

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, June 16, 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
Greg Gordon, Recreation Director
Hyrum Bosserman, City Attorney
Colleen Mulvey, City Recorder
Lt. Archuleta

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 Smith.

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.

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

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Presentation of awards for outstanding seniors from Lone Peak High School.

Council Member Price explained that each year the Community Outreach Committee reaches out to the high school principal to identify outstanding seniors. She then recognized and read the Lone Peak High School's principals statements for the following outstanding students: Chase Bacon and Millie Dayton.

5. North Pointe Solid Waste Special Service District Presentation.

Neil Schwendiman, District Manager of the North Pointe Solid Waste District (NPSWD) provided an overview of its operations, services, waste trends, and future facility planning. The District operates a transfer station serving northern Utah County and provides municipal solid waste, construction and demolition (C&D) waste disposal, green waste processing, recycling, and household hazardous waste collection.

Mr. Schwendiman reported that overall waste volumes have continued to increase, driven primarily by growth in construction and demolition activity. In 2025, the transfer station handled approximately 329,000 tons of material, with C&D waste representing the largest category. Residential curbside waste remained relatively stable. Cedar Hills generated 3,824 tons of curbside waste in 2025, accounting for approximately 3% of the District's curbside tonnage.

The presentation highlighted the District's competitive disposal costs through its partnership with the Northern Utah Environmental Resource Agency (NUERA), which provides access to the Bayview Landfill. Staff also reviewed residential fee history and comparative tipping fees, noting that NPSWD remains among the lower-cost transfer stations in Utah.

Looking ahead, the District has evaluated several options to address future capacity needs and has elected to move forward with constructing a new transfer station facility on its current site. Preliminary site plans and construction phasing were presented as part of the long-term facility improvement strategy.

6. Waste Management Presentation.

Waste Management Government Affairs representative Blake Leonelli thanked City Manager Chandler Goodwin for his collaborative efforts on recycling initiatives. He explained that diversion rates measure the percentage of waste diverted from landfills. Cedar Hills currently hovers around 6-7% diversion annually, which is considered good. The goal is to reach 10% by the end of the year, which would be considered excellent.

Mr. Leonelli presented monthly diversion numbers for May showing that through recycling efforts, Cedar Hills was able to save: 267 mature trees, 42 cubic yards of landfill airspace, nearly 70,000 kilowatts of electricity, 64 metric tons of emissions avoided, and 65,000 gallons of water.

He emphasized getting back to basics with recycling, focusing on the "top 10 in the bin": metals, plastics, paper, and cardboard. He addressed common contamination issues, noting that placing recyclables in plastic bags before putting them in the recycling container is a major contaminant. He encouraged residents to keep food waste out, empty recyclables, and avoid "wish cycling" (throwing items in hoping they will be recycled).

Mr. Leonelli stated that plastic wrap and film are currently in a pilot phase for recycling in partnership with Park City. He also noted that cups with plastic or wax coatings and Starbucks cups are now recyclable through a new partnership.

He invited council members to tour the Momentum Recycling Facility (formerly Amour) in Salt Lake City, which is described as the most state-of-the-art materials recovery facility in the country, using AI and robotics.

Regarding the question of whether recyclables are actually being recycled, Mr. Leonelli stated that Waste Management has very strict mandates and standards. While there are times when it is more cost effective to landfill materials than recycle them, Waste Management will actually pay to ensure materials get repurposed rather than going to landfills. He explained that their system is so sophisticated that it can detect foreign objects like tracking chips in bottles.

Council members requested that monthly diversion reports be sent to the city for inclusion in the newsletter and social media to help educate residents and push diversion rates higher.

CONSENT AGENDA

7. Approval of the Minutes from the May 5, 2026, City Council meeting, the May 15, 2026 Special City Council meeting, and the May 19, 2026 Town Hall meeting.

MOTION: Council Member Smith moved to APPROVE the Consent Agenda. 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.

CITY REPORTS AND BUSINESS

8. Mayor and Council, City Manager and Staff.

Greg Gordon Greg Gordon reported on the following: Third week of summer camps and golf clinics going well. The first glow-in-the-dark golf tournament scheduled for Friday night, with additional tournaments in August and September that are filling up quickly. Golf course improvement project continues with some schedule changes due to snags, but work quality is excellent. T-ball and coaches pitch leagues started last week. Fall registration is open for soccer, tot soccer, flag football, and karate. The karate and theater programs will remain in the basement for the rest of the year.

Mr. Gordon next acknowledged Rob Olsen and Jerrienne Conroy for all their work on the Family Festival.

Charl Louw reported there is a pre-bid meeting tomorrow for the garage bay renovation.

Council Member Smith thanked everyone for the Family Festival, noting it was rewarding to see planning come to fruition and the extra effort by staff. She expressed interest in continuing the new patriotic program. She reminded residents that voting would take place on June 23rd, encouraging people to use ballot drop boxes or vote early in person at the county building through June 23rd.

Council Member Ellison reminded everyone that Youth City Council applications would be open July 1-31, noting that applications were already coming in.

Mayor Andersen expressed appreciation for the Family Festival, noting that many residents commented they could not believe how much this small city does. She reported meeting with the new Superintendent of Aspen Peaks School District, who is taking interest in the cities within the district.

She reported attending the Purple Star School Awards on June 2nd, noting that Cedars Ridge was recognized as a Purple Star school for supporting children whose parents are in the military.

Council Member Price thanked Public Works for installing blinking 4-way stop signs at Cedar Hills Drive.

Council Member Geddes expressed his appreciation for all who worked to put on the Family Festival.

Council Member Morgan thanked staff for their work on the Family Festival, particularly highlighting the patriotic program. He received a handwritten note from the Charleston retirement community thanking the city for honoring veterans as Grand Marshals in the parade.

City Manager Chandler Goodwin reminded residents about the approaching fireworks season and urged vigilance due to dry conditions on the hillside, referencing the fire from the previous year. He thanked American Fork Public Safety, specifically the fire department, for providing emergency operations center training for the mayor, Charl Louw, and himself. He recognized staff for their behind the scenes work on the Family Festival. He next acknowledged and thanked staff for their fiscally responsible work on the budget, noting department heads take seriously their stewardship of public funds.

SCHEDULED ITEMS & PUBLIC HEARINGS

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

Finance Director Charl Louw explained that sales tax accounting is tricky because the city only receives sales tax numbers 60 days after collection. Currently, the city only has sales tax numbers through March. So a lot of these adjustments are based on information that is incomplete, but it is the best we have at the moment.

Mr. Louw next explained the key adjustments: Property tax showing a 1% shift between current property taxes and delinquent collections, with 99% collected monthly and remaining amounts collected over approximately 5 years. Winterization tax decreased due to moderate winter. Gas and sales tax increase. Building permits continuing strongly for remodeling projects despite fewer new properties.

He noted additional costs related to construction projects, including contract labor and engineering costs. He highlighted that green turf at Heritage Park, which was nearly 100 feet long, was replaced with blue turf. The original green turf would shrink in winter and expand in summer, causing tension and tearing due to elevation changes. The new installation broke up different tiers with poured-in-place material, resolving most maintenance issues. He noted that costs were better than anticipated, though not all June expenses were yet recorded.

Regarding the golf course, despite being partially closed, performance exceeded the original budget based on historical data from previous years. With nine holes closed, the course is still performing well, and when the back nine fully reopens, performance should improve further.

Mr. Louw reported that construction bonds earn significant interest income, resulting in a \$20,000 increase in interest income, with millions still earning interest despite rapid spending.

Mr. Goodwin asked about arbitrage compliance issues. Mr. Louw confirmed there are no issues as long as certain milestones are met and projects finish within required timeframes. He explained that governments are not allowed to issue bonds at low tax rates and hold funds for years earning interest.

Mr. Louw noted closing costs for bonds were approximately \$34,000. He reported higher streetlight expenses this year than in previous years, which would be a priority for the following year. He noted minimal snow removal expenses. Water and sewer meters project grant continues through December. Sewer impact fees increased from commercial projects.

Regarding the North Utah Aquifer Council, Mr. Louw explained this organization works with surrounding cities to regenerate and monitor aquifer levels. The city's membership became more expensive this year. Water testing requirements increased due to the chlorinated culinary system.

Council Member Price requested additional funding for crosswalk improvements, specifically mentioning the crosswalk from Walmart to the Swig Plaza area and crosswalks bordering the roundabout.

City Manager Goodwin responded that flashing school signs are being ordered for the Walmart crosswalk, and signs are being placed around the roundabout indicating no parking and no standing to prevent cars from queuing and blocking roundabout entrances which create blind spots. American Fork Police have been helping enforce these restrictions.

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

MOTION: Council Member Price moved to APPROVE Resolution No. 06-16-2026A, a resolution adopting the July 1, 2025 – June 30, 2026 fiscal year budget amendments for the City of Cedar Hills, Utah. 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.

10. Review/Action and Public Hearing on an Ordinance enacting compensation increases for Executive Municipal Officers.

Finance Director Charl Louw explained that Senate Bill 91 in 2024 requires cities to pass an ordinance related to annual compensation increases for City Council and Executive Staff. The proposed increases include 2.6% cost of living and 2% performance for everyone. He noted an exception for the City Manager, for whom a 6% increase was recommended following a review conducted a few months prior, along with an additional \$1,000 bonus and additional car allowance.

Mr. Louw explained that salary ranges come from published wage data from Spanish Fork and Springville, which publish their wage scales in their budget books rather than using expensive consultant guides. He adjusts these ranges based on duties. He noted Cedar Hills public works technicians are paid slightly higher than other cities because they must learn multiple specialties

(storm drain, water, etc.) rather than specializing in one area as in other cities. Most other Cedar Hills positions are paid slightly less than comparable positions in other cities.

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

MOTION: Council Member Morgan moved to APPROVE Ordinance No. 06-16-2026A, an ordinance enacting compensation increases for Executive Municipal Officers. 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.

11. Presentation of the Property Tax Impact Schedule.

Finance Director Louw presented the Property Tax Impact Schedule as required by state law. Key information included:

The certified tax rate is based on the latest assessed property values and provides the same dollar amount as the previous year. The dollar amount of the operating property tax increase is \$150,000 to offset general fund operation costs exceeding \$55 million. Historical sales tax growth without a property tax increase would require a \$4 per month increase in public safety fees per ERU (equivalent residential unit). Operations would also transfer \$30,000 to the general fund from other sources.

The approximate percentage increase in tax revenue based on the proposed property tax rate increase to current rates for general operations is 20%. The approximate percentage increase in the amount of property tax paid on the average residential property per year is 20%. The approximate percentage increase in the amount of property taxes paid on average commercial property per year is 20%.

Cedar Hills 2026 average residential market value per Utah County was \$678,342 with a taxable value of \$373,088. The average resident paid \$277.95 in the current year for general operations. They are now projected to pay \$55.59 more annually, or \$4.63 monthly, for general operations.

Cedar Hills 2026 average commercial market value per Utah County was \$2,937,875. This average commercial property paid \$1,816.22 in the current year for general operations. They are projected to pay \$363.20 more annually, or \$30.27 monthly, for general operations.

The proposed budget maintains current service levels for all departments with or without the property tax increase: General government, Administrative services, City Recorder, Finance, Public Safety, Community development, Public Works, Solid waste/garbage. Parks, and Community services.

General fund compensation for staff and officials totals \$3,158,000, approximately 23% of general fund operations. Service contracts increase annually with inflation. Road safety and waste management are significant portions of operations. The city has lean staff and positions have been consolidated in prior years to minimize costs.

At 7:26 p.m., the City Council took a 10-minute recess. The meeting reconvened at 7:36 p.m.

The council took the brief recess to ensure the correct version of the Property Tax Impact Schedule was displayed. Upon reconvening, clarification was made that there had been confusion between different versions of the document. The version in the meeting packet and the version Finance Director Louw read from were confirmed to be correct, though one version displayed on screen initially had an incorrect year indicated (2025 instead of 2026).

12. Review/Action and Public Hearing on a Resolution adopting the Fiscal Year 2027 Interim Budget beginning on July 1, 2026 until after the date in which the Final Budget is adopted in August 2026.

Finance Director Charl Louw presented the Fiscal Year 2027 Interim Budget beginning July 1, 2026. He explained the interim budget is required because the final budget cannot be adopted until after the truth in taxation process is completed in August.

Mr. Louw provided background on Cedar Hills: Less than 3-4 miles in size, population: 9,755, median age: 28 years old, population under age 18: 33%, population over age 65: 8.9%, 2,543 housing units per Utah County, median home value: \$681,824, 65% of people 16 and over in labor workforce, high median household income in top 10% of all Utah cities, below Highland and Park City but slightly above Draper, Lehi, and parts of Salt Lake.

Mr. Louw reported the city's financial condition per State Auditor guidelines: Very strong financial health, low debt, healthy reserves, balanced budgets, stable but modest long-term growth.

Mr. Louw presented sales tax trends, showing retail trade had been increasing through February but noted March through May were likely negatively impacted as people diverted money from retail to pay increased housing costs. US inflation was trending toward 2.8% but jumped in the last two months due to rising oil and gas prices. Utah's consumer sentiment declined from over 80 to lower levels due to gas price frustration.

Mr. Louw stated the total budget: \$26 million as proposed for the interim budget. The interim budget is lower than typical because the general fund does not have as much expense as in the final budget due to ongoing projects. Largest revenue source is sales tax at 37%. Public safety represents 47% of expenses. Golf course budget shows 51% capital outlay with 49% from bonds and 5-year monthly revenue from green fees. Despite having nine holes closed, the golf course is performing well historically.

The Class C roads budget funds street maintenance mostly from gas tax. Water fund budget: most expenses related to water treatment plant infrastructure. Sewer represents 34%, debt service 15%, payments to TSSD 20%, electric utilities 9%, and city operations 26%.

Outstanding bonds schedule shows most bonds will be paid off in the next 10-13 years. Future capital improvement projects include garage bay space renovation, playground upgrades, Harvey Boulevard improvements, golf course irrigation and clubhouse renovation, golf simulators.

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

MOTION: Council Member Price moved to APPROVE Resolution No. 06-16-2026B, a resolution adopting the Fiscal Year 2027 Interim Budget beginning on July 1, 2026 until after the date on which the Final Budget is adopted in August, 2026, with the addition of the updated Property Tax Impact Schedule. 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.

13. Review/Action on a Resolution tentatively certifying the calculated 2026-2027 Real and Personal Property Tax Levy.

Finance Director Charl Louw presented a historical analysis of Cedar Hills property taxes. In 2010, Cedar Hills had the highest property tax rate in Utah County. Ten years later, the city no longer has the highest rate. He showed a chart demonstrating property tax changes versus inflation. In 2010, Cedar Hills was close to inflation, but the city is now approximately 70% below where it would be if it had kept pace with inflation since 1997.

Mr. Louw presented comparative data showing Cedar Hills property tax rates compared to other cities. American Fork has over 120% of their 1997 rate. Cedar Hills has been one of the lowest compared to inflation-adjusted rates. He showed the percentage distribution of property tax payments in Cedar Hills: In 2006: 60% went to schools, in 2025: 70% goes to schools, the County portion: approximately 12%. For a home valued at \$500,000, property tax was around \$600 in 2006 and approximately \$1,600 in 2025. Cedar Hills remains very competitive compared to other Utah County cities.

Mr. Louw presented the proposed tax rates. The general operations certified rate: 0.000736, the general operations proposed rate: 0.000880. Debt service rate: 0.000245 (no change proposed). The total proposed rate: 0.001125.

He explained that last year's overall rate was 0.001043. The city is reducing the debt levy by approximately \$106,000 (from \$362,000 to \$256,000) because the golf course is carrying a greater portion of its original debt, reducing the burden on taxpayers. However, the general operations rate is being increased to offset operational costs. The growth the city experienced that would have been covered by the certified tax rate was \$4,242, which does not cover much given inflation.

City Attorney Bosserman clarified that for purposes of the motion, the council should approve the tentative property tax levy, specifically stating the proposed tax rate of 0.000880 for general operations and the unchanged general obligation bond rate for a total levy of 0.001125. This represents the tentative certification that will be finalized in August.

MOTION: Council Member Price moved to APPROVE Resolution No. 06-16-2026C, a resolution setting the tentative Property Tax Levy assessed upon real and personal property for general government purposes for the 2026-2027 tax year for the City of Cedar Hills with the following changes in Section 1-A, the real and personal tax is set at 0.000880 for the General Fund, the General Obligation Bond levy set at 0.000245 does not change, and the total levy is set at 0.001125. 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.

14. 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.

City Manager Chandler Goodwin explained that because the city is operating under an interim budget and the final budget will not be adopted until August, and because property taxes will not be collected until later, the city needs to meet contractual obligations for public safety services with American Fork. To bridge this funding gap for July and August, the city needs to raise the public safety fee by \$4 per month, from \$12.30 to \$16.30.

Mr. Goodwin emphasized that if the property tax increase goes into effect, all money collected under this \$4 increase will be refunded or credited back to residents on their utility bills, and the fee will return to \$12.30. This is a stopgap measure to fund public safety services until property tax revenue is available.

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

MOTION: Council Member Morgan moved to APPROVE Resolution No. 06-16-2026D, a resolution adding, amending or deleting certain fees to the Official Fees, Bonds and Fines Schedule of the City of Cedar Hills, Utah. 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.

15. Review/Action on acceptance of the Fiscal Year 2026 Fraud Risk Assessment Report.

City Manager Chandler Goodwin explained that every year the Utah State Auditor's Office requires all public entities to complete a fraud risk assessment measuring the level of risk various organizations have for fraud through procurement, reconciliation processes, and other areas. The assessment ensures entities using public money follow proper procedures.

Mr. Goodwin noted the assessment somewhat penalizes smaller cities, but Cedar Hills performs well. Key points: The city has proper separation of duties and mitigating controls. The person who collects money is not the same person who enters it into the system, takes it to the bank, or reconciles bank statements.

He explained that the city has numerous written policies to discourage fraud some of which are conflict of interest identification requirements for employees, council members, and mayor, procurement process policies, ethical behavior policy, a fraud reporting hotline, travel policies, and purchasing card policy.

The city receives 20 points because Finance Director Charl Louw is a CPA with a bachelor's degree in accounting. Smaller cities that cannot afford to hire a CPA lose these points. The city requires all elected officials and employees annually to commit to abide by ethical behavior as outlined in city

code. Training is provided to staff, elected officials, and commissioners. The Planning Commission will now also receive ethical behavior training as recently required by state law.

The city has conducted internal audits on various departments including passports, GRAMA law compliance, and bank reconciliation.

The state seeks engagement with a professional auditor for internal audits, which would provide 20 points. However, the city chooses not to hire a dedicated internal auditor, so these 20 points are foregone.

The City Council serves as the formal audit committee when annual audits are presented.

Of 395 possible points, the city scored 370, placing it in the very low risk category. Mr. Goodwin commended Finance Director Louw and staff for taking fraud prevention seriously and conducting fraud training where employees learn about the fraud triangle.

Mayor Andersen expressed appreciation for well organized, well-staffed operations that maintain vigilance over fiscal matters. Mr. Goodwin mentioned that the city has never received any calls or emails on the fraud hotline.

MOTION: Council Member Ellison moved to ACCEPT the Fraud Risk Assessment Report for Fiscal Year 2026 for the City of Cedar Hills. 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.

16. Motion to go into Closed Session Pursuant to Utah State Code 52-4-205(1)(c) to discuss pending or reasonably imminent litigation.

MOTION: Council Member Geddes moved to go into CLOSED SESSION pursuant to Utah Code §52-4-205(1)(c) to discuss pending or reasonably imminent litigation. 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 was in Closed Session from 8:15 p.m. to 8:25 p.m.

17. 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 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.

ADJOURNMENT

18. 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-Yes, Council Member Smith-Yes. The motion passed unanimously.

The City Council Meeting adjourned at 8:25 p.m.

Approved:
July 7, 2026

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