

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, April 14, 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
Council Member Kelly Smith

Staff: Chandler Goodwin, City Manager
Charl Louw, Finance Director
Kevin Anderson, Public Works Director
Greg Gordon, Recreation Director
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder
Lt. Adamson

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 6:08 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Price,

The Invocation was offered by Council Member Ellison.

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.

Cedar Hills resident Luke Appleton addressed the council regarding a safety concern. He described a dangerous incident at the roundabout by the elementary school where parents were parked in the roundabout area to pick up their children. He explained that while driving his large truck northbound through the roundabout and turning east past the school, he was focused on avoiding the parked cars when children emerged from behind a vehicle in the crosswalk and he had to slam on his brakes.

Mr. Appleton described how small children were not visible and he only noticed the children because he observed that cars on the other side of the street were backed up, which made him wonder what was happening. He emphasized that this issue needed to be brought to the council's attention before some tragedy happens.

Council members asked clarifying questions about the specific location and parking patterns. Mr. Appleton confirmed that parents were parking along the outer circle of the roundabout, hugging the curb. Council members discussed the need for enforcement, signage, painted red curbs, and increased police presence during school pickup and drop-off times. They also discussed working with the school and PTA to communicate parking rules to parents, noting that messaging would need to be repeated in August before the new school year.

Mayor Andersen next read a written public comment from city resident Shantell Kanigan. Ms. Kanigan requested that the council discuss placing an item on the May agenda to extend the operating hours for Harvey and Heritage Parks until 11:30 PM throughout the summer season by keeping park lighting active. She suggested that park restrooms could continue to be locked at their regularly scheduled time for operational considerations and to limit vandalism.

Ms. Kanigan noted the limited recreational options currently available for teenagers in Cedar Hills and the proposal for extending park access is a vital investment in our community's teenagers and that parks provide safe spaces necessary for physical activity, social connection, and mental property, which helps reduce stress and prevents risky behaviors. She emphasized that increased access promotes healthy lifestyles, fosters autonomy, and supports overall mental well-being while decreasing the potential for delinquency by offering productive alternatives to boredom.

The council agreed to place this item on the May meeting agenda for further discussion.

CONSENT AGENDA

The consent agenda was moved earlier in the meeting to accommodate the appointment of Jen Young to the Youth City Council.

4. **Approval of the Minutes from the March 10, 2026, City Council Meeting.**
5. **A Proclamation declaring April 24, 2026 as Arbor Day.**
6. **Resolution 04-14-2026A, appointment of Jen Young as an Advisor to the Youth City Council.**

MOTION: Council Member Geddes 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.

Mayor Andersen introduced Jen Young. Ms. Young said that it is a real privilege to be able to serve and to make a difference in our community and to make a difference for the Youth City Council as future leaders.

REPORTS/PRESENTATIONS/RECOGNITIONS

7. Open and Public Meetings Training.

City Attorney Hyrum Bosserman provided the annual Open and Public Meetings Training required by state law. He noted that this training is required for all public bodies in Cedar Hills and emphasized the importance of taking actions openly and conducting deliberations openly, as required by Utah's Open and Public Meetings Act (OPMA).

Mr. Bosserman reviewed requirements for transparency in government actions, proper notice, electronic meeting procedures, and standards for keeping meeting minutes. The presentation outlined when meetings may be closed, permissible closed-session topics, required voting procedures, and restrictions on taking final action in closed meetings. Mr. Bosserman also reviewed public notice obligations, emergency meeting protocols, and the penalties and enforcement mechanisms for OPMA violations. Common violations were highlighted, including insufficient agenda specificity and improper closed-meeting procedures.

CITY REPORTS AND BUSINESS

8. Mayor and Council, City Manager and Staff.

City Manager Chandler Goodwin reported that the PI water is scheduled to be turned on tomorrow. He asked residents to conserve water as much as they can. He noted that the city would also be making efforts to conserve on parks and the golf course.

Mr. Goodwin next reported on several boards on which he serves:

Timpanogos Special Service District (TSSD): The sewer plant is undergoing facility rehabilitation and expansion to comply with Department of Water Quality regulations for phosphorus and nitrogen effluent emissions into Utah Lake. The plant is being upsized to handle an anticipated 40 million gallons of effluent per day.

North Utah Valley Animal Shelter: The shelter is updating policies and procedures to work toward becoming a "no-kill shelter" in response to legislative pressure. He explained that the issue primarily concerns cats rather than dogs, as most dogs are adopted unless behavioral assessments indicate they should not be in homes.

Central Utah 911: Meetings focus on policies not entirely specific to Cedar Hills.

He offered to provide more detailed information or place items on the agenda if council members had questions about any of these boards.

Council Member Morgan expressed his concern and requested that a reminder about obeying stop signs be included in the city newsletter, noting frequent violations where drivers run stop signs if there is no one else coming to the intersection.

Council Member Morgan announced an open house at the Charleston from 3:00 to 5:00 PM on April 29th. The owners and CEO would be present to provide tours and explain services. The facility invited all city officials to attend.

Council Member Geddes asked about use of the Harvey Park baseball field, specifically whether it is leased to a baseball organization. Recreation Director Gordon said there is an agreement with Lone Peak Baseball in exchange for Cedar Hills' use of Burgess Park for programs. Council Member Geddes inquired about installing a portable pitching mound at Harvey Park for little league practice. Mr. Gordon explained that Lone Peak Baseball owns their portable mound and stores it at the facility. The issue was discussed in terms of coordinating with other programs that use the field, such as flag football. Staff indicated willingness to work on a solution, possibly involving a mound that could be chained and locked when not in use.

Council Member Price reported that the community gardening outreach event presented by the USU Extension on March 25th had a high turnout. She noted that USU Extension Service recommended watering lawns only once per week.

Mayor Andersen addressed recent accidents involving cars and scooters, reminding everyone to watch out and pay attention. The city is launching a "Slow Down, Look Up" campaign, partnering with Pleasant Grove to place signs throughout the city to raise awareness for road safety.

The Mayor invited council members to attend Mountainland Association of Governments (MAG) and Metropolitan Planning Organization (MPO) meetings, which are held monthly at 5:30 PM or 7:00 PM.

Council Member Ellison reported that the Easter Egg Hunt was a successful event with a good turnout and no complaints about egg contents. The Youth City Council (YCC) is busy with plans for the Family Festival, the parade and Pinewood Derby. YCC applications for the coming year will be open July 1 – 31, available on the city website.

Council Member Smith provided information about a Gratitude Tour organized by the new School District, with tour stops scheduled that residents could attend. She reported on attending a Women in Business event at the Chamber where local leaders discussed plans for managing Utah County's growth, including water, housing, and transportation issues, with discussions about a Regional Transportation Plan 55-year plan and 30-year planning horizons.

Greg Gordon reported that the Family Festival preparations are ramping up with less than 2 months until the event. The title sponsor is Valentin, who made a significant donation. The Chamber is producing a new magazine with final edits underway and publication expected soon.

The Golf Course Project Hole 3 is complete and on the new irrigation system, though not yet connected to satellite control, requiring manual watering daily. This represents 1/18th of the total project completion. The assistant superintendent gave notice and is leaving, so a new assistant position is being advertised.

Mr. Gordon reported that soccer started this week despite wind and cold weather. A new free hockey program starts early next week at Harvey Park, using one locked tennis court for one month to contain

equipment. This is one of the only such programs in Utah County, done in partnership with Utah Hockey.

Kevin Anderson reported that the PI system was energized and asked residents to ensure personal valves are off. If residents see water coming up, they should call the office as there is no pressure in the system yet.

Charl Louw stated that a tentative budget (now called an interim budget) would be addressed in May. He reported updates on various projects including the golf simulator (pre-bid meeting and bid process planned for this week, with completion targeted for late summer/early fall) The Civic Center building landscaping and garage base are underway, and they are working to finalize structural design for exterior and interior office and multi-purpose space.

Council Member Price left the meeting at 7:03 p.m.

SCHEDULED ITEMS AND PUBLIC HEARINGS

9. Review/Action on a Resolution approving the Municipal Wastewater Planning Program for the year 2025.

City Manager Chandler Goodwin explained that the city must annually adopt a municipal wastewater annual report submitted to the Department of Environmental Quality. The report is an annual survey summarizing technical, operational, and financial conditions for the wastewater and sewer system. It addresses financial planning, capital planning, and asset management to ensure the city is planning to maintain assets, has adequate capacity, and has financial resources to provide the utility service.

MOTION: Council Member Morgan moved to APPROVE Resolution No. 04-14-2026B, a resolution approving the 2025 Municipal Wastewater Planning Program, collection system and financial evaluation. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Absent, Council Member Smith-Yes. The motion passed unanimously.

10. Review/Action on a Resolution adopting specified restrictions on Fireworks and Open Fires.

Mr. Goodwin explained that adopting fireworks restrictions would connect with water conservation issues. He displayed the traditional fireworks map used for the last 5-6 years, which banned aerial fireworks on the East Bench and identified higher-risk areas throughout the city where aeriels are not permitted but ground fireworks are allowed, and areas where both are allowed. Language had been cleaned up to eliminate confusion about the 100-foot buffer zones. He said he received a call from the fire marshal the previous week expressing concern about hillside conditions and asking about banning aeriels throughout the entire community.

Mr. Goodwin next provided several images and data about the snowpack conditions. He said that high water from American Fork Canyon typically occurs in late May/early June but occurred 2.5 weeks prior to the meeting, with water levels now declining, meaning very limited water coming out of the canyon, which means that the hillside is very dry. A weather outlook map showed most Utah

counties in severe or extreme drought. Wildland fire potential maps showed Utah moving into above normal fire protection areas by June and being in a prime spot for fire danger by July.

Mr. Goodwin referenced a 2025 incident where young men lit a firework in the brush, catching the hillside on fire. Public safety crews responded rapidly and contained it, but the incident demonstrated how quickly a fire like that can move. He believed residents on the bench understand their situation and the rest of the community might respond with the same mindset, especially given the 2025 fire incident that really brought awareness.

Mr. Goodwin presented a revised map differing from the packet version, prepared after the late week call from the fire marshal. The new map showed yellow highlighted high-risk areas where ground and aerial fireworks are prohibited, and white areas throughout the rest of the community where aerial fireworks are prohibited but ground fireworks are allowed.

City Attorney Hyrum Bosserman said in researching the city's authority for such restrictions the state code allows municipalities to prohibit ignition sources if existing or historical hazardous environmental conditions exist in areas including mountainous, brush-covered, forest-covered, or dry grass-covered areas within 200 feet of waterways, trails, canyons, washes, or wildland urban interface areas. Given wind patterns, expected July conditions, and hillside hazards, the proposal was to not allow aerials anywhere in the city. The city must pass the fireworks map by May 1st to prohibit fireworks. The council could revisit restrictions later if conditions improve significantly but needed to act based on current conditions.

Council members engaged in extensive discussion about the proposed restrictions. Council member Geddes said he is not opposed to fireworks restrictions but noted concerns about enforcement in residential areas where families gather for traditional fireworks celebrations. He indicated support for banning aerials on the hillside but hesitated about restrictions in other areas.

Council Member Smith noted that living in an area where aerials have never been allowed the residents just know it and it is fine. She said she struggles with balancing out people being angry over the suggestion from the fire marshal. She questioned whether adults could manage without aerials for one year given the climate conditions. Council Member Geddes expressed trust in residents' responsibility, stating he thinks our residents are smart enough and responsible enough to take care of the things.

Discussion occurred about whether certain lower-elevation areas of the city presented the same fire risk as hillside areas, with consideration of whether dry park conditions (due to reduced watering) would create additional hazards in flatland areas.

Council members discussed three potential map options: the traditional map from the packet, the fire marshal's recommendation banning all aerials, and a compromise map allowing aerials and ground fireworks east of Forest Creek Drive with aerials prohibited in the remaining areas.

MOTION: Council Member Ellison moved to APPROVE Resolution No. 04-14-2026C, a resolution adopting Map A, the fire marshal's recommendation of prohibiting aerials throughout the city.

The motion failed for lack of a second.

MOTION: Council Member Geddes moved to APPROVE Resolution No. 04-14-2026C, a resolution adopting Map B, specifying that aeriels and grounds are allowed east of the Forest Creek Drive area in the central path, aeriels are prohibited throughout the remaining part of the community, and ground fireworks are allowed in the white area in the middle Council Member Morgan seconded the motion. Vote on Motion: Council Member Ellison-No, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Absent, Council Member Smith-Yes. The motion passed.

11. Review/Action and Public Hearing on an Ordinance amending City Code Title 10 Chapter 5 Section 5 related to Development in Required Setback Areas.

Mr. Goodwin explained that the city is updating code related to swimming pools and spas. Current code requires pools to be enclosed by a gate with a latch for safety. International building code has been updated to allow either a gate with a latch or a covered section (such as a motorized cover) to meet safety requirements. Either option satisfies building code requirements. The proposed amendment updates city code to match current building code provisions. Council Member Geddes expressed support, stating he likes this and thinks it is progressive.

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

MOTION: Council Member Morgan moved to APPROVE Ordinance No. 04-14-2026A, an ordinance adopting amendments to City Code 10-5-5 related to development and required setback areas. Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Absent, Council Member Smith-Yes. The motion passed unanimously.

12. Review/Action on authorizing the Mayor to sign a Franchise Agreement with Comcast.

Mr. Goodwin reported that the city has been negotiating with Comcast for 10 years. The franchise agreement the city has been operating under expired in 2013, and the city has been on a month-to-month arrangement.

Mr. Goodwin noted these key provisions of the agreement, a non-exclusive agreement to construct and operate a cable system within city public utility easements - 10-year term with periodic reviews, this does not change Comcast's financial obligation to the city the franchise fee remains at 5%, which is the highest the city can impose. It does not include an educational government access component (previous agreement had provisions for public access channels, but this is no longer considered important). Comcast is responsible for constructing, maintaining, and restoring rights-of-way to original condition after projects. Comcast files a \$2 million bond with the city. If another video provider negotiates better terms, Comcast receives those same terms.

MOTION: Council Member Ellison moved to APPROVE the proposed franchise agreement with Comcast and authorize the mayor to sign the agreement. Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member

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

13. Discussion on Water Usage.

Mr. Goodwin provided an update on water availability and conservation planning for the 2026 watering season following completion of secondary meter installation, which allows tracking of individual water use and identification of high usage and leaks. Due to below-average snowpack, the City is projected to receive approximately 400 acre-feet of irrigation water this year, compared to a typical 800 acre-feet, requiring increased reliance on groundwater until Central Utah Project water becomes available later in the season. He emphasized the need for all users, including City facilities, to reduce water use by 25%.

Mr. Goodwin reported that Cedar Hills owns 8.7% of water in Pleasant Grove Irrigation Company (PGIC), but the only extraction source is American Fork Canyon. He stated concern that if they squeeze us out we are not getting any other sources. Shares are not tied specifically to American Fork Canyon but to the company generally. He emphasized having very serious conversations with PGIC about getting us the amount of water that we own, and that we are allotted, whether it is an exchange through the Provo River Association water and we take it out a different way. He noted the city pays a significant annual shareholder amount and we are obligated to some of the water that the Pleasant Grove Irrigation Company fills.

Mr. Goodwin next noted some of the city's conservation measures. Parks department is planning to water once a week. The golf course pays for water separately. He explained that tee boxes and greens are not Kentucky bluegrass, but specialized grass cut very short so that if you do not water it for a couple days, it dies. Certain areas must be watered daily, and new sod areas require watering.

Mr. Goodwin stated that staff is proposing increasing rates for the top three secondary water tiers to create financial penalties for excessive use. A drought pricing structure for customers who exceed 150% of their monthly water allotment: Rates above 150% would be double the current per-unit charge, effective date: May 1, pending adoption at the May City Council meeting.

Mr. Goodwin reviewed the proposed drought pricing structure:

- 0–150% of allotment: No change to current rates
- 150–200%: increase from \$2.50 to \$5.00 per 1,000 gallons
- 200–250%: increase from \$3.10 to \$6.20 per 1,000 gallons
- 250%+: increase from \$3.95 to \$7.90 per 1,000 gallons

Mayor Andersen emphasized that educating the residents is important. She added they have tools to track water usage and calculate appropriate amounts, noting that excessive users receive notices.

Mr. Goodwin agreed that education is huge and stated he would not want to surprise people with new rates. He proposed a single-page mailer to every household containing the city's water condition, the

tiered rate structure and costs for exceeding allotment, and information on finding individual allotments. Instructions for signing up to track usage and other available tools and information would be included. He added that we have done this before, but thinks that there is a critical education element that still needs to be addressed in saying this is the situation that we are in. He expressed concern that if the usage is what it has been by September, we will be turning off the PI.

Council members discussed holding this as a public meeting rather than just mailing information, similar to the approach used when implementing the original tiered rate structure. Timing concerns were raised since water turns on April 15th and the next meeting is in May, meaning residents could overuse in April under old tier rates.

Mr. Goodwin clarified that staying below 150% of allotment would result in no change from the previous year's billing. He acknowledged concerns about scarcity messaging potentially causing people to rush to use water creating a race to get it and draining the tank. He emphasized the importance of financial disincentives rather than just announcements about scarcity.

Council members expressed faith that most people will understand, they. They are going to band together and conserve to be able to use our water all season long.

14. Review/Action on acceptance of the public improvements and beginning of durability for Milkshake Madness, Lot 6 Plat C Phase II Cedar Hills Gateway Subdivision.

Mr. Goodwin reported that the public improvements at Milkshake Madness (Lot 6, Plat C, Phase 2, Cedar Hills Gateway Subdivision) have been inspected and passed inspection. The city is ready to release the public improvement bond and have the developer enter the durability period (1 year, 10% of value of public improvements). He noted there were not extensive public improvements as most were already installed prior to construction, with improvements primarily consisting of meters and some utility lines.

MOTION: Council Member Smith moved to APPROVE the acceptance of a durability bond of public improvements for Milkshake Madness, Lot Number 6, Plat C, Phase 2, Cedar Hills Gateway subdivision, valued at 10% of the value of newly installed public improvements for a period of 1 year. Council Member Morgan seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Absent, Council Member Smith-Yes. The motion passed unanimously.

15. Discussion on Fiscal Year 2027 Budget.

Finance Director Charl Louw presented an overview of the proposed 2026–2027 budget, including updates on golf operations with a comparison of 9-hole public golf course pricing in the area, financial trends, and planned capital projects. Golf demand and revenues continue to increase, supporting ongoing multi-phase renovations at Cedar Hills Golf Club, with phased course access through 2026 and full reopening anticipated in spring 2027. The budget includes initiation of golf bond debt service in FY 2026–2027, with a transfer from the Golf Fund to reduce the required property tax levy.

Mr. Louw reported that revenue trends remain generally stable with growth in golf, recreation, event rentals, and passport services. Tentative budget highlights include a proposed operating property tax increase offset by a reduction in the debt levy. A public safety and employee compensation increase. Garbage and recycling is expected to increase 4%, also an increase in liability insurance, and legal services. TSSD rate increase of 15%.

Capital Projects include the Golf Course simulator project, the Golf Course renovation, City office building renovation, playground equipment, and \$55,000 for signage complementing new city building.

Council Member Smith expressed strong opposition to the signage proposal, stating she was really not interested in that at all and preferred to spend that money elsewhere.

Mr. Goodwin clarified that city code currently prohibits digital signs in the public facilities zone. There is an exception carved out for the schools but not for the city. Any digital sign would require code changes and careful placement consideration due to sight triangle concerns and potential hazards.

Mr. Louw noted this was included for informational purposes as a placeholder and the council would ultimately decide what placeholders to maintain.

ADJOURNMENT

16. Adjourn.

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

The City Council Meeting adjourned at 8:30 p.m.

Approved:
May 5, 2026

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