years in the future, that we staff our maintenance crew sufficiently.

Mr. Goodwin said he agrees. He does not think it is wise to invest in an asset and then not maintain it, that would be very short sighted of the city. One thing the golf maintenance staff spends a lot of that time on right now is fixing leaks and repairing and adjusting heads. Mr. Goodwin then read a statement from Golf Superintendent, Brian Cloud, which said: The problems do not stop with pipes. Our electrical and control systems are also failing. We also have about a dozen sprinkler heads that our irrigation technician must turn on by hand because of ongoing wire issues. This adds time to daily maintenance, and prevents us from watering at the correct hours. We also have multiple field controllers that no longer communicate reliably with the central computer. As a result, water cycles do not start as scheduled. Some areas get too much water, others not enough. And the course suffers both in playability and turf health. Council Member Geddes stated he thinks that Brian does the best he can with what he's got. He just wants to make sure he has enough resources.

Council Member Smith asked to clarify that we will not spend money on the erosion issue until we get more data on that part of the project. Mr. Goodwin said they would talk to the contractor about isolating that part of the bid and getting some information about it and bring it back to discuss with the council.

**MOTION: Council Member Price moved to APPROVE the Verdes Sports Construction proposal for the improvements to the golf course and to authorize the mayor and city staff to negotiate and sign a contract on the provisions outlined in the bid proposal. 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.**

**9. Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2026 Budget Amendments.**

Charl Louw stated that related to the golf course improvements (including irrigation replacement and course updates). The city will issue sales tax revenue bonds, requiring a placeholder of \$60,000 for professional fees for the bond issuance. Golf operations will need to absorb \$285,000 to \$300,000 annually for debt service in future years.

The Timpanogos Special Service District (TSSD) approved a 15% increase on usage fees effective January 1, 2026. Staff is proposing budget amendments reflecting this increase, noting that the proposed 10% increase in sewer usage fees will allow for the minimum debt service coverage of 1.25 for related sewer costs. The increase in sewer usage costs is anticipated to be about \$67,000 for the remainder of FY 2025-2026 and \$134,000 annually in future years.

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

**MOTION: Council Member Smith moved to APPROVE Resolution No. 12-02-2025A, a resolution adopting Fiscal Year 2026 Budget amendments. 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.**

Council Member Gedde left the meeting at 7:27 p.m.

**10. Review/Action and Public Hearing on a Resolution adding, amending or deleting certain fee to the Official Fees, Bonds and Fines Schedule for the City of Cedar Hills.**

Chandler Goodwin stated that there are two areas for fee schedule changes: sewer rates and Vista Room rentals. Due to TSSD's nearly billion-dollar project for plant expansion and mandated treatment processes (related to phosphorus and nitrogen), a user rate increase is effective January 1. The rate will increase from 6.59/1,000 gallons, resulting in a \$3.60 increase for the average homeowner using 6,000 gallons a month.

For the Vista Room rentals, staff proposes changing the rate for wedding early check-ins. The current \$100/hour rate for set-up before 3:00 p.m. will change to an early check-in minimum of three hours at \$500, with each subsequent hour charged at \$150/hour.

Council Member Smith asked to clarify that the TSSD increase is a pass through that goes directly to the residents. Mr. Goodwin said, yes it is a pass through.

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

**MOTION: Council Member Morgan moved to APPROVE Resolution No. 12-02-2025B a resolution adding, amending certain fees to the official Fee Bonds, and Fines Schedule for the City of Cedar Hills. 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-Yes. The motion passed unanimously.**

**11. Review/Action on an Ordinance adding a section to City Code Title 8 related to Wildland Urban Interface and associated map.**

Chandler Goodwin explained the Wildland Urban Interface (WUI) is where your natural landscapes interface with your suburban landscapes. Last year HB 48 was passed by the Utah state legislature, and the intent was to help cities to prepare for those interactions where there is a fire, particularly in communities like Cedar Hills, where we have quite a bit of interface along the hillside. The bill requires that cities with these identified WUI risks formally adopt WUI code.

Cedar Hills is categorized as having measurable WUI exposure based on its topography, vegetation, and proximity to open space, requiring a regulatory framework consistent with HB 48. Staff is recommending adopting the Utah Wildland Urban Interface Code as adopted by the State of Utah. We created a map that identifies where our high risk areas are. It is everything east of Canyon Road, which is what we've always called the WUI area. And it also streamlines or dovetails nicely with our fireworks restrictions.

**MOTION: Council Member Smith moved to APPROVE Ordinance No. 12-02-2025A an ordinance amending City Code Title 8-1 related to Wildland Urban Interface. 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-Yes. The motion passed unanimously.**

**12. Review/Action on an Ordinance amending City Code Title 7-3-4 regarding Storm Water.**

Chandler Goodwin stated that items 12 and 13 are related. A recent audit of the city's MS4 permit by the State brought attention to the need to add more items to the allowable non-stormwater discharges section of the illicit discharge code.

The proposed changes to Title 7 Chapter 3A-4 are intended to make the code more consistent with the city's adopted Stormwater Management Plan.

Mr. Goodwin said that two motions are needed to approve these amendments.

**MOTION: Council Member Price moved to APPROVE Ordinance No. 12-02-2025B an ordinance amending City Code Title 7-3A-4 related to illicit discharges. 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-Yes. The motion passed unanimously.**

**13. Review/Action on a Resolution amending the Storm Water Design Standards.**

**MOTION: Council Member Ellison moved to APPROVE Resolution No. 12-02-2025C a resolution adopting the proposed amendments to Cedar Hills Design Standards related to Storm Water. 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-Yes. The motion passed unanimously.**

**14. Review/Action on an Ordinance amending City Code Title 4-1-3 regarding Improper Disposal of Waste Prohibited.**

Chandler Goodwin stated that staff identified an error in the existing code referencing the prior contracted fire service, Lone Peak Fire District.

The proposed wording will replace the specific reference with the more general term, "fire authority having jurisdiction," ensuring the code remains applicable regardless of the city's public safety contract.

**MOTION: Council Member Smith moved to APPROVE Ordinance No. 12-02-2025C an ordinance amending City Code Title 4-1-3 related to improper disposal of waste. 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-Yes. The motion passed unanimously.**

**15. Discussion on the 2026 City Council and Staff assignments to Committees, Boards and Entities.**

Mayor Andersen reported that at the work session meeting held earlier tonight we held our draft. She said it went well and thinks everyone got the assignments they wanted. There is one assignment, the Youth City Council that we still need to deal with.

**16. Review/Action on an Ordinance amending setting the 2026 City Council meeting schedule.**

Chandler Goodwin said that staff is proposing that the council go to a schedule of one meeting a month unless an emergency meeting is needed. The proposal is to have it on the first Tuesday of every month with a few exceptions like in April, when spring break falls on that first week. In January, we are proposing to have it on the third week so that we can be in the new council chambers.

Council discussed the meeting dates, and it was decided to move the June meeting to the 16<sup>th</sup>, so it is not held the week of the Family Festival.

**MOTION: Council Member Morgan moved to APPROVE Ordinance No. 12-02-2025D an ordinance setting the time and place of the regular meetings for the City Council of the City of Cedar Hills, Utah. Council Member Smith 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-Yes. The motion passed unanimously.**

**ADJOURNMENT**

**17. 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-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.**

The City Council Meeting adjourned at 7:53 p.m.

Approved:  
January 20, 2026

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