

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, January 20, 2026 6:00 p.m.
Civic Center
3925 W Cedar Hills Drive, Cedar Hills, Utah**

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

Staff: Chandler Goodwin, City Manager
Greg Gordon, Recreation Director
Charl Louw, Finance Director
Kevin Anderson, Public Works Director
Hyrum Bosserman, City Attorney
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 6:02 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Ellison.

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 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.

Ivey Mitchell gave her address as 9496 N Timpanogos Cove; she stated she is the Cedar Hills Community Advocate for The Ruth Theater. In an effort to boost the arts the group has decided to do a city spotlight for each of the cities. And Cedar Hills' will be on February 16 - 21. There will be a \$5 discount for anyone who purchases show tickets. There is a code to use for the discount (CEDARHILLS5) which they will be sending to residents via social media.

Sarah Lyons gave her address as 4336 W Manchester Street; she said that there was no crossing guard at Deerfield Elementary this morning. When the substitute showed up it was too late because school had practically started. She said she walks her children to school every morning, and that Crossing Guard Mrs. Gage has been the most amazing crossing guard ever. She reported there was no crossing guard that afternoon either. She expressed her concern for the children's safety and asked if the city could work on better communication to make sure someone is there.

Mr. Goodwin stated that Mrs. Gage had a last second health emergency and when we got word of it we did send someone down and will have our staff covering her shifts until and if she can return. Mr. Goodwin apologized for this unfortunate circumstance.

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

Mayor Andersen stated that we are moving the Legislative report to later in the agenda when Senator Brammer arrives.

CONSENT AGENDA

4. **Approval of the Minutes from the December 2, 2025, Work Session and City Council Meeting.**
5. **Resolution No. 01-20-2026A, appointments to the Planning Commission.**

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

CITY REPORTS AND BUSINESS

6. Mayor and Council, City Manager and Staff.

City Manager, Chandler Goodwin started by thanking Charl Louw and Kevin Anderson for all their work on getting this building ready for tonight. He mentioned that the legislative session has begun and encouraged anyone interested in the bills beginning considered to go to the bill tracker on the Utah League of Cities and Towns (ULCT) webpage.

Council Member Morgan reminded the council that on the second Thursday of each month he meets with residents at the Charleston, and they are all welcome to attend. He mentioned he is on the Legislative Policy Committee and expressed his concern on a bill for capping property taxes a 5%. He said that using the bill tracker is easy to use and the ULCT does a good job of pointing out the issues that affect our city.

Council Member Geddes also thanked staff for the fantastic job on remodeling this building, he commented that we will enjoy it for many years to come. He then relayed his appreciation for the American Fork Police Department and their efforts to be out on our streets and helping our community.

Council Member Price reported that she attended the first Family Festival planning meeting. She expressed how she is looking forward to incorporating the America250 activities into the festival and celebrations.

Mayor Andersen expressed her heartfelt thanks to Charl Louw and Kevin Anderson for all their hard work with this building renovation. She stated there are a lot of new mayors in the county this year and she has had the opportunity to meet with several of them to discuss local issues such as transportation and road issues.

Council Member Ellison reported that the Youth City Council (YCC) is gearing up for the Easter egg hunt event scheduled for Saturday, March 28th.

Council Member Smith reported that tomorrow she will attend the Local Officials Day at the Legislature where they will be meeting and having discussions with the legislators. She pointed out that on the vote.utah.gov website there is a section there where you can contact your representatives. She then mentioned she attended a chamber meeting where the American Fork mayor gave a state of the city report. She encouraged everyone to visit the Aspen Peaks School Board webpage aspenpeaks.org to get information on their meetings and updates.

Greg Gordon reported that work on the golf course nursery green has started. The Jr. Jazz season started last week. The ski bus, soccer and tot soccer registrations are opening.

Charl Louw reported that the W-2 forms will be sent out this week.

REPORTS/PRESENTATIONS/RECOGNITIONS

7. Legislative report from Utah Senator Brady Brammer.

Utah Senator, Brady Brammer, addressed the City Council and stated that the legislative session has just begun. He and the City Council then discussed the following topics:

- Affiliation with the Utah League of Cities and Towns (ULCT) and the Mountainland Association of Governments (MAG)
- Affordable and high density housing
- Population growth
- Transportation needs
- Property tax and proposed tax bills
- Truth in Taxation processes
- Partisan politics/elections
- School Districts and funding

Mayor Andersen thanked Senator Brammer for attending the City Council Meeting. Senator Brammer shared his phone number with those present and encouraged Council Members to reach out.

SCHEDULED ITEMS AND PUBLIC HEARINGS

8. Review/Action on acceptance of the 2025 Fiscal Year Audit.

CPA Steven Rowley from Keddington and Christensen reported that he served as the engagement partner on the City's Financial Statement Audit for the fiscal year ending June 30, 2025. As the independent auditor, they work with Staff and the City's management but do not work for them. They were hired by the City Council and were present to disclose the results of the audit. It was their opinion that the financial statements presented fairly, in all material respects, the respective financial position of the government activities, business-type activities, and each major fund of the City of Cedar Hills as of June 30, 2025.

Mr. Rowley stated that the auditor's report covers their responsibility as monitors, what management's responsibility is, and even what government responsibility is, ultimately, it starts off with our opinion which states the financial statements of the city are materially correct what we call an unmodified opinion that meets all the requirements for the state auditor's office as well as bond rating agencies. Mr. Rowley reported that they have issued an unqualified, or "clean," opinion, indicating no material issues were identified during the audit process.

The State Compliance Audit Guide considers internal controls related to State compliance requirements. Each year, the state auditor issues guidance on areas that must be reviewed for proper design and implementation, as well as compliance. No weaknesses or deficiencies were found. Mr. Rowley said he appreciates city Staff who are always open and honest with reporting and very proactive in ensuring compliance. They appreciate City Staff's hard work, availability, and helpfulness with the audit process.

MOTION: Council Member Geddes moved to ACCEPT the Fiscal year 2025 Annual Comprehensive Financial Report. 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 appointment of Mayor Pro Tempore.

Mr. Goodwin reported that Council Member Ellison would serve as Mayor Pro Tempore for 2026.

MOTION: Council Member Smith moved to APPROVE Electing Council Member Laura Ellison as Mayor Pro Tempore, who shall have all the powers and duties of the Mayor during Mayor Andersen's absence, disability, or refusal to act according to State and City Codes. 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.

10. Review/Action on a Resolution making assignments to members of the City Council, Staff and Residents to certain Boards, Committees and Entities.

Mr. Goodwin said that most assignments were previously selected by Council, with one remaining decision related to leadership of the Youth City Council (YCC). There are three potential models for YCC leadership: council-led (the current approach), mayor-led, or staff-led, noting that hybrid approaches are also possible.

Council Member Ellison said that having been the Council member over the YCC for the past several years they have just followed suit from what was done in previous years. They work on four community events, the Easter egg hunt, the duckie derby, the fall festival event and Santa night. Some activities she would like to see is starting every meeting with some type of city government topic. Whether it be someone speaking or an activity that involves learning more about government.

Mr. Goodwin said that our YCC is involved in coordinating community activities, almost like the youth planning committee. He questioned if that is really the purpose of the YCC. He feels they should be given a better understanding about civic engagement and what it means to be on a council.

Council Member Price commented that the four activities the YCC does seem a better fit for the Community Outreach Committee.

The council discussed different hybrid options that could involve staff, council, and community involvement.

Council Member Morgan stated he feels we need to actually define what the YCC is and what we want to accomplish. Mr. Goodwin encouraged the council to read the city code Title 2 Chapter 3 which is related to the duties and responsibilities of the YCC and think about if the current reality lines up with what the code states. To think about what our expectations of the YCC are, and if it does not line up to discuss amending the code.

Mr. Goodwin stated that we are not going to make a decision on the YCC tonight and will bring this back for more discussion. We do need to act on the resolution which formalizes assignments of City Council members, staff, and residents to various boards, committees, and entities for 2026.

MOTION: Council Member Smith moved to APPROVE Resolution No. 01-20-2026B, a Resolution making assignments to members of the City Council, Staff and Residents to certain Boards, Committees, and Entities. Council Member Miller 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.

11. Discussion on Zip Codes.

Mr. Goodwin stated that every few years this discussion has come up. The biggest obstacle to getting a zip code has been the requirement that it takes an act of federal legislation. That act is typically accompanied by funding for a brick and mortar post office. Highland City is currently working with an active application to get a zip code of their own with the support of Senator Curtis and Representative Kennedy. The process to get a zip code starts with a letter of interest from the council and support letters from our county officials. It is not a quick process

Mr. Goodwin pointed out that zip codes often do not align with municipal boundaries and result in issues, including insurance rates, tax distribution confusion, voter registration concerns, and impacts on community identity. While the U.S. Postal Service has historically resisted zip code changes, it now has a formal ZIP Code Boundary Review Process that considers municipal requests.

Mayor Andersen said because of the timing we are not able to join in with Highland's process, but our representatives and the county commissioners are willing to support us. She asked the council if they were in favor of pursuing this. The consensus of the council was that they are.

12. Discussion on Fiscal Year 2027 Budget Priorities.

Mr. Goodwin explained that we want to give the Council the opportunity to share their thoughts as we begin to prepare next year's budget. He reviewed the major ongoing and upcoming projects, which include the golf course improvements, roadway widening at 4000 N/Harvey Boulevard, and renovation of City Hall. He pointed out there are anticipated budget constraints, existing contractual obligations funded by the General Fund such as public safety, dispatch services, Waste Management services, animal shelter services, software systems, and personnel costs across multiple departments.

Mayor Andersen stated she sent out a message to the council to be prepared to discuss anything they would like to have as a budget priority.

Council Member Price stated that she has a few items she wants to mention which come from comments from residents. One is a small skate course possibly at the Cedar Run Park. The others are a city clock tower, a digital sign at this building, support for seniors including a subsidy for those who attend American Fork's senior center, and that the money used to fund YCC activities be shifted to the Community Outreach Committee. Mr. Goodwin said that the money for the Easter egg hunt does not come out of the YCC budget.

Council Member Smith said her one item is the library and having the ability to negotiate with the other cities for the consortium that would provide library services for every single resident which we cannot do with our current funding structure. Her goal is to be able to provide literacy for everyone. Mr. Goodwin stated that if this is something the council wants more information on we could put out a library specific survey. Mayor Andersen commented that if we are going to change the current format let's make sure the residents want it that way.

Council Member Geddes stated he is in favor with the golf course improvements. He said that not this year, but when there are resources he would like to see St. Andrews Estates turned into some sort of winter park.

Council Member Morgan said he does not have a list, but he would like to see the poles that prohibit motorcycles put back on the trails. Public Works Director Kevin Anderson said they would get that done.

Mayor Andersen stated her priority is to see this building renovation finished this year.

13. Adjourn.

MOTION: Council Member Geddes moved to ADJOURN. 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.

The City Council Meeting adjourned at 8:37 p.m.

Approved by Council:
February 3, 2026

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