

**CITY COUNCIL MEETING
CITY OF CEDAR HILLS
Tuesday, September 1, 2026 6:00 p.m.
Civic Center
3925 W Cedar Hills Drive, Cedar Hills, Utah**

Present: Mayor Denise Andersen, Presiding
Council Member Mike Geddes
Council Member Bob Morgan
Council Member Erika Price

Absent/Excused: Council Member Laura Ellison
Council Member Kelly Smith

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

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 6:00 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member Geddes.

The Invocation was offered by Mayor Andersen.

2. Approval of Meeting Agenda.

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

3. Public Comment.

Jamie Payne addressed the Council regarding pedestrian safety concerns for elementary school students crossing North County Boulevard at Cedar Hills Drive to reach Cedar Ridge Elementary School. Ms. Payne stated that she lives in Highland with her four children and her youngest daughter is in 5th grade and attends Cedar Ridge Elementary.

Ms. Payne explained that due to public school district boundaries, children in her neighborhood attend either Hill Elementary or Cedar Ridge Elementary, and our kindergarten through 6th graders have to

use the North County Boulevard and Cedar Hills Drive intersection to get to school. She described the intersection as having two lanes in both directions and noted that it is the same intersection that leads to Lone Peak High School student parking lot, making it a very busy intersection with many student drivers, especially during rush hour.

Ms. Payne stated that she is a single mom who works full-time and often leaves before her kids leave for school. She said that her children must navigate the crossing independently.

Ms. Payne stated she is asking the same thing of Highland City and hopes that we can come together to better coordinate children's bus routes. She referenced an agreement made about three years ago between Highland City and American Fork City over Highland residents' students crossing city lines to get to Legacy Elementary in American Fork, expressing hope that a similar arrangement could be made with Cedar Hills.

Council Member Price asked what solution would ideally look like for her. Ms. Payne responded that a crossing guard would be ideal, noting that she had spoken to Principal Sims, who indicated the city is responsible for crossing guards. She stated that the district has some surplus funding for crossing guards but that other schools come first.

Council Member Geddes noted there is a traffic light at the intersection and mentioned the possibility of crossing flags that children could carry for visibility. Ms. Payne indicated this could be helpful but stated that a crossing guard would be the best ultimate solution.

Tresia Lindsay addressed the Council regarding concerns about neighborhood maintenance and residential density. Ms. Lindsay stated she has lived in Cedar Hills for 14 years on Doral Street. She expressed frustration about neighbors not keeping up their yards, and barking dogs at 2 a.m. She also raised concerns about a home for sale behind her residence where they are selling the lot and going to try to squeeze in another home there. Ms. Lindsay stated that they take care of their home and take pride in where they live, and she just would love to see a little bit more done about this.

The Mayor responded that the city could address barking dogs if reported and encouraged reporting such incidents. Regarding neighborhood maintenance, the Mayor suggested peer pressure often helps neighbors take care of their properties. Ms. Lindsay indicated she is located between two rental properties and expressed concerns about large rental companies purchasing homes in the area.

CONSENT AGENDA

4. **Approval of the Minutes from the August 18, 2026 City Council meeting.**
5. **Resolution No. 09-01-2026A, appointments to the Youth City Council Advisory Committee.**

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

CITY REPORTS AND BUSINESS

6. Mayor and Council, City Manager and Staff.

City Manager Chandler Goodwin thanked American Fork Police for their efforts in helping with school zone safety.

Mr. Goodwin reported that the construction of the city offices is progressing well.

Mr. Goodwin explained that the painting of lines on Cedar Hills Drive has not happened yet and we are scheduled to have that happen next week weather permitting.

Recreation Director Greg Gordon stated that flag football started this week, and adult soccer and kindergarten second grade programs started last week and are going well.

Regarding the golf course project, Mr. Gordon stated it is continuing with some initial slowness and hiccups. He expressed hope that the project will be completed by October.

Mr. Gordon noted that hole number 9 is in the worst shape due to too much water and announced plans to close that hole and open hole 10 instead, then close hole 10 for remediation. He stated that holes 1 through 8 and 10 will be the front 9 going forward for the rest of the year.

Public Works Director Kevin Anderson reported that road projects are wrapped up with only minor work remaining, including painting and resealing some areas. He noted there have been numerous water leaks around the city in the past three weeks, requiring street and sidewalk repairs. He reported that the Fall clean up day will take place on October 17th.

Mayor Andersen reminded residents that September 12th is the combined Day of Service with opportunities to sign up for citywide projects. An opening ceremony is scheduled that morning at the Stake Center by the roundabout.

The Mayor reminded residents to turn off irrigation sprinklers during rain, noting that many sprinklers were running during a recent rainstorm.

Mayor Andersen reported that the Youth City Council (YCC) is scheduled to begin and expressed appreciation for the women helping organize it. The YCC is planning more service projects and events for youth this year.

Council Member Price mentioned plans to combine a fundraising event with the Day of Service, with YCC coordinating a service project as part of the celebration.

Council Member Morgan thanked American Fork Police for their morning presence and assistance regarding traffic safety concerns near schools.

Council Member Morgan asked about a grace period for city utility bill payments before late fees are charged. Mr. Goodwin explained that bills are due upon receipt, and if not received by the first of the following month, a \$10 late fee is charged. The billing department tries to be lenient, particularly when the first falls on a weekend. Mr. Goodwin noted that staff works with residents who contact the utility department proactively before the due date to explain circumstances.

7. Review/Action and Public Hearing on amendments to Plat J2 in The Cedars at Cedar Hills Subdivision, located in the H-1 Hillside Development Zone.

City Manager Chandler Goodwin presented information regarding a lot line adjustment for Lots 5 and 6 on Colonial Drive in the Cedar at Cedar Hills Subdivision, located in the H-1 Hillside Development Zone. The property owner owns both lots, which are existing lots of record with buildable rights. Lot 5 already has a house on it.

Mr. Goodwin explained that concrete poured by the owner encroaches approximately 3 feet over the existing lot line onto the vacant Lot 6. Because the owner wishes to sell Lot 6 but does not want to remove the concrete, he is requesting a lot line adjustment to the boundary approximately 3 feet to the south to accommodate the concrete.

Mr. Goodwin displayed maps showing the existing lot line and the proposed adjusted lot line. He confirmed the adjustment maintains compliance with zoning codes and does not create any lots below minimum size requirements. The adjusted acreage sizes are approximately the same as before, with the new lot sizes being 7.6 and 7.8 acres.

Council Member Geddes asked whether the adjustment brought either lot below minimum size requirements. Mr. Goodwin stated that the city reviewed the application for compliance and confirmed both lots remain in solid code compliance. Mr. Goodwin added that when zoning applications come forward that conform to code, Planning Commission and City Council do not have latitude to deny them based on preference. Denying a compliant application could be considered property taking subject to legal liability. He emphasized this limitation applies when applications conform to existing code.

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

MOTION: Council Member Price moved to APPROVE amendments to Plat J2 Amended Lots 5 and 6 in The cedars at Cedar Hills Subdivision, located in the H-1 Hillside Development Zone. Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Absent, Council Member Geddes-Yes, Council Member Morgan-Yes, Council Member Price-Yes, Council Member Smith-Absent. The motion passed unanimously.

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

City Manager Chandler Goodwin explained this is a proposal for an at-your-door program for the disposal of household hazardous materials which includes proper disposal of chemicals, automotive products, cleaning products, gasoline, some paint materials, and similar items.

The process requires residents to call or submit a ticket to Waste Management, which then mails a packet with instructions and a special bag. Residents fill the bag with identified items and set it on their porch on the scheduled date. Waste Management follows a route to collect the bags from participating households. The cost of the program would be \$1 per month per household.

Mr. Goodwin explained that hazardous materials can currently be taken to the North Point transfer station for disposal. Council Member Price asked whether materials can still be taken there without participating in this program, and Mr. Goodwin confirmed they can.

Mr. Goodwin said that Waste Management is promoting the program, explaining that improperly disposed hazardous materials create hazards for trucks and drivers.

Mr. Goodwin reported that Waste Management has indicated that if the city engages in this program and agrees to a 2-year extension on their contract, Waste Management would forego any Consumer Price Index (CPI) adjusted rate increase for municipal solid waste collection.

Mr. Goodwin noted the city currently offers fall and spring cleanup events that cost a couple thousand dollars each time for dumpster rental and hauling. The city also offers 2 free dump passes per household, which are free to residents but billed to the city at a discounted rate of approximately \$8 or \$9 per pass.

Mr. Goodwin presented data on dump pass usage over the past three years: 1,181 passes in 2023, 1,203 in 2024, and approximately 900 in 2025, representing about a 25% drop-off. Each year represents approximately \$9,000 in costs to the city.

Regarding the CPI increase question, Mr. Goodwin explained that last year's CPI increase for waste and recycling was 4.9% with an additional 1% surcharge based on commodities markets. This increased residential rates from \$12.83 to \$13.42, approximately a 60-cent increase. Recycling rates increased from \$11.50 per can to \$13.63 per can.

Mr. Goodwin noted that Waste Management requires a 1-year agreement on the at-your-door program itself but is seeking a 2-year extension on the existing city contract. The CPI adjustment occurs annually in May.

Mr. Goodwin raised several considerations for Council discussion. He noted the city recently expanded property taxation by a net of \$2 per month, and this program would represent a \$1 monthly charge, effectively reducing that increase by half. He expressed sensitivity to adding another fee so soon after a tax increase.

Mr. Goodwin reported conducting an informal survey of residents about the program with mixed results. Some residents indicated they simply throw hazardous materials in the trash despite prohibitions. He emphasized the need to educate residents about proper disposal regardless of whether this program is adopted. Mr. Goodwin acknowledged this program would not be used 100% by all residents and expressed openness to whatever direction Council preferred.

Council members discussed preference for taking materials directly to the transfer station rather than waiting 2 to 4 weeks for Waste Management to pick up the items, concerns about the cumulative effect of small fee increases noting the city had already raised utility rates, and that the program would be imposed on everyone without an opt-in/opt-out option..

Council Member Geddes asked about the timing of CPI increases relative to the program start date. Mr. Goodwin explained that CPI increases occur in May, and if the program started in November, there would be 7 months before the CPI adjustment, meaning Waste Management would already be ahead on that trade-off.

Council Member Price noted that when she talked to people about the program, responses were pretty negative and the program was seen as an imposed tax for a service that they probably would not use.

Those who would use it questioned why they needed this program when the transfer station option already exists.

Mayor Andersen stated we can motion to table this item or motion to not approve the proposed program.

Council Member Geddes suggested tabling the item to allow more time to talk to neighbors and gather input on resident opinions.

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

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

The City Council was in Closed Session from 6:44 p.m. to 7:07 p.m.

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

ADJOURNMENT

11. Adjourn.

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

The City Council Meeting adjourned at 7:08 p.m.

Approved:
October 6, 2026

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