

**CITY COUNCIL MEETING  
CITY OF CEDAR HILLS  
Tuesday, February 3, 2026 6:00 p.m.  
Civic Center  
3925 W 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

**Absent/Excused:** 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 6:00 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Morgan.

The Invocation was offered by Council Member Geddes.

**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-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 January 20, 2026, City Council Meeting.**
5. **Resolution No. 02-03-2026A, appointments to the Family Festival Citizens Advisory Committee.**

**MOTION: Council Member Ellison moved to APPROVE the Consent Agenda. 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-Absent. The motion passed unanimously.**

## **CITY REPORTS AND BUSINESS**

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

City Manager, Chandler Goodwin, reported that the legislative session is in full swing and is on pace to file over a thousand bills between the Senate and House. Some of the key bills that affect the city that we are keeping an eye on pertain to land use, taxes, fees and housing.

Council Member Morgan reported that there are about seven bills that have to do with property tax. The one especially concerning is the one that would cap property taxes at 5%. He mentioned the bill that affects the funding for the local administrative program. Mr. Goodwin stated that is the Local Administrative Authority (LAA) program which provides money for managers of smaller cities and communities that do not have the resources that larger cities do. It helps them walk through best practices, reform code, and helps them stay up to date with revisions in state code.

Council Member Price said she attended an America 250 meeting today. They are promoting an America's Potluck event where they would like communities to have neighborhood potlucks on July 5<sup>th</sup>. She reported they held a Community Outreach Committee meeting today and discussed upcoming activities.

Mayor Andersen reported that she met with both representatives Kristen Chevier and Brady Brammer and expressed concern about the property tax bills and funding for the Meals on Wheels program. She encouraged everyone to reach out to our representatives about anything they are concerned with.

Council Member Ellison reported that the Youth City Council is busy working on the citywide Easter egg hunt that will be held on March 28<sup>th</sup> at Harvey Park.

Greg Gordon reported that the golf course will be opening on March 9<sup>th</sup>. The ski bus program starts in two weeks. Soccer and tot soccer programs are open for registration, and the street hockey program will be opening soon. The Jr. Jazz program is going well, and they have a limited number of tickets to Utah Jazz games for sale for anyone who is interested.

Kevin Anderson reminded everyone that parking is not allowed on city streets during winter storms.

7. **Public Hearing to receive input with respect to the issuance of Sales Tax Revenue Bonds to finance all or a portion of the cost of acquisition, construction, renovation and improvement of the municipal golf course.**

Mr. Goodwin explained that the bond proceeds will fund replacement of the golf course's failing irrigation system and the rehabilitation of tees, greens, cart paths, and bunkers. The existing PVC irrigation system is at the end of its useful life due to mineral-heavy irrigation water causing pipe erosion and equipment failure. The City has already selected Verde Sports Construction to perform the work. Annual debt service is projected at \$300,000, to be paid from golf course revenues and fund balance, with sales tax revenues serving as a backstop if needed. Staff proposes issuing up to \$5 million in bonds with a 30-year term, sold through a direct purchase rather than a market sale to reduce issuance costs and allow the bonds to be callable at any time for potential refinancing.

Japheth McGee from Zions Public Finance stated that a direct placement with a local bank provides some flexibility. The resolution authorizes up to \$5 million which gives us some flexibility with bond structuring and also sets a maximum parameter on the interest rate.

Council Member Geddes inquired about paying interest and where the money sits. Mr. McGee said it will sit in your Public Treasurer's Investment Fund (PTIF), and you will earn interest on that while it is sitting there.

Mr. Goodwin asked if there are any special requirements in the arbitrage the city receives. Mr. McGee said there are restrictions on earnings you can make you have specific IRS restrictions on how quickly you have to spend the money. So you have to spend that within two years in order to meet some restrictions on the earnings that you can make on those construction funds.

Mr. Goodwin stated that while the bond is a sales tax bond that is the backstop. It is the intent of the city staff and city council that golf pays for this bond. The annual payment is estimated to be around \$300,000. Golf has reserve funds available to them to make the debt payment. The intent is that we do not have to use sales tax, we do not have to use money from the General. Fund. Mr. McGee added the reason the sales tax revenue bonds is what we are using here is to get you a much lower interest rate.

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

8. **Review/Action on a Resolution authorizing the issuance of Sales Tax Revenue Bonds.**

**MOTION: Council Member Morgan moved to APPROVE Resolution No. 02-03-2026B, a resolution authorizing the issuance of Sales Tax Revenue Bonds to fund golf course improvements. 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-Absent. The motion passed unanimously.**

**9. Review/Action and Public Hearing on amendments to Canyon Heights at Cedar Hills Subdivision Plat M, located in the H-1 Hillside Development Zone.**

Mr. Goodwin explained that the owner of 8928 N Silver Lake Drive (Lot 1) and 8944 N Silver Lake Drive (Lot 2) wishes to realign property lines to account for existing improvements on one lot that currently cross over the property line. The owner is preparing to sell Lot 2 and wishes to finalize the boundary change prior to the sale. The Planning Commission gave a positive recommendation at their January meeting.

Council Member Geddes inquired if the original lot increases in size. Mr. Goodwin said that Lot 1 increases by 5 feet.

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

**MOTION: Council Member Price moved to APPROVE the amendments to Canyon Heights at Cedar Hills Subdivision Plat M. 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-Absent. The motion passed unanimously.**

**10. Review/Action and Public Hearing on an Ordinance amending the Official Zoning Map of the City of Cedar Hills.**

Chandler Goodwin explained that in 2025, the municipal boundary between Cedar Hills and Pleasant Grove was altered to incorporate properties on Wedgewood Drive into Cedar Hills.

The newly incorporated properties are designated as RR-1 20,000 zone. This designation is the default zone for parcels incorporated into the city and is contiguous to the Wedgewood Drive area. This boundary adjustment does necessitate an update to the zoning map.

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

**MOTION: Council Member Geddes moved to APPROVE Ordinance No. 02-03-2026A, an ordinance approving the updated January 2026 Cedar Hills Zoning Map. 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-Absent. The motion passed unanimously.**

**11. 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 that we need to table this item. It was noticed as having a public hearing so we will need to hold that.

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

**MOTION: Council Member Ellison moved to TABLE this item. 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-Absent. The motion passed unanimously.**

## **12. Discussion on Water Usage.**

Mr. Goodwin stated that we have completed the secondary meter installation project. The new meters allow the city to track end-user usage against an allotment of 140.12 kgal per acre and identify high users and water leaks. In July of 2025, we instituted the tiered rate structure. It was done in two phases where the top tiers were the top water users. These tiers were not implemented until September/October which gave users a couple of months to download the Aquatrax app and track their usage as well as be alerted to any leaks that are happening.

Mr. Goodwin then shared a spreadsheet which showed usage amounts from April – October. It listed the lot size, and their standard water allocation, also the 3 month average of each water user. The information exhibited that in the peak summer months many users where over 50% of their monthly allotment He pointed out that many smaller lots have some of the highest amount of their water usage.

Council Member Geddes inquired about our water allotment if it was too low. Mr. Goodwin said the allotment is based on city code which equates 2.58 acres that equates to 140,000 gallons of water per acre.

Mr. Goodwin next discussed the outlook for the current water season. He expressed concern about the low snowpack levels and the lack of spring runoff. The city has a limited water portfolio, and we have access to certain water rights primarily when the irrigation system begins. We rely heavily on irrigation ditch water out of the canyon which all comes from runoff. If there is no runoff we have to look at other sources much earlier than we would normally anticipate. Usually July 1st as the target date for starting to use the Central Utah project water rights. There is concern here because with no runoff a lot of these irrigation companies and water rights companies will shave off a portion of your water rights. What then do you do when as a city your water rights are cut and you do not have the same amount of water you can deliver to people.

Mr. Goodwin stated that we always promote the use of smart irrigation controllers so people can water a little more wisely. We have the water conservation plan as part of our master plan. We have put out information to educate residents about water conservation and the secondary water meters and the Aquatrax app.

Mayor Andersen asked if we are able to see who has signed up with Aquatrax app. Mr. Anderson said we can and people get alerts if the usage is getting high. Mr. Goodwin added that most of the high users did receive letter alerting them of their usage. He said that is why the Aquatrax app is so essential because if there are issues it will alert you.

## **13. Discussion on Fiscal Year 2027 Budget.**

Mr. Louw started with an overview of the 2026–2027 preliminary budget, including economic context, revenue trends, and major expenditure priorities. Highlights included updates to the public

safety contract increase, employee compensation, vehicle and equipment replacement, and implementation of the golf course master plan, including irrigation replacement and simulator installation. Costs are projected to increase, with a \$200,000 placeholder currently budgeted for public safety adjustments.

The budget reflects property tax growth, modest declines in some revenue categories, and rising utility costs. Capital priorities include a new multi-purpose arts and recreation room, public works and administrative office improvements, PARC tax projects, and Harvey Boulevard widening. Also outlined were projections for the Golf Fund, Water and Sewer Fund impacts, and anticipated rate pressures related to regional infrastructure investments.

Mr. Goodwin stated this budget assumes a property tax increase, something that has not happened in 15 years. There is a bill being considered that would cap property taxes a 5%. Staff needs to get some direction and know prior to the adoption of that bill what city council wishes to do. With Truth in Taxation there are a number of steps that need to be followed and if it is something we are going to do we need to work out a timeline for what is needed to stay in compliance.

Mayor Andersen asked the council for their thoughts if they were in support looking into the Truth in Taxation process. The general consensus was to move forward and investigate it. Also to educate the public about where and who the tax dollars go to, the necessity of the increase and how much it will cost each household.

## **ADJOURNMENT**

### **14. 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-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.**

The City Council Meeting adjourned at 7:44 p.m.

Approved:  
March 10, 2026

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