

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, August 18, 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 (via telephone)
Council Member Erika Price
Council Member Kelly Smith (via telephone)

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. 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 6:05 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Mayor Andersen.

The Invocation was offered by Council Member Price.

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-Absent, 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. Community Action Services and Food Bank Presentation.

Chief Impact Officer Jessica Miller gave a presentation which outlines the organization's mission to foster self-reliance in individuals, families, and communities across Utah, Wasatch, and Summit Counties. She explained that drawing from a community needs assessment process involving focus groups, surveys, and data from multiple state and federal agencies, the presentation identifies three primary priority areas:

- **Housing Insecurity and Lack of Affordable Housing:** CASFB notes significant challenges in homeownership due to rising interest rates and prices, with Utah ranking 9th in the nation for foreclosures as of February 2026. Rental challenges are also acute, with the average rent for a two-bedroom apartment in Utah County rising from \$800 in 2020 to \$1,600 in 2026. Additionally, Utah County saw a 34% year-over-year increase in individuals experiencing homelessness between 2024 and 2025.
- **Income Gap and Rising Cost of Living:** The presentation highlights that \$10.00 in 2021 has the same buying power as \$12.62 in 2026, representing a 26.2% increase in the cost of living. Furthermore, the gap between the average wage and the living wage (the minimum necessary to meet basic needs) in Utah County has widened by 16% over the last four years.
- **Food Insecurity:** Approximately 12.8% of individuals and 15.1% of children in Utah County experience food insecurity. The presentation specifically notes that Utah has the highest senior malnutrition death rate in the nation. To meet this need, CASFB food pantry usage increased from 12,487 unduplicated individuals in 2022 to 22,607 in 2025.

Ms. Miller reported that in 2025, CASFB served 35 unduplicated residents of Cedar Hills. Every household served in the city received food assistance plus at least one other type of service, such as financial literacy classes, rent and utility assistance, or case management. Of the Cedar Hills residents served: 57% were under the age of 18, 44% rented their homes, and 11% were experiencing homelessness, 33% were employed part-time or full-time, and 9% were experiencing a disability.

Ms. Miller concluded by advocating for the "Food More Model," which stabilizes basic needs through food and housing assistance while building long-term self-reliance through education and economic mobility coaching. Future goals include supporting policies that increase affordable housing stock and expanding financial literacy partnerships throughout Utah County.

Council Member Price asked how the community and the city could best help. Ms. Miller identified Kid Packs as a current significant need, explaining that Community Action has only two weeks' worth of supplies and needs assistance to address the gap before upcoming projects begin. She suggested community members could organize drives to collect items for Kid Packs, with groups coming together for service projects to assemble and deliver them.

Ms. Miller also mentioned ongoing needs for volunteers to help sort food drive donations, staff food pantries and food banks, and assist with community gardens. She announced an upcoming food drive with BYU alumni Coops Care on September 12th during Hunger Awareness Month, with drop-off locations at multiple sites.

Council Member Price indicated she would coordinate with Ms. Miller on community outreach projects. Mayor Andersen thanked Ms. Miller and indicated the city would be available to assist with specific needs.

5. UTOPIA Fiber Presentation.

UTOPIA Fiber Executive Director, Roger Timmerman, provided an update on UTOPIA Fiber's operations and performance in Cedar Hills and throughout its service area.

Mr. Timmerman explained that Cedar Hills was among UTOPIA's original founding members, though initially as a non-pledging member, later joining as a pledging member. He noted that the early years of the project were financially difficult for the original cities that issued bonds, but around 2009, things turned around, and every project we did since that time was financially successful.

Mr. Timmerman then highlighted several accomplishments over the past year: The network has continued to expand, including partnerships operating networks in Idaho Falls, Yellowstone Idaho, and Postman, as well as networks being built in California. These partnerships provide revenue that helps keep costs down for residents and businesses.

UTOPIA currently serves approximately 280,000 addresses across all cities and partner projects, with 23 cities having citywide projects and fiber available in over 100 cities. UTOPIA offers the fastest speeds in the United States for residential services, including 10 gigabit service, which is incredibly rare.

The system is the most competitive system in the country with 19 service provider options available in Cedar Hills. He explained that as a cooperation across cities with a large enough customer base, lots of companies want to participate, and emphasized that it's mostly local companies so profits going off to shareholders or private companies stay in Utah.

Mr. Timmerman reported that UTOPIA has been the top awardee from the Utah Education Network for school connections for several years. He explained that UTOPIA's fiber network is superior to other fiber networks because it is built with multiple providers in mind. He explained that dedicated connections mean everybody gets their own dedicated connection and the system is more reliable without suffering from congestion issues that affect other fiber networks where speeds decrease during peak usage times.

Mr. Timmerman presented data showing approximately 10,000 net customer growth over the past year across all cities. For Cedar Hills specifically, growth has been relatively flat since the network was completed, as there is limited new development in the city. A marketing campaign using door-to-door outreach in August of the previous year resulted in a noticeable increase in subscriptions.

Mr. Timmerman presented a chart comparing Cedar Hills' projected and actual performance against bond obligations. He said that Cedar Hills has consistently performed ahead of projections both in timing and subscriber base. He noted that revenue from customers helps pay off debt. He emphasized that the system should be expected to cost the city nothing and is fully sustainable.

Mr. Timmerman reported that UTOPIA has been lowering pricing for 10G and 2.5G tiers while continually upgrading and enabling new features. He noted the importance of reliable broadband because many people shifted to remote work, remote school, and telemedicine.

Mr. Timmerman presented broader economic development benefits, scaled to Cedar Hills over a 10-year period, amounting to approximately \$20 million in investment value. He noted this is not just a 10-year thing, this is a 30, 40, 50-year thing and called it one of the best things financially for a community that can be done.

Council Member Geddes noted that the savings from switching to UTOPIA Fiber would be approximately eight times the estimated property tax increase being considered later in the meeting. He stated he could attest that the savings are significant.

Mayor Andersen commented on the city's decision to pursue fiber, noting it has proven to be terrific. City Manager Chandler Goodwin mentioned that the city previously had to pay for separate business and residential lines, spending almost \$200,000 annually.

CONSENT AGENDA

6. Approval of the Minutes from the July 7, 2026 and the August 11, 2026 City Council meetings.

MOTION: Council Member Ellison 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-Absent, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

CITY REPORTS AND BUSINESS

7. Mayor and Council, City Manager and Staff.

City Manager Chandler Goodwin reported that renovation work for the civic center remodel began today, with equipment and materials being moved in. The project is expected to be completed in early December.

Mr. Goodwin reported that the golf course renovation project is moving forward with about 6 holes remaining. Staff is working through some issues with the contractor. He thanked the public for their patience during the golf course work.

Mr. Goodwin reminded residents that school starts the following day and asked people to slow down, leave early, and allow extra time for school drop-offs to ensure everyone's safety.

Recreation Director Greg Gorson reported that soccer and flag football are getting ready to start, with teams being organized. Regarding events, the brickwork on the exterior of the building has been completed, making the facility safer for patrons attending weddings. The events department is winding down a busy summer and preparing for fall. Despite the golf course renovation project, the golf course remains very busy with strong usage.

Public Works Director Anderson reported several road projects are currently in progress. Rain delays the previous week caused some scheduling adjustments. Cedar Hills Drive and related streets are expected to be completed on August 26th, with road closures scheduled for that date. All school zone

painting has been completed. A new flashing crosswalk sign has been installed for safety purposes at the Walmart location that flashes when someone activates it to cross.

Finance Director Charl Louw mentioned meeting with auditors and working on audit preparations, as well as completing month-end close activities.

Mayor Andersen reported that the application process for Youth City Council (YCC) has closed with 30 applicants for grades 9-12. The new YCC advisor, Jennifer Young is very organized and prepared. The first YCC meeting is scheduled for September 3rd, when officers will be elected.

Council Member Price reported that planning is already underway for the tree lighting and Santa Night events. She requested assistance in locating a good Santa Claus for the event. Council Member Price indicated she would coordinate community outreach opportunities and service projects that YCC could participate in.

Council Member Morgan joined meeting via telephone at 7:02 p.m.

8. Review/Action on Resolution No. 08-18-2026A establishing the Final Fiscal Year 2027 Real and Personal Property Tax Levy.

Finance Director Charl Louw explained there are two rates approved each year: the general operations rate and the debt levy rate. The general operations rate for the proposed \$350,000 increase is 0.000880. When combined with the debt levy, the total overall rate would be 0.001110.

Mr. Louw noted that the debt levy was reduced by \$75,000 from the previous year, resulting in a net increase of \$75,000, which amounts to approximately \$13 for the average home in Cedar Hills.

Mr. Louw provided context by comparing Cedar Hills to other cities. Eagle Mountain requested a 220% increase (\$6.7 million), Orem requested a 7% increase, and several other communities had significant increases.

City Attorney Hyrum Bosserman asked for clarification on the overall rate versus the operational rate. Mr. Louw explained that the overall rate includes both the general operations rate and the debt levy rate, but only the general operations rate requires truth in taxation procedures. The debt levy rate has flexibility and does not trigger the same notification requirements.

Mayor Andersen inquired if the council had any questions. Seeing none, she called for a motion.

MOTION: Council Member Ellison moved to APPROVE Resolution No. 08-18-2026A, a resolution setting the total Property Tax Levy assessed upon the real and personal property for general government purposes for the 2026-2027 tax year for the City of Cedar Hills, Utah. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Yes. The motion passed unanimously.

9. Review/Action and Public Hearing on Resolution No. 08-18-2026B adopting the Final Budget for Fiscal Year 2027.

Mr. Louw explained that in the previous three years, sales tax revenues had been strong at \$24,000. Historically, sales tax covered staffing, contracts, and other expenses. Before 2023, there was no monthly public safety fee; sales tax covered public safety costs. When public safety contracts grew between 2023 and 2025, the city needed to find funding sources to address inflation.

Mr. Louw stated that though this property tax is being used for public safety, it is bringing up unrestricted sales tax for other inflation in other areas. The city had to absorb \$565,000 in increased costs. He noted that golf course revenues and fund balances from prior years, plus all that stimulus money which was not all spent helped balance previous budgets.

Mr. Louw next outlined several changes since the interim budget was adopted: The city learned the actual new growth amount from the prior year, approximately \$4,000. A temporary bridge public safety fee that would have been implemented if property tax did not pass has been removed. A \$30,000 transfer issue with the golf fund has been corrected. A temporary restricted appropriated account required by the state for property tax amounts has been eliminated from the final budget. Insurance premium costs have been finalized. Public Works experienced employee turnover, with a new employee hired at lower cost, reducing personnel expenses. Minor motor pool adjustments were made in the general fund.

Mr. Louw explained that due to unknowns in the golf course renovation project and unexpected dirt purchase costs, the golf simulator project has been placed on hold until the renovation is complete. The road fund was impacted by motor pool turnover. Mr. Louw noted the importance of having appropriate equipment. An irrigation valve replacement project on Cedar Hills Drive is budgeted at \$50,000. Some projects from the previous fiscal year were delayed due to contracting timelines, so unspent funds from the previous year were carried forward to complete those projects in the current fiscal year.

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

MOTION: Council Member Price moved to APPROVE Resolution No. 08-18-2026B, a resolution adopting the final fiscal year 2026-2027 budget for the City of Cedar Hills, Utah. 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.

Council Members Morgan and Smith left the meeting at 7:16 p.m.

10. Review/Action on the Waste Management Hazardous Materials Recycling Program.

Mr. Goodwin explained that Waste Management Government Affairs representative Blake Leonelli contacted him about a new program the company was launching that might be of interest to Cedar Hills. Mr. Goodwin stated Mr. Leonelli could not attend as he was presenting to other cities the same evening.

Mr. Goodwin described the challenge many residents face when hazardous materials just sit and accumulate, and sometimes residents do sneak these items in the trash. He referenced a recent incident where a garbage truck had to dump it's load in a church parking lot because it caught fire. Someone

had thrown away either a large lithium battery or propane canister, and when the compactor smashed it, it caught fire. This program would provide a safe solution for disposing of such items.

Mr. Goodwin explained that the program accepts household chemicals, old computers, CD-ROMs, laptops, fax machines, batteries, flammable materials, pool chemicals, syringes, lancets, and paint. Refrigerators and freezers are also accepted. Mr. Goodwin emphasized that it requires almost no management from the city. Items not accepted include bio-waste, certain battery types, commercial construction waste, and items too large to fit in the collection kit.

Mr. Goodwin then explained how the program works. Residents contact Waste Management via phone or website. Waste Management assesses the request and inventories the materials the resident wants to dispose of. The resident receives a kit in the mail containing a plastic bag, survey card, zip ties, and lids for clearly identifying contents. Residents fill the kit with materials, place it outside their door, and Waste Management picks it up. The program is available year-round. Waste Management tracks and records what is collected and recycles materials when possible. Mr. Goodwin noted they recycle and mix paint that can be obtained for free.

The program costs \$1 per month per household, or \$12 annually. Mr. Goodwin compared this to the cost of taking materials to the North Pointe facility, which charges \$12 for a single trip with a residential vehicle.

Mr. Goodwin noted that residents currently receive two dump passes annually. The question for council consideration was whether to fund the program through all residents or reduce the number of dump passes to offset costs.

Council members discussed alternatives, noting that Home Depot accepts batteries and paint. Council Member Price asked about other options and whether residents would need to sign up for the service or if it would be available to all.

Mr. Goodwin clarified that the program would be available to all residents without individual signup, but the council would need to decide whether to approve participation. He noted it is not a long-term commitment and can be evaluated annually. If usage is low, the city could discontinue it or reduce the number of dump passes from two to one to offset costs.

Council Member Geddes questioned whether residents would request service through the city or directly through Waste Management, expressing concern about administrative burden. Mr. Goodwin clarified that residents would contact Waste Management directly, eliminating the need for city staff involvement.

He noted the city still conducts spring and fall cleanup events and provides two dump passes, which are billed based on actual usage.

Mayor Andersen asked if the council wanted to table the item for further consideration. Council consensus supported tabling the matter to allow more time for review and to obtain answers to additional questions, such as how long materials would sit outside waiting for pickup.

MOTION: Council Member Geddes moved to TABLE this item to a future meeting. Council Member Price seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

11. Review/Action and Public Hearing on Resolution No. 08-18-2026C Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds and Fines Schedule for the City of Cedar Hills.

City Manager Chandler Goodwin presented three fee changes for council consideration. The first item addressed the public safety fee. Mr. Goodwin explained that in June, as part of the interim budget, we raised the public safety fee from \$12.50 to \$16.50, and we were to collect that in July and credit it back if the property tax resolution passed. However, the increased fee was never actually collected in July. It was never implemented, so there is nothing to collect or credit back. Despite this, the city still wants to formally reduce the rate back to the original amount (\$12.50).

The second item was the \$1 per month per household fee for the hazardous household materials recycling program. This item was tabled for future consideration as discussed in the previous agenda item.

The third item addressed a new fee for lot line adjustments. Mr. Goodwin explained that we are getting more of these requests and they take a lot of time. These requests require city staff to reach out to the county and to coordinate with the city engineer to ensure adjustments do not create non-conforming lots.

City staff researched fees charged by other cities for this service. The proposed fee is intended to cover costs associated with processing these requests. Mr. Goodwin emphasized that it is not a fee that every resident pays, it is only for the residents that request lot line adjustments.

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

MOTION: Council Member Price moved to APPROVE Resolution No. 08-18-2026C, a resolution adding, amending, or deleting certain fees to the official fees, bonds and fines schedule of the City of Cedar Hills, Utah, subject to the following change:

1. The Hazardous Waste Recycling Fee is removed from the schedule.

Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

12. Review/Action on Ordinance No. 08-18-2026A amending City Code Title 1 Chapter 15 related to No Fault Golf Ball Claims.

Mr. Goodwin explained that the city sets aside \$10,000 in the golf budget annually to help pay for windshield, window, and stucco damage that occurs when golfers hit errant shots. He referred to it as the good neighbor policy.

Recently, the Cedar's Homeowners Association changed its rules so that residents adjacent to the golf course who can install protective netting but choose not to are deemed to be accepting the risk of living next to a fairway. If residents do install netting and still experience damage, they remain eligible for reimbursement. Residents not adjacent to the golf course (such as those a street away) who experience damage would be eligible for reimbursement.

A recent situation prompted the need for clarification. A resident adjacent to the course who was required to install netting but had not done so experienced vehicle damage from a golf ball.

Mr. Goodwin explained that claims are typically categorized into two types: property damage to homes (windows, stucco, etc.) and vehicle damage. The question he brought to the council was do we want to look at those separately. The proposed code amendment would separate vehicle damage from property damage in the eligibility criteria. The specific language change would be added to provision 5 of the golf ball reimbursement criteria, stating this provision shall apply to damage caused by golf balls hitting property, but treating vehicle damage separately. He mentioned that solar panels had been excluded from the policy.

Council consensus supported the code amendment as a way to be a good neighbor to residents and people who are visiting our city.

MOTION: Council Member Price moved to APPROVE Ordinance No. 08-18-2026A, an ordinance amending City Code Title 1 Chapter 15 related to No Fault Golf Ball Claims, subject to the following change:

1. The word “low” is removed from the language.

Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member Morgan-Absent, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

ADJOURNMENT

13. Adjourn.

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

The City Council Meeting adjourned at 7:41 p.m.

Approved:
September 1, 2026

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