

**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, October 6, 2026 6:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, October 6, 2026, beginning at 6:00 p.m.** at the Civic Center, 3925 W Cedar Hills Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend. Proceedings may be observed live on YouTube <https://www.youtube.com/@cedarhillsutah>

COUNCIL MEETING

1. Call to Order, Pledge led by C. Morgan and Invocation given by C. Smith
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

REPORTS/PRESENTATIONS/RECOGNITIONS

4. Youth City Council Presentation and Oath of Office

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

5. Approval of the minutes from September 1, 2026 City Council meeting

CITY REPORTS AND BUSINESS

6. Mayor and Council, City Manager and Staff

SCHEDULED ITEMS & PUBLIC HEARINGS

7. Review/Action and Public Hearing on Resolution No. 10-06-2026A adopting Fiscal Year 2027 Budget Amendments - *Presenter -Charl Louw, Finance Director*
8. Review/Action on Ordinance No. 10-06-2026A amending City Code Title 7-3A related to Storm Water Management - *Presenter – Chandler Goodwin, City Manager*
9. Review/Action and Public Hearing on Resolution No. 10-06-2026B adding, amending, or deleting certain fees to the Official Fees, Bonds, and Fines Schedule for the City of Cedar Hills - *Presenter -Chandler Goodwin, City Manager*
10. Review/Action on acceptance of the public improvements and completion of durability for Cedar Hills Gateway Subdivision Lot 7 - *Presenter – Chandler Goodwin, City Manager*
11. Review/Action on acceptance of the public improvements and beginning of durability for Cedar Hills Retail Center Subdivision, JW Properties Development - *Presenter – Chandler Goodwin, City Manager*
12. Review/Action on the Waste Management Hazardous Materials Recycling Program - *Presenter – Chandler Goodwin, City Manager*
13. Motion to go into Closed Session Pursuant to Utah State Code 52-4-205(1)(c)&(d) to discuss pending or reasonably imminent litigation, and to discuss the purchase, exchange or lease of real property.

* * * CLOSED SESSION * * *

14. Motion to Adjourn Closed Session and Reconvene Council Meeting

ADJOURNMENT

15. Adjourn

Posted this 25th day of September, 2026

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city website at www.cedarhillsutah.gov.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically to permit one or more of the council members or staff to participate.



PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded

- All comments **must** be recognized by the Chairperson and addressed through the microphone.
- Please do not approach the Council/Commission dais without permission from the Chairperson.
- When speaking to the Council / Planning Commission, please stand, speak slowly and clearly into the microphone, and state your name for the recorded record.
- Be respectful to others and refrain from disruptions during the meeting. Please refrain from conversation with others in the audience as the microphones are very sensitive and can pick up whispers in the back of the room.
- Keep comments constructive and not disruptive.
- Avoid verbal approval or dissatisfaction of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, electronic devices or other noise making devices.
- Be considerate of others who wish to speak by limiting your comments to a reasonable length and avoiding repetition of what has already been said. Individuals may be limited to three minutes and group representatives may be limited to five minutes.
- Refrain from congregating near the doors or in the area outside the council room to talk as it can be very noisy and disruptive. If you must carry on conversation in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing v. Public Meeting:

If the agenda item is a **public hearing**, the public may participate during that time and may present opinions and evidence for the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there - the public participates in presenting opinions and evidence at the pleasure of the body conducting the meeting.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	October 6, 2026

SUBJECT:	Review/Action and Public Hearing on a Resolution adopting Fiscal Year 2027 Budget Amendments
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS: Staff are proposing the following budget amendment for the General Fund related seasonal part-time public works and parks staffing. \$5,000 is being transferred from parks staffing to the public works staffing to cover higher staffing in public works this summer. A public works vehicle needed its diesel fuel system replaced. The normal maintenance budget for vehicles could only fund part of the cost. The vehicle is used approximately 25% for snow removal/road maintenance and 75% for water maintenance, so to fund higher motor pool maintenance charges various expense budget items were used to offset the repair including street repairs \$3,000, engineering services \$4,000, meter maintenance \$2,000, and PI Expenses \$3,000.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: See proposed budget amendment	
SUPPORTING DOCUMENTS: Proposed Budget Amendment	
RECOMMENDATION: To adopt the proposed budget amendment subject to any necessary changes proposed by the Council	
MOTION: To approve Resolution No. 10-06-2026A, adopting Fiscal Year 2027 Budget Amendment, subject to the following conditions: {LIST ANY CHANGES}	
ACTION: Motion: Second: Laura Ellison: Yes___ No___ Abstain___ Absent___ Mike Geddes: Yes___ No___ Abstain___ Absent___ Erika Price: Yes___ No___ Abstain___ Absent___ Bob Morgan: Yes___ No___ Abstain___ Absent___ Kelly Smith: Yes___ No___ Abstain___ Absent___	

BUDGET AMENDMENTS - FY 2027**General Fund**

Part-time public works and parks staffing transfer

10-61-120	Salary & Wages (PT)	\$	5,000.00	Increase in Expenditures	5,500.00	10,500.00
10-64-120	Salary & Wages (PT)	\$	(5,000.00)	Decrease in Expenditures	76,262.00	71,262.00

Class C Road Fund

Diesel fuel system replacement

21-62-275	Motor Pool Charges	\$	3,000.00	Increase in Expenditures	26,970.00	29,970.00
21-62-440	Street Repairs & Maintenance	\$	(3,000.00)	Decrease in Expenditures	570,000.00	567,000.00

Water & Sewer Fund

Diesel fuel system replacement

51-73-275	Motor Pool Charges	\$	9,000.00	Increase in Expenditures	132,287.00	141,287.00
51-73-310	Engineering Services	\$	(4,000.00)	Decrease in Expenditures	25,000.00	21,000.00
51-73-360	Meter Maintenance	\$	(2,000.00)	Decrease in Expenditures	15,000.00	13,000.00
51-73-801	PI Expenses	\$	(3,000.00)	Decrease in Expenditures	16,000.00	13,000.00

Motor Pool

Diesel fuel system replacement

60-30-200	Charges to Water & Sewer fund	\$	(9,000.00)	Increase in Revenues	(132,287.00)	(141,287.00)
60-30-400	Charges to Road fund	\$	(3,000.00)	Increase in Revenues	(26,970.00)	(29,970.00)
60-40-800	Vehicle maintenance-PW	\$	12,000.00	Increase in Expenditures	20,000.00	32,000.00

RESOLUTION NO. 10-06-2026A

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, ADOPTING
THE AMENDED 2027 FISCAL YEAR BUDGET FOR THE CITY OF CEDAR HILLS, UTAH.**

WHEREAS, City of Cedar Hills (the “City”) adopted its Fiscal Year 2027 Budget on or about August 18, 2026; and

WHEREAS, the City Manager submitted to the City Council proposed amendments to the Fiscal Year 2027 General Fund, Class C Road Fund, Water and Sewer Fund, and the Motor Pool Fund; and

WHEREAS, the City Council of the City, pursuant to published notice, has conducted a public hearing during a regular meeting of the city council on or about August 18, 2026 to discuss the proposed amendments; and

WHEREAS, residents and other members of the community were given an opportunity to present testimony regarding the proposed amendments.

NOW, THEREFORE, be it resolved by the City Council of the City of Cedar Hills, Utah:

Pursuant to §10-6-118, Utah Code, the Amended 2026-2027 Fiscal Year Budget for the General Fund, Class C Road Fund, Water and Sewer Fund and the Motor Pool Fund for the City of Cedar Hills, Utah, is hereby adopted. A copy of said budget amendments is attached hereto (Attachment A), and by this reference made part of this Resolution.

PASSED AND APPROVED this 6th day of October, 2026.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Erika Price	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder this 7th day of October, 2026.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	October 6, 2026

SUBJECT:	Review/Action on code amendments to Cedar Hills Code 7-3A: Storm Water Management and Discharge Control
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: During the recent State audit of the City Storm Water Management, it was discovered that our current city code was deficient in providing details on requirements for developers/contractors and their Construction General Permit requirements along with administrative fine parameters for violations of the City Storm Water Management plan. The provided code addresses these deficiencies and brings our Code into compliance with Utah State requirements.	
PREVIOUS LEGISLATIVE ACTION: NA	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed code amendments for Title 7, Chapter 3, Article A: Storm Water Management and Discharge Control	
RECOMMENDATION: Staff recommends the approval of the proposed amendment to City Code Title 7, Chapter 3, Article A: Storm Water Management and Discharge Control.	
MOTION: To approve/not approve Ordinance No. 10-06-2026A, an ordinance adopting amendments to City Code 7-3A, related to storm water management and discharge control, subject to the following conditions: {List any conditions necessary for adoption}:	
ACTION: Motion: Second: Laura Ellison: Yes___ No___ Abstain___ Absent___ Mike Geddes: Yes___ No___ Abstain___ Absent___ Bob Morgan: Yes___ No___ Abstain___ Absent___ Erika Price: Yes___ No___ Abstain___ Absent___ Kelly Smith: Yes___ No___ Abstain___ Absent___	

7-3A-5 Construction General Permit Coverage

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A. Permit Coverage Required.

Prior to the commencement of any land disturbance activities requiring coverage under the Utah Pollutant Discharge Elimination System (UPDES) Construction General Permit (CGP) or Common Plan Permit (CPP), the permittee shall provide documentation acceptable to the City demonstrating that all construction operators required by the Utah Department of Environmental Quality to obtain permit coverage have obtained such coverage.

B. Continuous Coverage Required.

The permittee shall ensure that all required CGP or CPP coverage remains active and in effect for the entire duration of land disturbance and construction activities. If permit coverage expires prior to completion of the project, the permittee shall renew or otherwise maintain uninterrupted permit coverage as required by the Utah Department of Environmental Quality.

C. Additional Operators.

If additional construction operators become responsible for portions of the construction activity after work has commenced, the permittee shall ensure that such operators obtain the required CGP or CPP coverage before beginning work.

D. Proof of Compliance.

Upon request, the permittee shall provide the City with documentation demonstrating current CGP or CPP coverage for all required operators.

E. Permit Termination.

Upon completion of construction activities, final stabilization of the site, and satisfaction of all requirements of the applicable UPDES permit, the permittee shall submit a Notice of Termination (NOT), or other documentation required by the Utah Department of Environmental Quality, to terminate CGP or CPP coverage. A copy of the confirmation of permit termination shall be provided to the City.

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F. Failure to Maintain Coverage.

Failure to obtain, maintain, renew, or terminate CGP or CPP coverage as required by this section shall constitute a violation of this Title and may result in suspension of grading or building permits, issuance of stop work orders, withholding of certificates of occupancy, or other enforcement actions authorized by this Code.

7-3A-56: LAND DISTURBANCE PERMIT:

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7-3A-67: STORM WATER SYSTEM DESIGN AND MANAGEMENT STANDARDS:
7-3A-78: POST CONSTRUCTION:

7-3A-89: ENFORCEMENT & PENALTIES:

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Enforcement Authority: The public works director or designee shall have the authority to issue corrective action notices, notices of violation, and stop work orders, and to impose the civil penalties provided in this section.

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With the approval of the storm water pollution prevention plan and the issuance of a land disturbance permit, the city public works director or designee shall be permitted to enter and inspect facilities subject to this chapter at all reasonable times and as often as necessary to determine compliance. Failure to comply with the terms of this chapter may result in punitive actions by the City of Cedar Hills pursuant to section 7-3A-9 of this chapter.

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A. Notice of Violation.

~~1. Corrective Action Notice: Whenever the city public works director or designee finds that any permittee or any other person discharging storm water has violated or is violating this chapter or a permit or order issued hereunder, the city public works director or designee may serve upon such person a corrective action notice. Within seven (7) days from the issuance of the corrective action notice, the site must be brought into full compliance with the storm water pollution prevention plan (SWPPP). Failure to comply with the corrective action notice within seven (7) days will result in the issuance of a notice of violation. Additionally, the site operator will be subject to fines and penalties as specified in section 7-3A-9.~~

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~~2. Notice Of Violation: When the city public works director or designee finds that any person has violated or continues to violate this chapter or a permit or a corrective action notice, he may issue an order to the violator directing that, following a specified time period, best management practices (BMPs) be installed or procedures implemented and properly operated. Failure to comply with the notice of violation by the site operator may result in additional fines and issuance of a stop work order.~~

~~3. Stop Work Orders: When the city public works director or designee finds that any person has violated or continues to violate this chapter or any permit or order issued hereunder, the city public works director or designee may issue a stop work order for all such violations and direct those persons in noncompliance to:~~

_____ a. Comply forthwith; or

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_____ b. Take such appropriate remedial or preventative action as may be needed to properly address a continuing or threatened violation, including halting operating and terminating the discharge.

B. ~~Conflicting Standards: Whenever there is a conflict between any standard contained in this chapter, the City Design Standards or the BMP manuals adopted by the municipality under this chapter, the strictest standard shall prevail.~~

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C. ~~Violations: Any person who shall commit any act declared unlawful under this chapter, who violates any provision of this chapter, who violated the provisions of any permit issued pursuant to this chapter, or who fails or refuses to comply with any lawful communication or notice to abate or take corrective action by the city public works director or designee, shall be guilty of up to a Class C misdemeanor. (Ord. 02-16-2021A, 2-16-2021)~~

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When the City determines that an applicant or permittee has violated this Chapter, the approved Storm Water Pollution Prevention Plan (SWPPP), the requirements of the Utah Pollutant Discharge Elimination System (UPDES) Construction General Permit (CGP), Common Plan Permit (CPP), or any condition of a City-issued storm water approval, the City shall provide written notice identifying the specific violation and the corrective action required.

The Notice of Violation shall include, at a minimum:

1. The name of the responsible party.
2. The address or location of the violation.
3. The date the violation was observed.
4. A description of each violation, including the applicable section of this Code, the approved SWPPP, the applicable UPDES permit, or other applicable law.
5. The corrective actions necessary to achieve compliance.
6. The date by which corrective actions must be completed.
7. A statement that failure to correct the violation may result in administrative fines, stop work orders, permit suspension or revocation, cost recovery, or other remedies authorized by this Code or applicable law.

8. Information regarding the responsible party's right to contact the City regarding the Notice of Violation and any applicable appeal procedures provided by City ordinance.

B. Delivery of Notice.

A Notice of Violation may be delivered by any of the following methods:

1. Personal delivery to the responsible party or the responsible party's representative;
2. Electronic mail to the email address provided on the permit application or otherwise designated by the responsible party;
3. Certified mail or regular mail to the address of record;
4. Posting the Notice of Violation in a conspicuous location at the construction site when the responsible party cannot be readily contacted.

Notice shall be deemed effective upon personal delivery, electronic transmission, mailing, or posting.

C. Opportunity to Correct.

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Except where an immediate threat to water quality exists, the notice shall provide the applicant a reasonable opportunity to correct the violation before administrative penalties are imposed.

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The correction period shall be established by the City based upon:

1. The severity of the violation;
2. The potential impact to storm water quality;
3. The complexity of the corrective action required; and
4. Applicable UPDES permit requirements.

Nothing in this section prevents the City from requiring immediate action to stop an active discharge or to stabilize conditions necessary to protect public health, safety, or water quality.

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D. Failure to Correct.

If the responsible party fails to complete the required corrective actions within the time specified in the Notice of Violation, the City may pursue the enforcement remedies authorized by this Chapter, including administrative fines, stop work orders, permit suspension or revocation, cost recovery, or other remedies authorized by law.

The City shall not adopt or enforce storm water requirements more stringent than the corresponding federal requirements unless expressly authorized by Utah Code Section 19-5-108.3 or other applicable state law.

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B. Administrative Fines.

If the applicant fails to correct a violation identified in a Notice of Violation, the City may impose administrative fines in accordance with Utah Code Section 19-5-108.3, as amended. Administrative fines may be assessed for each occurrence as follows:

1. Working without an approved construction storm water permit or required authorization: **\$500.00 per occurrence.**
2. Tracking mud or sediment onto a public roadway: **\$300.00 per occurrence.**
3. Failure to clean up or report spills affecting storm water: **\$250.00 per occurrence.**
4. Failure to conduct required storm water inspections: **\$100.00 per occurrence.**
5. Failure to maintain required storm water records: **\$100.00 per occurrence.**
6. Failure to implement or maintain required Best Management Practices (BMPs): **\$500.00 per site, per occurrence.**

The City may assess the applicable administrative fine for each business day a violation continues after written notice has been issued until the violation is corrected.

C. Stop Work Orders.

The City shall not issue a Stop Work Order solely because a preferred Best Management Practice (BMP) failed, provided the permittee selected, installed, and properly maintained the preferred BMP for the site conditions.

The City may issue a Stop Work Order when there is a clearly documented immediate threat to water quality, or when otherwise authorized by this Code or applicable state law.

D. Cost Recovery.

If, after completion of the enforcement process, the permittee refuses to correct a violation and the City determines that an imminent threat of significant harm exists to water quality or the municipal storm drain system, the City may perform or cause the necessary corrective work to be completed and recover the reasonable costs incurred from the responsible party as authorized by Utah Code Section 19-5-108.3.

E. Additional Remedies.

The administrative penalties provided in this section are cumulative and do not limit the City's authority to:

1. Suspend or revoke permits issued by the City;
2. Withhold inspections or certificates of occupancy where authorized by law;
3. Require corrective actions necessary to protect public health, safety, and water quality; or
4. Pursue any other remedy authorized by this Code or applicable state law.

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7-3A-9- PENALTIES:

Penalties: Under the authority provided in the Utah Code, the municipality declares that any person violating the provisions of this chapter may be assessed up to a Class C misdemeanor by the City, and fine of up to five hundred dollars (\$500.00) per day for each day of violation. Each day of violation shall constitute a separate violation.

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—A. Measuring Civil Penalties: In assessing a civil penalty, the city public works department may consider:

- 1. The harm done to the public health or the environment;
- 2. Whether the civil penalty imposed will be a substantial economic deterrent to the illegal activity;
- 3. The economic benefit gained by the violator;
- 4. The amount of effort put forth by the violator to remedy this violation;
- 5. Any unusual or extraordinary enforcement costs incurred by the municipality;

~~—6. The amount of penalty established by ordinance or resolution for specific categories of violations; and~~

~~—7. Any equities of the situation which outweigh the benefits of imposing any penalty or damage assessment.~~

~~—B. Recovery Of Damages And Costs: In addition to the civil penalty in subsection A above, the municipality may recover:~~

~~—1. All damages proximately caused by the violator to the municipality, which may include any reasonable expenses incurred in investigating violations of, and enforcing compliance with, this chapter; or any other actual damages caused by the violation.~~

~~—2. The costs of the municipality's maintenance of storm water facilities when the user of such facilities fails to maintain them as required by this chapter.~~

~~—C. Other Remedies: The municipality may bring legal action to enjoin the continuing violation of this chapter; and the existence of any other remedy, at law or equity, shall be no defense to any such actions. In addition to the penalties established in this chapter, the city may refuse to renew business licenses or other permits while such a violation continues.~~

~~—D. Remedies Cumulative: The remedies set forth in this section shall be cumulative, not exclusive, and it shall not be a defense to any action, civil or criminal, that one or more of the remedies set forth herein has been sought or granted. (Ord. 02-16-2021A, 2-16-2021)~~



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	October 6, 2026

SUBJECT:	Review/Action on a Resolution adopting changes to the Cedar Hills Fee Schedule.
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager

BACKGROUND AND FINDINGS:

During the recent State audit of the City Storm Water Management, it was discovered that our current city code was deficient in providing details on requirements for developers/contractors and their Construction General Permit requirements along with administrative fine parameters for violations of the City Storm Water Management plan.

If the applicant fails to correct a violation identified in a Notice of Violation, the City may impose administrative fines in accordance with Utah Code Section 19-5-108.3, as amended.

Administrative fines may be assessed for each occurrence as follows:

1. Working without an approved construction storm water permit or required authorization: \$500.00 per occurrence.
2. Tracking mud or sediment onto a public roadway: \$300.00 per occurrence.
3. Failure to clean up or report spills affecting storm water: \$250.00 per occurrence.
4. Failure to conduct required storm water inspections: \$100.00 per occurrence.
5. Failure to maintain required storm water records: \$100.00 per occurrence.
6. Failure to implement or maintain required Best Management Practices (BMPs): \$500.00 per site, per occurrence.

The City may assess the applicable administrative fine for each business day a violation continues after written notice has been issued until the violation is corrected.

PREVIOUS LEGISLATIVE ACTION:

Fee Schedule was last modified on June 16, 2026

FISCAL IMPACT:

SUPPORTING DOCUMENTS:

Proposed Fee Schedule and Resolution

RECOMMENDATION:

Staff recommends the City Council review the submitted fee schedule and resolution with the intent of a motion.

MOTION:

To approve/not approve Resolution No. 10-06-2026B, a resolution adding, amending, or deleting certain fees to the official, fees, bonds and fines schedule of the City of Cedar Hills, Utah.

RESOLUTION NO. 10-06-2026B

A RESOLUTION ADDING, AMENDING, OR DELETING CERTAIN FEES TO THE OFFICIAL FEES, BONDS, AND FINES SCHEDULE OF THE CITY OF CEDAR HILLS, UTAH.

WHEREAS, the City has enacted various ordinances and fee resolutions setting certain fees for the City; and

WHEREAS, the City Council desires to provide an updated schedule of all City fees; and

WHEREAS, the purpose of this resolution is to add, amend or delete certain fees on the fee schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, as follows:

Section 1 Adoption

Pursuant to the provisions of Section 10-3-717 UCA, 1953, as amended, the City Council hereby adopts the schedule of fees for certain municipal services provided by the City as set forth below:

Specific fees to be added and/or amended effective immediately are as follows:

Public Works – Fees, Bonds, and Fines	
Storm Water Management Plan Violations	
Working without an approved construction storm water permit or required authorization	\$500.00 Per occurrence
Tracking mud or sediment onto a public roadway	\$300.00 Per occurrence
Failure to clean up or report spills affecting storm water	\$250.00 Per occurrence
Failure to conduct required storm water inspections	\$100.00 Per occurrence
Failure to maintain required storm water records	\$100.00 Per occurrence
Failure to implement or maintain required Best Management Practices (BMPs)	\$500.00 Per site, per occurrence

Section 2 Update/Adjustment of Fees

1. Any subsequent fee resolutions for any or all of the fees contained within this fee schedule shall have the effect of updating and/or adjusting the fee schedule accordingly.
2. Any adjustment that is needed for those fees not created by a separate fee resolution shall be accomplished only by amending or repealing this resolution and adoption of a new fee resolution.

**Section 3
Severability**

If any section, sentence, clause, or phrase of this resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

All resolutions or policies in conflict herewith are hereby repealed.

PASSED AND APPROVED THIS 6th DAY OF OCTOBER, 2026.

CITY OF CEDAR HILLS COUNCIL

By: _____
Denise Andersen, Mayor

VOTING:

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Erika Price	Yes	No	Absent
Kelly Smith	Yes	No	Absent

ATTEST:

Colleen A. Mulvey, MMC, UCC
City Recorder

DEPOSITED in the office of the City Recorder this 7th day of October, 2026.



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Sarah Sampson, Associate Planner
DATE:	October 6, 2026

SUBJECT:	Review/Action on acceptance of the Public Improvements and completion of durability for Cedar Hills Gateway Lot #7
APPLICANT PRESENTATION:	N/A
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: The Cedar Hills Gateway Lot #7 development has completed construction and has been inspected for compliance with City standards. The newly installed public improvements have completed the one-year durability period, to ensure the quality of the construction. The City has inspected the infrastructure and found that it meets standards; as such, the durability period is complete, and the development is accepted by the City.	
PREVIOUS LEGISLATIVE ACTION: Cedar Hill Gateway Lot #7 entered a one-year durability period on February 11, 2025	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Letter of recommendation from City Engineer	
RECOMMENDATION: To approve the acceptance of the public improvements for Cedar Hills Gateway Lot #7, complete the durability phase and release any remaining bond.	
MOTION: To approve the acceptance of the public improvements for Cedar Hills Gateway Lot #7 .	
ACTION: Motion: Second: Laura Ellison: Yes__ No __ Abstain __ Absent __ Mike Geddes: Yes__ No __ Abstain __ Absent __ Bob Morgan: Yes__ No __ Abstain __ Absent __ Erika Price: Yes__ No __ Abstain __ Absent __ Kelly Smith: Yes__ No __ Abstain __ Absent __	



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	October 6, 2026

SUBJECT:	Review/Action on commencement of a durability period for Cedar Hills Retail Lot #4, JW Properties Development
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Cedar Hills Retail, Lot #4 (Dutch Bros Coffee)– JW Properties Development has completed construction and has been inspected for compliance with City standards. As such, all of the newly installed public improvements will go into a one-year durability period. A bond will be held for the one-year period, valued at 10% of the cost of the public improvements to ensure the quality of the construction.	
PREVIOUS LEGISLATIVE ACTION: n/a	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: n/a	
RECOMMENDATION: Staff recommends that the City Council accept the durability bond for Cedar Hills Retail Lot #4 – JW Properties Development and enter into a one-year durability period.	
MOTION: To approve/not approve the acceptance of a durability bond for the Cedar Hills Retail, Lot #4 – JW Properties Development, valued at 10% of the value of the newly installed public improvements for the period of one year. {LIST ANY ADDITIONAL CONDITIONS OF APPROVAL}	
ACTION: Motion: Second: Laura Ellison: Yes__ No__ Abstain__ Absent__ Mike Geddes: Yes__ No__ Abstain__ Absent__ Bob Morgan: Yes__ No__ Abstain__ Absent__ Erika Price: Yes__ No__ Abstain__ Absent__ Kelly Smith: Yes__ No__ Abstain__ Absent__	



The City of Cedar Hills

TO:	Mayor and City Council
FROM:	Chandler Goodwin, City Manager
DATE:	October 6, 2026

SUBJECT:	Review/Action on the Waste Mangement Hazardous Materials Recycling Program
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, City Manager
BACKGROUND AND FINDINGS: Waste Management is proposing a new program to Cedar Hills residents, it is the, "At Your Door Special Collection" program proposing to pick up household hazardous waste that otherwise requires special disposal. What the program is: Residents call or go online to request pickup of home-generated special materials — paints, household chemicals, batteries, electronics, automotive fluids, garden/pool chemicals, mercury items, and sharps. WM vets the request, mails a collection kit (poly bag, instructions, labels, zip tie) 2–4 weeks later, and the resident sets materials out for pickup. Most collected material is recycled. What's Excluded: Biological/infectious waste, asbestos, liquid mercury, shock-sensitive/reactive materials, construction debris, tires, large appliances, containers over 5 gallons, ammunition/explosives, and any commercial (business-generated) material. The cost to residents for this program is \$1/month per household. There is no limit to the number of times that the program can be used by residents, and would allow for these hazardous materials to be picked up from the residents doorstep	
PREVIOUS LEGISLATIVE ACTION: None	
FISCAL IMPACT: \$12 per year per household. The program can be managed under a one year contract	
SUPPORTING DOCUMENTS: Waste Management Hazardous Material Recycling Program	
RECOMMENDATION: Review the proposed program, the household financial impact compared to the benefit received by the household, and the programs overall usefulness and need in Cedar Hills.	
MOTION: To approve/not approve the Mayor and Staff to work on entering into an agreement with Waste Management for the hazardous household materials recycling program, subject to the following conditions: {LIST ANY CONDITIONS NECESSARY FOR APPROVAL OF AN AGREEMENT}	
ACTION:	Motion: Second:
Laura Ellison:	Yes__ No__ Abstain__ Absent__
Mike Geddes:	Yes__ No__ Abstain__ Absent__
Erika Price:	Yes__ No__ Abstain__ Absent__
Bob Morgan:	Yes__ No__ Abstain__ Absent__
Kelly Smith:	Yes__ No__ Abstain__ Absent__



At Your Door Special Collection



An Efficient Solution for Home Generated Special Materials Management

- Home Generated Special Materials:
- Paints, Household Chemicals, Batteries, Consumer Electronics, Automotive Products and More
- Most Materials collected are sent for recycling
- An easy solution for residents



A Simple & Convenient Solution

- Requires minimal municipal management time.
- Eliminates need for special one day events.
- Homeowner questions can be redirected to WM.
- Diversion Reports available.



Acceptable Items for Collection



Household Chemicals

Ammonia, cleaning compounds, bleach, floor stripper, drain cleaner, rust remover, carpet/upholstery cleaner, tile/shower cleaner, and more



Paint Products

Oil-based paint, latex paint, spray paint, artist paint, wood preservative, stain, caulk, sealer and more



Fluorescent Light Bulbs

Compact fluorescent lamps (CFL) and straight fluorescent tubes



Syringes and Lancets

Sharps, syringes, needles and lancets



Automotive Products

Antifreeze, motor oil, oil filters, fluids, polish, waxes, vehicle batteries, upholstery cleaners, and more



Batteries

Batteries of various sizes: AA, AAA, C, D and rechargeable.



Thermometers and thermostats

Numerous items that contain mercury



Swimming Pool Chemicals

Pool acid, stabilizer, chlorine



Consumer Electronics

Computers, laptops, keyboards, monitors, microwaves, DVD/CD players, CD ROM, fax machines, cell phones, VCRs, desktop printers, scanners, gaming systems, related cords, and more



Garden Chemicals

Herbicide, insect spray/ insecticide, fertilizer, pesticide, and more



Flammable Items

Kerosene, gasoline, solvents and more

Unacceptable Items

- **Biological/Infectious Waste (except sharps in some programs)**
- **Asbestos**
- **Liquid Mercury**
- **Temperature Controlled/Shock Sensitive Reactive**
- **Construction Related Materials**
- **Tires**
- **Large Appliances or Freon containing appliances**
- **Containers larger than 5 gallons**
- **Ammunition/Explosives**
- **Commercial material or chemicals (from a business)**

Resident Order Process

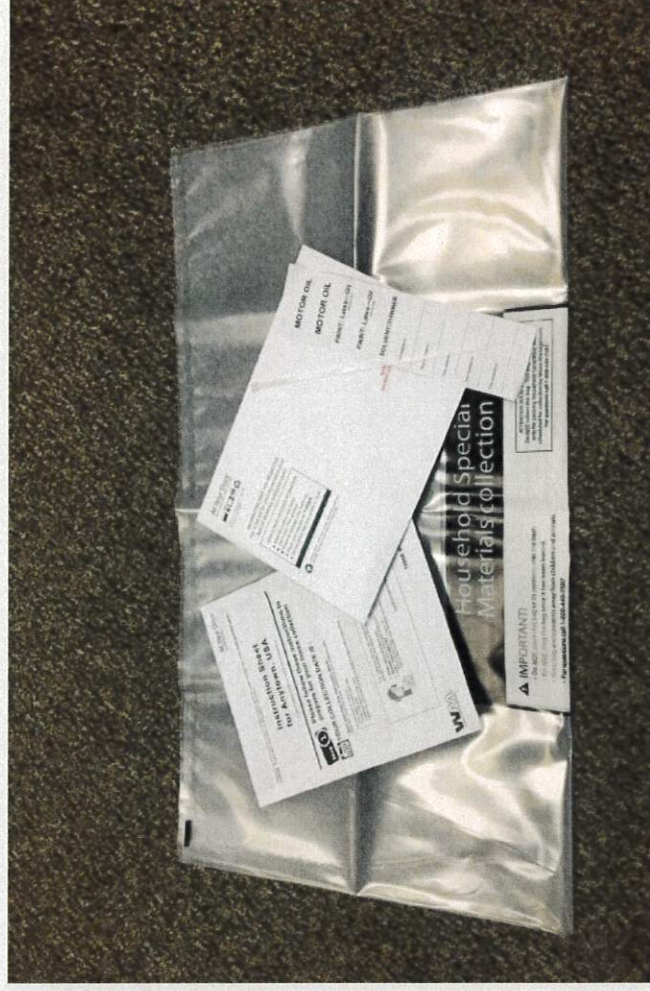
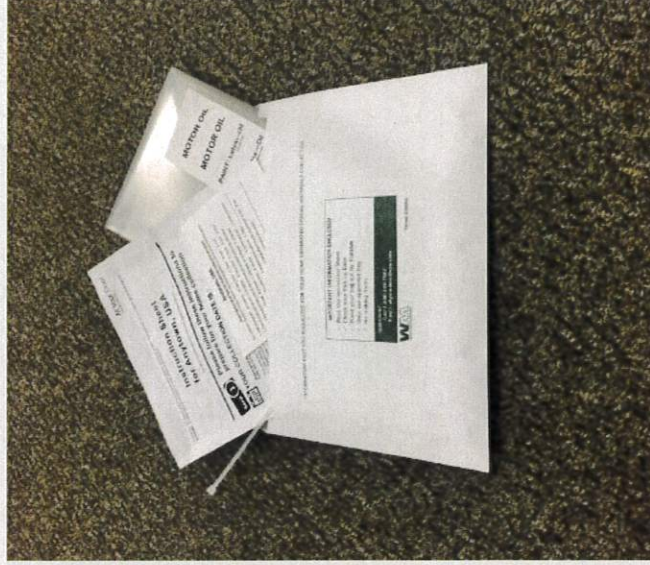
- Residents contact WM At Your Door via phone or website.
- WM assess the request, ensures residents are qualified, inventories the resident's materials, and enters the order in the system for collection.
- Residents with chemicals or sharps are sent an At Your Door kit. A kit is not required for electronic, battery or lamp collections.
- The kit includes a heavy-duty poly bag, packaging and placement instructions, labels, and zip tie.
- A collection kit is mailed to the resident, usually 2-4 weeks following the request.

At Your Door Special Collection®



At Your Door Collection Kit

Includes Collection Kit, Instruction Sheet, Labels, Zip Ties & Survey Card



Benefits of choosing At Your Door Special Collection Service

	At Your Door Special Collection	One Day Collection Events	Permanent Facility
Available Year Round	Yes	Varies by Location	Varies by Location
Convenience for all Households	Yes	No	No
Capital Investment	None for town	No	Yes
Abandoned Waste	Reduced	Yes	Yes
Emphasis on Recycling	Yes	Varies by Location	Varies by Location
Dedicated and Trained Staff	Yes	Unknown	Unknown
Customer Feedback	Yes, Customer Surveys	No	No
Accepted Materials	Paints, Household Chemicals, Batteries, Electronics and More	Varies - Only accepts limited items	Varies – Only Accepts limited items

At Your Door Reporting Capabilities

- Materials collected are tracked for reporting.
- This provides comprehensive reporting capabilities.
- Reports are designed to assist communities with reporting requirements.
- Reports can be provided monthly, quarterly, annually.

Material by Category Summary

Anytown, USA

From 1/1/2024 through 12/31/2024

MATERIAL	QUANTITY UOM	POUNDS	% of Total
Chemicals			
Acid liquid	44 gallons	17,124.18	10.20%
Acid solid	7 pounds	305.37	0.18%
Antifreeze	168 gallons	7.25	0.00%
Bare liquid	51 gallons	1,123.91	0.67%
Bare solid	23 pounds	299.57	0.18%
Batteries lead acid	3,552 Pounds	23.60	0.01%
Flammable liquid	339 gallons	3,552.00	2.12%
Motor oil	537 gallons	1,890.60	1.09%
Oil cooler liquid	18 gallons	3,866.94	2.30%
Oil cooler solid	14 pounds	102.34	0.06%
Paint oil based	6,077 gallons	11.50	0.01%
Paint liquid	31 gallons	2,998.48	1.79%
Paint solid	312 pounds	1,915.20	1.13%
Pesticide liquid	312 pounds	401.57	0.23%
Pesticide solid	69 pounds	111.50	0.07%
Tonic liquid	567 pounds	420.57	0.25%
Tonic solid	567 pounds	546.50	0.34%
Total:		17,124.18	10.20%
Electronics			
Cables-computer /opt	29 Each	8.70	0.01%
CD/VCD/DVD/ tape player	217 Each	1,128.40	0.67%
Cellphone w/battery	155 Each	65.10	0.04%
Computer-laptop	248 Each	1,591.57	0.95%
CPU	190 Each	4,490.80	2.54%
CRT	61 Each	2,000.80	1.19%
FaxMachine	12 Each	193.68	0.11%
Game w/elec.	42 Each	1,351.40	0.81%
Game w/out elec	127 Each	1,128.40	0.67%
Keyboard	140 Each	225.46	0.13%
Microphone	78 Each	2,840.54	1.71%
Monitor-flat	226 Each	2,422.72	1.44%
Mouse	96 Each	31.88	0.02%
Power-Supply	13 Each	40.14	0.03%
Printer-inkless	272 Each	3,693.76	2.20%
Scanner	14 Each	135.80	0.08%
Speakers	133 Each	1,115.87	0.67%
Stereo	67 Each	1,040.51	0.62%
Telephone	78 Each	119.34	0.07%
TV 20 and under	144 Each	4,952.32	2.95%
TV 21-30	164 Each	1,834.34	1.08%
TV 31 and up	61 Each	9,916.12	5.87%
TV Console	410 Each	5,916.12	3.47%
TV Flat screen less than 40	410 Each	11,300.40	6.74%
TV Flat more than 40	910 Each	59,944.90	30.37%
TV Projection	88 Each	12,856.80	7.66%
Total:		124,571.57	74.24%



Cost per resident

1.00



Thank you.

CONFIDENTIAL AND PROPRIETARY INFORMATION OF WM

At Your Door Special Collection®

