

**CITY COUNCIL MEETING  
CITY OF CEDAR HILLS  
Tuesday, March 10, 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  
Charl Louw, Finance Director  
Kevin Anderson, Public Works Director  
Hyrum Bosserman, City Attorney  
Colleen Mulvey, City Recorder  
Lt. Kevin Doyle

**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 6:01 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Mayor Andersen,

The Invocation was offered by Council Member Smith.

**2. Approval of Meeting Agenda.**

**MOTION: Council Member Morgan 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.**

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

**REPORTS/PRESENTATIONS/RECOGNITIONS**

**4. Highland Library Presentation.**

Highland City Library Board Chair, Amy Brinton indicated that board members Wesley Warren, Rachel Farnsworth, and Library Director, Karen Liu were also present representing the library.

Ms. Brinton presented the library's yearly report which included the following:

#### Leadership & Staffing

- Welcomed new Library Director Karen Liu, with prior experience at Utah State Library, Orem Public Library, Santa Monica College, Concordia International School (Shanghai), and Salt Lake County Library.
- Recognized the legacy of Donna Cardon, supporting programs, technology, facilities, and collaborations.

#### Awards & Recognition

- Received the 2025 Utah Quality Library Award from the Utah State Library Division for exceeding statewide standards.

#### Library Usage & Collections

- 6,300 active cardholders.
- Physical circulation: 212,300 (↑ 8.9% from 2024).
- Digital circulation: 98,671 (↑ 9.3% from 2024).
- Highland-owned items: 44,612 (↑ 4.9%).
- Total physical items accessible through TLC consortium: 194,630.
- Access to 80,000+ eBooks, 50,000 audiobooks, 6,000 digital magazines via Beehive Consortium.

#### Cedar Hills Use

- 356 primary and 65 dependent cardholders.
- 32,916 items borrowed; ~92 items per household average.

#### Programs & Community Engagement / Total Programs & Attendance

- 236 children's/teen programs (12,986 attendees).
- 20 adult programs (539 attendees).
- 23 family programs (3,380 attendees).

#### Highlights

- Children: 1000 Books Before Kindergarten, STEM Lab, chemistry events.
- Teens: Craft & Chat, Dungeons & Dragons workshops, Young Writers Group.
- Adults: Author events (e.g., Brandon Mull visit).
- Seniors: Secured \$10,410 LSTA 2026 grant for "Bridging the Gap: Senior Social Hub."
- Families: Large, themed events like *A Day at Highland School of Magic*.
- Disabilities programming: Educational activities for adults with disabilities.
- Business support: Canva and other digital skill resources.
- Libby checkouts: 98,671 in FY25.
- Use exceeds Beehive Consortium average; projected cost increases in FY27.

#### Collaborations

- Through the Timpanogos Library Consortium (TLC), Highland patrons now access 195,000 shared physical materials.
- Highland transported 13,000+ items within the first 7 months of membership.

#### Support & Donations

- Acknowledgment of donors, including Modern Woodmen and Friends of the Highland City Library.

In response to a question from Council Member Price, it was clarified that anyone with a Highland City Library card can participate in any of the programs..

## **CONSENT AGENDA**

### **5. Approval of the Minutes from the February 3, 2026, City Council Meeting.**

**MOTION: Council Member Geddes 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-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.**

Mayor Andersen reported the legislative session had recently ended and the Utah League of Cities and Towns tracked 243 bills, and they are a great advocate for cities and towns. She said she attended the UTOPIA board meeting, Cedar Hills subscribers to UTOPIA has increased 12.8%, and we have met our benchmark plus what we needed to have as a take rate. She stated we are still looking for Youth City Council advisors. She reported that she attended the State of the County address where they gave two awards for the person of the year and she presented the State of the City.

City Manager, Chandler Goodwin reported that the golf course opened on Monday. The front nine of the course is under construction. Junior Jazz wrapped up their season last Saturday. There is one more week of ski buses going through this Saturday. Tot soccer registration is closed. Summer programs such as summer camps, T-ball coach pitch, bowling registration and street hockey are now open. Family Festival preparation is in full swing.

Mr. Goodwin reported that water is scheduled to be turned on for pressurized irrigation on April 15th. We ask people to turn off their individual valves.

Council Member Morgan reported he attended a regional transportation meeting with UDOT and UTA. They talked about their 50-year plan for Utah County with roads, with transportation, bus routes and grants. He said on his visit with the Charleston residents they surprised him with a program they do. They call it Soup It Forward instead of pay it forward, they soup it forward. They pick somebody who has done good things at the Charleston. He reported on his next visit he will be helping the residents update their registrations or get registered to vote. He added that the America250 committee are planning some awesome events.

Council Member Geddes said he participated in opening of golf course yesterday. He said they are making good progress with the renovation project.

Council Member Price expressed her excitement regarding the upcoming America250 events. She reported that on March 25th the USU Extension Service will be teaching a class on getting bigger results from smaller gardens. This event will be held at the Vista room.

Council Member Ellison said the Youth City Council has been busy preparing for the Easter egg hunt, they stuffed 3500 eggs. This event will be held on March 28th at 10:00 a.m. Harvey Park.

Council Member Smith reported that she also attended the regional transportation meeting with UDOT and UTA. She said it was interesting to share transportation concerns with them and the other city representatives. She mentioned that she also attended the State of the County meeting. She reported that she is looking to start two little programs. One is a kind of story time where people of any age are welcome. The other is to start with some simple little service projects.

Kevin Anderson reported they have been working on a major water leak at the top of Oak Road. He mentioned they are looking into having the pavilions at Harvey and Heritage parks available for year round rental.

Charl Louw reported that they are making good progress with the Civic Center improvements.

**7. Review/Action on a Resolution authorizing the Mayor to execute an amendment to the Public Safety Service Agreement with American Fork City.**

Mr. Goodwin explained that he has been working on a new public safety agreement with American Fork for the last several months. The current agreement expires in 2029 and has a year-over-year annual increase of 2%, however if you recall in 2024 there was a clause put in the agreement that reset the price to actual public safety costs. And from the time we entered into the agreement with American Fork to 2024, there has been significant increases in public safety costs driven by recruitment challenges, supply chain issues, statewide retirement changes, and above-average inflation. The current 2% annual increase model no longer reflects actual cost growth.

Recognizing that annual cost increases for public safety were much higher than the 2% that our contract called for we did not want an agreement with a year-over-year annual cost that was subject to arbitrary decision making. It needs to be tied to something that we could budget, what that would look like and what the impact would be on Cedar Hills itself. Each city has a different call volume, different types of calls so you have to somehow figure out how to measure the need for public safety between Cedar Hills and American Fork.

Mr. Goodwin said that we want to be very clear about the police presence in the community and be clear on what we want to see in our community in terms of patrols, in terms of citations, or what is happening in parks. These are things we are concerned with so our proposal to American Fork included a proposed adjustment for FY 2026 to make the annual cost increase 5%, followed by annual increases tied to CPI + 2% (estimated 4–6% per year). We also included a clause requesting clearer service level expectations including monthly Operational Performance Reports with detailed call and service metrics. We had already amended the original agreement to include an indemnification clause which would remain.

Mr. Goodwin explained that the counter offer that American Fork proposed was Consumer Price Index plus 2%, so 0.5% higher. And they wanted an adjustment for this year a one-time adjustment making the jump from FY25 to FY26 equal to 5% higher.

Council Member Smith asked to clarify that our contract ends in 2029. Mr. Goodwin said yes for right now, the contract would put an end to this year's amount and then it establishes the amounts for FY27 going forward. Council Member Price inquired if we would do any more adjusting. Mr. Goodwin said there would be no more mid-cycle adjustments.

Mr. Goodwin pointed out some things to consider in the counteroffer are taking into account the feedback from residents about having officers present in the community during certain hours like when school is in session for the crosswalks, and during the summer to clear out the parks and the golf course after curfew. We also want to be able to tell them what we want to see in the operational performance reports. Mr. Goodwin added that in a motion to adopt this that it be adopted to add authorizing staff and the Mayor to have the ability to negotiate further with American Fork so we can settle on certain metrics and parameters that we feel comfortable with.

The council discussed levels of service throughout the community, ways to measure metrics, contract length and opt out terms.

**MOTION: Council Member Price moved to APPROVE Resolution No. 03-10-2026A, a resolution adopting a Public Safety Services Agreement with American Fork City authorizing the Mayor to sign, subject to the following changes, which is to allow the Mayor and Staff the ability to continue negotiations of the agreement terms with American Fork City. 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.**

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

Mr. Louw reviewed the FY 2026 Budget Amendments which reflect rising public safety contract costs and other operational adjustments across city departments.

Major adjustments include: An additional \$76,000 cost in the American Fork public safety contract (equivalent to \$2.30 per household per month) due to increased staffing costs and inflation. Elimination of previously budgeted items such as a \$25,000 public safety study and \$30,000 in election expenses. Increased parks water usage by \$53,000, prompting reductions in seasonal staff and maintenance expenses.

Use of reserve funds to maintain required balances while transferring:

\$700,000 from the General Fund to reduce debt levy and support capital improvements.

\$50,000 from the General Fund to the Golf Debt Service Fund.

\$650,000 to the Capital Projects Fund for planned improvements.

Additional cost needs at the golf course due to higher water consumption, increased credit card fees, and irrigation renovation purchases occurring earlier than scheduled.

Civic center repairs, including mortar repairs, chair replacement, HVAC issues, and roof replacement supporting recent interior improvements.

Water & Sewer Fund resource reallocations for equipment storage and storm-drain improvements at the old fire station facility.

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

**MOTION: Council Member Morgan moved to APPROVE Resolution No. 03-10-2026B, a resolution adopting Fiscal Year 2026 Budget Amendments. 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.**

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

Mr. Goodwin stated this is to fund the increased public safety costs outlined in Item #7, staff recommends increasing the monthly Public Safety Fee from \$10.00 to \$12.30. This increase is expected to cover the \$76,621 contractual increase for fiscal year 2026.

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

**MOTION: Council Member Price moved to APPROVE Resolution No. 03-10-2026C, a resolution adding, amending, or deleting certain fees to the official fees, bonds and fines schedule for the City of Cedar Hills, Utah. 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.**

**10. Discussion on Truth in Taxation.**

Mr. Goodwin explained he wanted to have a discussion on the truth in taxation process and the history of property taxes in Cedar Hills. He wants the council to have the best information possible to help residents understand the situation, as the topic is likely to drive conversation within the community.

Mr. Goodwin then went over the basic requirements of the truth in taxation process which includes notifying the county auditor before June 1<sup>st</sup> of intent to have a public hearing, including date, time, and location. Before June 22<sup>nd</sup>, the city must adopt a proposed tax rate increase. The public hearing notice must be posted electronically on various public websites and physical locations, complying with Utah State Tax Commission rules. The public hearing must occur before September 1<sup>st</sup> (usually in August). The hearing must begin after 6:00 p.m. and must be open to public with both electronic and in-person attendance options. When conducting the hearing the city must state the dollar amount of ad valorem tax generated by proposed increase, explain reasons for proposed increase, provide opportunities for public comment with reasonable time limits and no restrictions on number of commenters.

Mr. Goodwin presented a detailed property tax history showing that in 2007, the general operating property tax collection was \$702,000. In 2025, it was \$763,995-a difference of only about \$60,000 over 18 years. For the debt levy, in 2007 the city collected \$385,000. As the golf course became more successful, this was lowered to \$309,000 (a decrease of about \$75,000) to minimize impact on residents. Comparing the combined amounts: 2007 total was \$1,088,000 and 2025 total was \$1,069,000, showing property taxes have remained essentially flat.

Mr. Goodwin next explained why property taxes have not increased in the last 16 years. Large changes in sales tax from Walmart and the Wayfair decision for online sales tax collection, though this has now plateaued. Population was on a steep incline but is now flat or declining. The city has consolidated assistant city manager with city planner; outsourced city engineer and building official and eliminated the deputy city recorder position. And what the city was paying for public safety in 2009 versus 2026 is very different.

Council members discussed the importance of education and communication with residents, noting that people often don't understand that the city's portion is only a fraction of their total property tax bill, with the school district and county being larger portions. Discussion included that the proposed increase is approximately 19.6% for operating but 7% overall when combined with the debt levy decrease. This translates to approximately \$2.50 per month or \$30 per year for the average home.

Council members also discussed making residents aware of programs available to help people on fixed incomes, people with disabilities, veterans, or seniors who run into challenges with property tax changes.

#### **11. Review/Action on selection of Prosecuting Services.**

Mr. Goodwin explained that the city need to secure new prosecution services because the former prosecutor is no longer offering prosecuting services. Staff recommends contracting with Tracy Cowdell, who also serves as prosecutor for the American Fork Police Department, to maintain consistency and coordination between the two cities.

The proposed prosecutor Tracy Cowdell has offered to step in and provide services for the remainder of the fiscal year at the rate of \$175 an hour, which is the same rate as the previous prosecutor. The next step will be staff conducting a formal RFP process for long-term services.

Council Member Geddes inquired to clarify that the money comes out of the legal services item and how much the city typically spends. Mr. Goodwin answered in the affirmative and said the city usually spends \$800 -\$1200 a month.

City Attorney Bosserman pointed out that Mr. Cowdell has his term lasting until 2031, however it is subject to a termination provision we are building into this section meaning that we can with or without cause apply a 30-day written notice to terminate his services and we are going to request bids so if we move forward with this agreement you can do so with these suggested red lines.

**MOTION: Council Member Ellison moved to APPROVE authorizing the Mayor to enter into an agreement with Tracy Cowdell for prosecution services, representing the City of Cedar Hills subject to adding the suggested red lines. 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.**

Council Member Ellison left the meeting at 8:15 p.m.

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

Charl Louw provided a preview of the upcoming budget, including comparisons with similar cities. Cedar Hills has approximately 2,500 homes with a median lot size of 0.21 acres and average assessed value of \$678,000. The general property operating levy was \$763,000. Utility funds (water, sewer, storm drain) generated \$4.2 million in revenue. Taking utilities less operating property tax levy equals \$4.96 million or \$1,955 per household. He then reviewed comparisons with Alpine and Salem.

Mr. Louw presented the budget highlights, which included the following:

- Sales tax trending up-\$53,000 through first 6 months (above \$65,000 annual average)
- Public safety costs (previously discussed)
- Building/passport/code enforcement/front desk coverage position wage increases
- Public Works admin position increase due to doubling of secondary water meters
- No election costs
- Inflationary placeholders including 9.5% for liability insurance (still competitive bidding)
- Legal fees
- Utilities
- Arborist work (dry winter likely to cause tree problems along paths)
- TSSD 15% increase

### Capital Projects:

- Work on fire simulators
- Road improvements (Green area, Cedar Hills Drive, Haven Lane)
- Golf course renovations
- \$450,000 placeholder for completing building renovations (including garage floor and multi-purpose room)
- Harvey Boulevard widening project
- PARC Tax planning
- Sign requests including \$55,000 placeholder for illuminated crosswalk signs (originally hoped for \$25,000 but Creative Sounds indicated \$50,000-\$70,000 for LED signs)
- Ongoing deficit with average sales tax: \$90,000 to \$100,000 per year

Council Member Smith inquired about a line item for the library consortium. She said she would like the council to give her room to continue and finish the work she has done on this.

Chandler Goodwin presented results of a library survey sent to 450 people who had signed up for library reimbursement in the last year. Only 28-29 responses were received.

### Survey Results:

- Majority hold membership at Highland Library
- Majority use library weekly or more

- Most-used services: digital resources first, physical books second, children's programs less important
- When asked about preference between current reimbursement model (Option A) and joining consortium (Option B), roughly half strongly preferred Option A and 30% said they need more information
- If city joined consortium and eliminated reimbursement, many respondents still do not know what they would do but many would still go to library

Mayor Anderson asked council members to consider their disposition on this proposition as they work through the budget, noting "it's up to us whether we do this or not."

Council members discussed whether joining the consortium would completely eliminate resident fees or provide a reduced non-resident fee. The city would need to pay approximately \$30,000 to join the consortium or continue the current \$24,000 budget for individual reimbursements (which could grow to \$80,000 if all households participated). Some felt it was solving a problem that does not exist, with only 400 households currently participating. Some felt the current model is not sustainable and that providing library access to all residents would be valuable. Some preferred to wait for more information about what the consortium arrangement would actually look like, Some felt the fiscal year start (July 1st) would be the cleanest time to make any change.

After discussion, the majority of council members did not support pursuing the consortium option at this time, preferring to continue the current reimbursement model.

**13. Motion to go into Closed Session pursuant to Utah State Code 52-4-205(1)(c) and (d) to discuss pending or reasonably imminent litigation and to discuss the purchase, exchange, or lease of real property.**

**MOTION: Council Member Price moved to go into CLOSED SESSION pursuant to Utah Code §52-4-205(1)(c) to discuss the purchase, exchange, or lease of real property, and Utah Code §52-4-205(1)(d) to discuss the purchase, exchange or lease of real property. Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Absent, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.**

The City Council was in Closed Session from 9:08 p.m. to 9:30 p.m.

**14. Motion to Adjourn Closed Session and Reconvene Council Meeting.**

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

**15. Review/Action on authorizing the Mayor to sign an agreement related to the 4000 North Road Widening Project Right of Way land purchases.**

Chandler Goodwin presented a right-of-way acquisition template to be used with landowners along the 4000 West and Harvey Boulevard project corridor. Approximately 30 homes are affected, 5 of which are in Cedar Hills.

The city is working with York Associates, a public information firm, to run point on talking with residents in conjunction with city staff. The request was to allow staff and the Mayor to use this template to work with residents to purchase necessary right-of-way.

The city also requested marginal leeway for the Mayor and city manager to negotiate small terms like purchase of landscaping or replacement of driveway features. A contingency fund is built into the project for such purposes. Pleasant Grove is considering the same agreement simultaneously.

**MOTION: Council Member Morgan moved to APPROVE authorizing Mayor Andersen to enter into and sign Cedar Hills City right-of-way acquisition documents on behalf of the city, authorizing payment to homeowners for the purchase of right-of-way related to the project area associated with 4000 N/Harvey Boulevard widening project. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Absent Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.**

**16. Motion to go into Closed Session pursuant to Utah State Code 52-4-205(1)(a) to discuss the character, professional competence or physical or mental health of an individual.**

**MOTION: Council Member Morgan moved to go into CLOSED SESSION pursuant to Utah Code §52-4-205(1)(a) to discuss the character, professional competence or physical or mental health of an individual. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Absent, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.**

The City Council was in Closed Session from 9:33 p.m. to 10:05 p.m.

**17. Motion to Adjourn Closed Session and Reconvene Council Meeting.**

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

**ADJOURNMENT**

**18. Adjourn.**

**MOTION: Council Member Geddes moved to ADJOURN the City Council Meeting. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Absent, 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 10:06 p.m.

Approved:  
April 14, 2026

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