

golf course  
 timpanogos ssd  
 13 years GFOA  
 award winning  
 CloudSpeaker  
 expenses ● ● ●  
 volunteers  
 commitment  
 communication  
 support lone thank you adult programs  
 peak fire department leaders  
 budgets neighborhood  
 hills cedar proactive refinancing  
 infrastructure champions  
 citizen survey growth  
 success  
 strong growth  
 citizens committee  
 pressurized irrigation  
 water conservation  
 you tube public works  
 city app american fork police  
 family festival  
 GRAMA forward  
 together youth programs  
 vista room path & trail system service  
 twitter trailhead to adventure Facebook  
 development partnerships decisions  
 city council

simply  
 a great place to live.

STATE  CEDAR HILLS  
 OF THE CITY  
 2014

# MAYOR'S MESSAGE



**Mayor Gary R. Gygi**  
801-787-0342  
ggygi@cedarhills.org

“As your Mayor, I am proud to say that while we still have much work to do the state of our city is strong and I am doing my best to manage our property taxes responsibly.

“As always, I encourage and invite your input. Thank you for all you and your family does to better our City.”

-Mayor Gygi

Cedar Hills residents, I am proud to be your mayor and I, along with the city management and staff, value your ideas and input for ideas and solutions that are being contemplated and researched. One of the best things we do as a city to provide transparency is the State of the City Report. Council Member Jenney Rees began this project, and I hope it becomes an essential and indispensable report on the affairs of the City going forward. This report takes a great deal of time and effort from staff and council members, so please study this report and mark it up with comments, questions, and suggestions. I would enjoy a visit from you, or feel free to contact me via email or phone. I would enjoy talking with you and hearing from you. Tell us how you think we are doing – we appreciate your input.

I have lived here since 1999 and have watched our city's population grow to 10,000 residents, 2400 homes, and a commercial zone that is ready and waiting for more development. During these 15 years, I have seen tremendous growth in home building, as well as the parks and developed paths and trails. We have also seen our firefighters grow from volunteers to full-time employees who look after us when we need it the most. We are grateful for the firefighters and police officers who serve and protect our city. We honor them.

Alongside the growth discussed above, I sometimes hear that residents are concerned about the rising property taxes. This is an excellent discussion that I would like to have take place more often. I would like to have that conversation with as many people as I can, so this report seems like a good place to start. This is true that property taxes have been on the rise. However, one needs to look at what we as a city have accomplished over the years and what major components have caused the property tax increase. So let's get this conversation started.

In 1999, we had approximately 2,000 residents and now, in 2014, we have 10,000 residents. This increase in our population has caused us to add some required capacity and infrastructure to meet the needs of our residents and meet the needs of a new and growing city.

For example, we have added a public works building which houses the majority of our staff and doubles as the City Offices. We have also added a redundant well to help supply needed culinary water. In addition, we have added the pressurized irrigation system that provides us with needed secondary water for irrigation and watering. The well was financed and we have taken on bond debt. And of course, as residents, we voted on and approved a golf course. The golf course has been controversial for our city. Whichever side of the controversy you are on, the fact remains that we own a golf course and what we are doing right now to manage the bond debt and improve income matters. As Mayor, I advocated for getting better financing, which meant we needed a better bond rating for our city. My financial advisory skills and experience gave me insight on how to make this happen. The city moved forward and a few of us flew to San Francisco to meet with the bond rating agencies. The end result was an improved bond rating and then we negotiated better financing. These efforts, along with the refinance of another bond, resulted in savings over the life of the bonds by over \$750,000. I cannot express enough my confidence in our staff and leadership. Our city is in good hands.

In just the past few years, we have also added the civic recreation center, which has been the venue for recreation classes and events, city meetings and celebrations,

corporate events, family gatherings, weddings and receptions. These events have added income, which has helped, but the subsidies will continue for the foreseeable future. So as with any new city with population growth, we have incurred necessary expenses in infrastructure to meet the demands of a growing city. We have also incurred expenses with a golf course. So how has this growth and increase in expenses and the golf course impacted our property taxes?

First of all, we need some metrics or measurements to show us what has happened in regards to our property taxes. This type of measurement is so important for our city. It has been said that if you aren't measuring what you are doing then you will never know if you are improving. So I wanted to know how this growth, the related expenses over the past 15 years, and the golf course have impacted our property tax. Here is what I discovered:

In 1999, total property taxes were \$831 for a house valued at \$140,120.

- Cedar Hills operations made up 16.48% or \$137
- Alpine School District made up 64.54% or \$537
- County's combined total was 14.93% or \$124
- Central Utah Water Project (CUP) and other small non-city items make up the rest.

Today, in 2014, total property taxes were \$1,339 for the same home, which is now worth \$222,400. This is an increase of \$508 or 62%. This is slightly more than 4.1% per year.

- Cedar Hills operations are down percentage wise to 14.07% at \$208. This percentage, by the way, is the lowest it has been in the last 15 years, even though the dollar amount is up. This lower percent is in spite of the bonding that has taken place over the last decade to pay for a public works building and redundant well. This percent does not include the golf course payment for the general obligation bond, so our operations have held steady in a percentage to the total property tax levied.
- Alpine School District is now up percentage wise to 66.90% at \$990, an increase in percent and dollar amount.
- County's combined total is down percentage wise to 9.49% at \$141.
- Again CUP and miscellaneous items make up the difference.

As the late Paul Harvey would say, now for the rest of the story. In 2006, our taxes in Cedar Hills did increase, due to the bond on the golf course. In 2006, the golf course bond debt was 10.26% of your property taxes or \$136. Today it is down to 5.84% of your property taxes or \$86. These numbers tell a story – the story being, yes, our taxes have increased, but as a growing city we have increased in population and in necessary infrastructure, which equates to increased expenses, and in some cases more debt, as is the case with the public works building and redundant well. The percentage of overall property tax for the golf course bond debt has almost been cut in half. I would say that is a good trend in the right direction. Thanks to all of those who have helped in any way to manage our resources wisely. Your efforts have not gone unnoticed.

There will be more regarding this along with charts and graphs to support this information in our State of the City Report. As your mayor, I am proud to say that while we still have much work to do the state of our city is strong and I am doing my best to manage our property taxes responsibly. As always, I encourage and invite your input.

Thank you for all you and your family do to better our City.

## HIGHLIGHTS

- In the last 15 years, some of the added amenities are: public works building, redundant culinary water well, pressurized irrigation, golf course, civic recreation center.
- Fifteen years ago, in 1999, Cedar Hills had 2,000 residents. In 2014, we have 10,000 causing a need for increased capacity, infrastructure, and, yes, debt.
- Since 1999, property values have increased 59% and taxes have increased 62%.
- In 2006, golf course bond debt was 10.26% of property taxes; today it is 5.84%.

“The percentage of overall property tax paid for the golf course bond debt has almost been cut in half.”

Mayor Gygi

# CITY MANAGER



**City Manager David Bunker**

801-785-9668 ext 101  
dbunker@cedarhills.org

Thank you for taking the opportunity to read the third annual Cedar Hills “State of the City” report. This year the State of the City report contains additional information aimed at providing increased transparency and communication, based on your feedback from previous reports. We sincerely thank those of you who contacted the city last year after reading the information provided in each section. Your questions and comments are valued, as together we increase communication in our city. If you have any questions about the information contained in the 2014 report, we invite you to contact the Mayor and City Council or city management and we will be happy to discuss your questions with you.

Recently the city conducted a citizen survey where a variety of questions were posed on numerous topics. We appreciate the tremendous participation rates and feedback received. Some of the survey results may be surprising, and you may find some were as expected. The full report is available on-line or at the city office. One topic questioned was regarding the area of communication. Results from the survey indicate the majority of residents prefer receiving information from the city via email. Although not the “new” thing like Snapchat or Instagram, it is still a viable form of communication and is clearly the city-wide preference. The city has many of your email addresses on file, but in order to effectively reach all households we need additional contact information. If your email is not on file with the city, and you wish to receive communications through email, please forward it to the front desk. We have contact information for approximately 65% of the homes in our city. We would love to have an email contact for each home to provide current information, notify residents of pressing issues, and to distribute information quickly in the event of an emergency.

The city is currently using CloudSpeaker technologies for implementation of email notifications. However, city leaders are also considering other platforms that will allow residents to opt in or opt out from receiving email notifications from the city. With either platform, the city is committed to keeping your information private, and using it only for official city purposes.



As the city continues to address communication efforts, social media has become an even bigger part of that equation. Even though citizens prefer email as compared to Facebook or Twitter, these avenues provide a medium for residents to stay up to date with trending issues in the city. We invite all of our residents to “like” the Cedar Hills, Utah page. Yet, another avenue for communication is also being developed in the coming year. City leaders have begun development of a City App for smart devices that will be an additional conduit for residents to receive information or report an issue to the city. It is anticipated the App will allow a resident to submit a request, obtain confirmation that the city received it, and then receive live tracking updates as the project is completed. We feel this will increase the interaction we have with citizens who are the eyes and ears of activities and issues in the city.

Finally, the city would like to say “Thank you.” We are very grateful to the good men and women who volunteer so much of their time to help in every corner of our community. From our Planning Commission, Family Festival Committee, Water Conservation Committee to our Parks Trails & Beautification Committee, and everything in between. We have an incredible wealth of volunteer partners who work tirelessly to help us be the city we are. A list of our current committee members is provided this report. Please take a moment to express your appreciation to them. However, we also recognize many of you who have volunteered in the past and the city would like to thank you as well. You help add that tremendous value to Cedar Hills that has made us one of the best cities in America.

The Cedar Hills City Council and city management staff are committed to making Cedar Hills an exceptional place to live, work, and play. We’ve worked long and hard to be lean and efficient, looking for ways to stretch the value for your tax dollars. We consistently strive to provide a safe and beautiful city that is a wonderful place to raise your families. If you have any feedback to assist the city in these endeavors, please do not hesitate to let us know.

Thank you.

## HIGHLIGHTS

- The city has many of your email addresses on file, roughly 65% of the homes in the city, but in order to effectively reach all households we need additional contact information.
- City App for smart devices is being developed as an additional conduit for residents to receive information, submit a request, track live updates as projects are completed.
- Thank you, past and present volunteers serving in various capacities. People like you add tremendous value to Cedar Hills.

### City App



Coming Soon!

# CITY COUNCIL



Jenney Rees

801-358-8730  
jrees@cedarhills.org

Responsibilities: Communications and Media Relations;  
Celebration and Events; Youth City Council



Trent Augustus

801-885-5933  
taugustus@cedarhills.org

Responsibilities: Board of Adjustment; North Pointe  
Solid Waste Special Service District; Finance Committee



Daniel Zappala

801-362-3704  
dzappala@cedarhills.org

Responsibilities: Utah Valley Dispatch Special Service  
District; Lone Peak Public Safety District; Emergency  
Preparedness



Rob Crawley

801-735-7772  
rcrawley@cedarhills.org

Responsibilities: Utah Valley Dispatch Special Service  
District; Lone Peak Public Safety District; Emergency  
Preparedness



Mike Geddes

801-787-8238  
mgeddes@cedarhills.org

Responsibilities: Planning Commission; Economic  
Development

"You can't escape  
the responsibility  
of tomorrow by  
evading it today."

Abraham Lincoln

## CITY COUNCIL MEETINGS

1st and 3rd Tuesdays

7:00 pm

Community Recreation Center

# COMMUNICATIONS

Transparency and communication are high priorities for City staff and officials. The following items have been implemented by staff and/or officials to provide ongoing communication and transparency.

- The city website that includes news and events, information on recreation programs, contact information, weekly schedules, and more. The city website is [www.cedarhills.org](http://www.cedarhills.org).
- A page on the website called “Transparency” that contains important information for residents and also helped the city to earn an A+ rating for transparency from the Sutherland Institute.
- The city Facebook page and Twitter account for timely updates. Like our page at [www.facebook.com/cedarhillsutah](http://www.facebook.com/cedarhillsutah) or follow us on Twitter at [www.twitter.com/CedarHills\\_Utah](http://www.twitter.com/CedarHills_Utah).
- The city email notification system that is used to send out important and/or emergency information to residents. To submit your email address, visit [www.cedarhills.org/contact](http://www.cedarhills.org/contact) and select “submit email address” as the category. Please input your email address and physical address in the message field so we can link your email address correctly.
- The city automated phone notification system to notify residents of important messages. To add your phone number to this notification system, please contact the finance department at 801-785-9668 or email [dfossum@cedarhills.org](mailto:dfossum@cedarhills.org).
- Council Member Rees maintains a personal blog where she includes her notes from every council meeting. Her notes can be viewed at [jenneyreeschcc.blogspot.com](http://jenneyreeschcc.blogspot.com).
- Council Member Zappala maintains a personal blog where he provides detailed information and discussion on hot topics that affect the city. His blog is [cedarhillsblog.org](http://cedarhillsblog.org).
- Council Member Zappala has also created a budget application which shows 10+ years of financial information using charts and graphs. This is a user-friendly way of obtaining detailed information by city fund categorization. This site can be viewed at [budget.cedarhills.org](http://budget.cedarhills.org).
- Council Member Crawley sends periodic email updates on city issues. To be added to his email list please send your contact info to [rcrawley@cedarhills.org](mailto:rcrawley@cedarhills.org).
- The city has a YouTube channel where videos of meetings are posted. A link to this is available on the city website.
- The public comment portion of the City Council meeting gives residents the option of either making a general comment at the beginning of the meeting or making a comment on a specific agenda item when that item is up for discussion during the meeting.
- This State of the City report, which covers a variety of topics and issues for Cedar Hills. This newsletter will be created and sent to residents once each year.
- Ongoing public hearings and townhall meetings to discuss a variety of topics. Please visit the city website and social media sites to receive information on when these meetings will take place.



[www.cedarhills.org](http://www.cedarhills.org)



Join Automated Messages: 801-785-9668



[twitter.com/CedarHills\\_Utah](http://twitter.com/CedarHills_Utah)



<http://www.youtube.com/user/cedarhillsutah>



[www.facebook.com/cedarhillsutah](http://www.facebook.com/cedarhillsutah)



We love to receive comments and feedback on ways we can better communicate with residents. If you have ideas or would like to comment on any communication methods used by the city, please email Council Member Jenney Rees at [jrees@cedarhills.org](mailto:jrees@cedarhills.org).

## Pressurized Irrigation Issues

1. The PI system is being supplemented with culinary water during the summer months.
2. Running at full capacity 24x7 adds wear and tear to the system.
3. High demand has a negative impact on water pressure.
4. Any significant mechanical failures would result in the PI system running out of water until the issue was resolved.

The City of Cedar Hills has been continually monitoring pressurized irrigation (PI) usage as consumption levels can impact water supply and pressure. In 2013 the City had used approximately 1.2 billion gallons of pressurized water, which is enough to water 9,160 homes based upon State recommended outdoor water usage. We have approximately 2,510 homes in Cedar Hills. While we won't have total consumption numbers for this year until after the secondary water is turned off in October, we have been monitoring city-wide usage weekly and are consistently over the State recommendations.

While the original PI system was built to handle secondary water needs for the City at build-out, there are two main circumstances that have impacted that initial plan. The first is overconsumption, especially as we continue to struggle with drought conditions. The second was the dissolution of the Manila Water Company. This water company provided water services to homes in Cedar Hills and Pleasant Grove, but when it went out of business the City had to take on 100+ homes and add them to the water system. Many of these lots are larger than the average lot size in Cedar Hills. This was an unexpected event and not part of the PI design plan.

### ***Why is this a problem?***

Overconsumption causes concern for multiple reasons.

- The City is being forced to supplement the PI system with culinary water from city wells. In July and August, 100% of the drinking water provided through the Cottonwood Well is put into the PI system for outdoor watering.
- The system is running at full capacity 24x7 for most of the summer. This places tremendous wear and tear on the infrastructure and increases the likelihood of premature failure of key system components and unreliable performance.
- High demand throughout the night has a negative impact on water pressure, which has resulted in some residents not receiving enough pressure to adequately water their lawn.
- If there was a mechanical failure at the main culinary well, the City would have to provide culinary water to residents from the Cottonwood Well, which would mean that the PI system would run out of water.
- While the City is about 90% built-out there is still some room for growth. Adding more water users to the system will exacerbate the problems mentioned above.

### ***From where does the City receive water?***

The City has two culinary (drinking) water wells, the Harvey Well and the Cottonwood Well. The Cottonwood Well was built to provide redundancy to the culinary system but, as mentioned, in the summer months is pushing water into the PI system.



For the PI system, the City receives water from a few different sources. The PG Ditch provides water from American Fork Canyon runoff, but this water source tapers off early in the watering season. The City owns an irrigation well that provides secondary water to the PI system. The City also has two connections to the Central Utah Project pipeline (CUP); however, this water is very expensive and we have a limited supply. We are currently allocated 710 acre feet of water through CUP but have been using more than our allocated amount for the past few years. We will be asked to scale back to the number of water rights we have, and it's very difficult to purchase additional water rights from CUP as 100% of the shares are already allocated and no other cities are interested in selling. Lastly, our Cottonwood Well does provide culinary water to the PI system. The City has a series of booster pumps throughout the City that deliver water into the different pressure zones and into the PI pipes.

### *What is being done to address the problem?*

#### **Water Conservation Committee**

Earlier this year, the City created a Water Conservation Committee made up of residents from throughout the city and tasked them with researching the issues and coming up with recommendations. Their recommendation was to reduce consumption to 50% of 2013 levels and recommended the following measures:

- Installing PI meters at each residence, business, and city-owned property.
- Education on water conservation, incentive rebates, and watering schedules.
- Offering financial incentives for those obtaining water audits.
- Offering discounts on water rates for those who use less water than the State recommendations.

#### **Assessing Capacity and Performance**

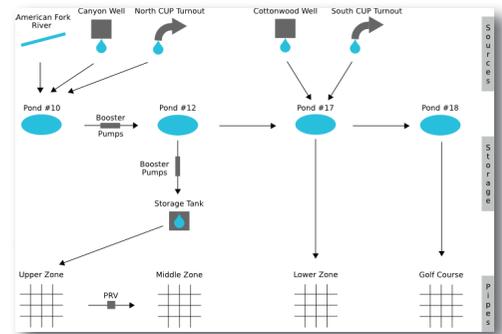
The City hired Hansen, Allen and Luce (HAL) to develop a model to evaluate capacity and performance under different scenarios. HAL completed this study and presented their findings in a townhall on August 15th. This presentation showed the impact on the system under different scenarios.

##### Scenario 1 – Current usage with current number of connections

- Very high water demand of 5.9 million gallons per day.
- Inadequate pressures exist on Timpanogos Cove.
- Marginal pressures occur near the top of the middle and lower zones.
- Very high velocities in excess of 7 feet per second occur in several pipes.
- High pressure fluctuations occur in several areas, particularly in the lower zone.
- System pressures limit the available flow from the CUP South turnout.

##### Scenario 2 – Reduced consumption with current number of connections

- With conservation goals achieved demand would be reduced to 3.5 million gallons per day.
- System pressures significantly improved.



See all images and explanations on pressurized irrigation at

<http://cedarhillsblog.org/pressurized-irrigation-capacity/>



The City hired Hansen, Allen and Luce (HAL) to develop a model to evaluate capacity and performance under different scenarios.

### Scenarios:

1. Current usage with current number of connections
2. Reduced consumption with current number of connections
3. At build-out but with reduced consumption
4. Culinary well failure
5. Booster pump failures



- Pipe velocities are improved – still a few trouble spots.
- Pressures are much more stable.

### Scenario 3 – At build-out but with reduced consumption

- At build-out, with conservation goals achieved demand would be 3.8 million gallons per day.
- System behaves similar to scenario 2 with only minor differences in pressures and velocities.
- System appears to have adequate capacity for build-out if water conservation measures are implemented.

### Scenario 4 – Culinary well failure

- Increase deliveries from CUP North turnout deliver water to lower zone from Pond 12.
- Short-term solution only – quantity of CUP water is limited.
- Demand would need to be curtailed significantly due to high velocities in booster pump discharge pipe.

### Scenario 5 – Booster pump failures

- Water could still be delivered, but water conservation would be critically important.
- Other pumps remaining in operation would need to operate for longer periods of time.
- Increased probability of additional pump failures due to extended operation.
- Curtailment of demand would help relieve stress on remaining pumping facilities until failed booster pump is back on line.

### Education Campaign

The City implemented an education campaign using the recommendations from the Water Conservation Committee. This campaign includes:

- A one-page mailing to each resident with information on State recommended watering schedules, rebate programs, water audits, and helpful tips.
- The creation of a new website dedicated to water conservation education. This site can be found at [chwater.org](http://chwater.org) or by going to the City's main website and clicking on the Water Conservation tab.
- Outdoor "water-odometers" which show usage amounts on a weekly basis.
- Watering tips each month in the City newsletter.
- Social media updates on water usage and reminders to shut off sprinklers during rain storms.
- A water conservation townhall meeting for all residents to attend and ask questions.

A more comprehensive review of the system can be found on Council Member Zappala's website

<http://cedarhillsblog.org/pressurized-irrigation-capacity/>

## City Reductions

City officials and staff understand that the City must do its part on conserving water. Some steps that have been taken by the City include:

- Installing rain delay sensors at the major parks so the sprinkler system does not turn on in the rain or after the ground has received a significant amount of rainfall.
- Reducing watering times on park strips owned by the City.
- Reducing watering times at the golf course.
- Providing golf maintenance crews with technology that allows them to remotely control the golf sprinkler system so that it may be turned off during rainstorms.

## What can I do to conserve?

There are several things each resident can do to reduce outdoor consumption.

- Follow State watering guidelines shown here. Cooler months means less water is needed.
- Frequently check your irrigation system for leaks.
- Adjust sprinklers so only the lawn is watered, not sidewalks or streets.
- Water between the hours of 10pm and 7am. Watering when it's cooler allows water to penetrate into the root zone.
- Avoid watering on windy days
- Let your grass grow longer and train your roots to grow deeper. Raise mowing height to 2.5 to 3 inches.
- Use low water plants and shrubs.
- Add mulch. A thick layer of mulch cools flowerbeds, inhibits weed growth, and slows the evaporation of water from the soil.
- Installing rain delay sensors on your irrigation system is an easy way to eliminate overwatering during rainstorms. Visit your local hardware store for supplies
- Schedule a free water check at [slowtheflow.org](http://slowtheflow.org). Trained workers will perform the water check at your home and provide you with a customized watering schedule.
- Apply grub and insect control when necessary and fertilize per product recommendations.
- Look for more watering tips at [waterwiseutah.org](http://waterwiseutah.org).

## Has there been talk of installing PI meters?

It is important to state upfront that the City has not made any decisions with regards to PI meters. We are currently in the research phase to better identify the issues we face now and in the future before it is determined how to best solve these issues. It will be imperative to finalize a solution before drastic measures

### MARCH

No irrigation recommended

### APRIL

No irrigation recommended

### MAY

21 minutes every 4 days

### JUNE

21 minutes every 3 days

### JULY

21 minutes every 3 days

### AUGUST

21 minutes every 3 days

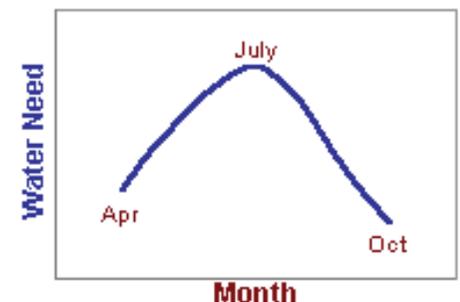
### SEPTEMBER

21 minutes every 6 days

### OCTOBER

No irrigation recommended

**Typical Lawn Water Demand Curve**



For more info, visit:  
<http://www.conservewater.utah.gov/Monthly/PrintableNorth.htm>



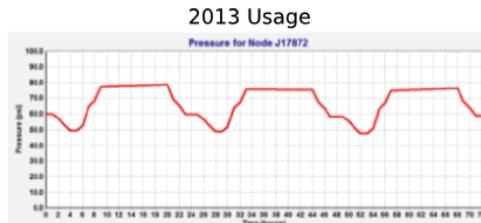
must be taken. We appreciate and encourage resident involvement as we continue through this research process. The purpose of water meters is to reduce consumption as residents with meters pay for water used instead of getting an unlimited supply at a flat cost. Studies done by the Division of Water Resources have shown that consumption rates are higher when water usage isn't metered as many don't know how much water they are using. Most residential users among the Wasatch Front use about 6 gallons of outdoor water per minute whereas we are using about 10 gallons per minute. It is interesting to note that most users throughout Utah do pay for outdoor water consumption used as many cities only provide culinary water for outdoor watering, which is metered.

In addition to water conservation, reducing the amount of water being delivered through the system also reduces energy and maintenance costs. As part of the research process, City staff is reaching out to other cities who have installed PI meters as part of their system to see what the results they have received in both water and energy reduction. Staff is also reaching out to cities in the area who do not meter outdoor water to see what measures they have put in place to reduce consumption and what effect that has had. This includes things such as assigning watering days, fines, and restricting access to the PI system. This research is being done openly and feedback is encouraged. For now, the City will continue with education efforts to raise awareness on water conservation and the issues we face.

## Timpanogos Cove Usage



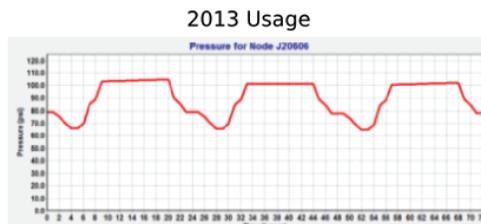
## Wedgewood Drive Usage



## Dogwood Lane Usage



## Dorchester Drive Usage



# RECREATION EVENTS

Cedar Hills offers a variety of recreation and events throughout the year. We have five public parks, which are supplied with water and electricity including public restrooms, and each park has playground equipment and plenty of open space for outdoor activities. Our extensive trail system runs throughout the city and provides a beautiful and safe environment for walking, running, or biking.

Cedar Hills Recreation Department  
(Contact Information in the pull-out to the right)  
Recreation Director: Greg Gordon  
Events Manager: Natalie Scott  
Golf Operations Manager: Wade Doyle

Our Recreation Department strives to provide many opportunities for residents of all ages. Our beautiful Recreation & Events Center also offers several activities to choose from, including:

## Outdoor Recreation Programs:

Tot Soccer (Fall & Spring)  
Flag Football  
Jr. Jazz Basketball  
Youth Soccer (K-2nd Grade)  
Lacrosse  
Ski Bus  
Tee Ball  
Golf Clinics

## Indoor Recreation Programs:

Tree Fitness Bootcamps  
Karate Classes  
Celebrations Dance Classes  
Lego League  
Celebrations Voice Lessons  
Princess & Superhero Days  
Pictures with Santa in December

Additionally, we have a beautiful 18-hole golf course with amazing valley and canyon views. To complement all of this, we are only minutes away from the American Fork Canyon. The canyon offers hiking, biking, fishing, equestrian trails, campgrounds, ATV and motorcycle single track, snowmobiling, snowshoeing, and cross-country skiing.

Our annual events include activities such as the Easter egg hunt, pumpkin walk, princess & superhero day, pictures with Santa, and the very popular Family Festival. We continue to host the free pancake breakfast for residents in August and look forward to creating additional community events that families and neighbors can enjoy together.

## Who do you contact?

Recreation Director (Greg Gordon)

- 801-785-9668, ext. 601
- ggordon@cedarhills.org

Events Manager (Natalie Scott)

- 801-785-9668, ext. 300
- nscott@cedarhills.org

Recreation Coordinators

- 801-785-9668, ext. 302
- recreation@cedarhills.org

Golf Operations Manager  
(Wade Doyle)

- 801-796-1705
- wdoyle@cedarhills.org



*Two of the great athletes of "Tot Soccer"*



*Lego League*



*Family Festival*



*Family Swim Night*



*Vista Room which hosts many fantastic City and individual citizen events*

## CEDAR HILLS RECREATION

*Athletics & Events Guide 2014-2015*

*Descriptions of all programs can be found online at [www.cedarhills.org](http://www.cedarhills.org)*



PROGRAM	DIVISION	REGISTRATION	DATES
<b>F A L L</b>			
Soccer	Grades K thru 3	May 1 until filled	Aug 12 thru Sept 27
Flag Football	Grades 2 thru 9	June 1 thru July 15	Sept 10 thru Oct 15
Tot Soccer	Ages 3 & 4	June 23 until filled	Aug 26 thru Sept 30
Pumpkin Walk/Haunted Creek	All ages	None Required	October 27
Cedar Hill-Billy Day	All ages	None Required	November 15
<b>W I N T E R</b>			
Santa Pictures @ Cedar Hills	All ages	None Required	December 8th
YCC Santa's Workshop	All ages	None Required	December 12th
Ski Bus	Ages 8+	Oct 1 thru Jan 15	February 7th, 21st, 28th
Jr. Jazz	Grades 3 thru 8	Oct 4 thru Dec 2	Jan 6 thru Mid-March
Lego League Qualifier	Grades 2 thru 9	Must register thru UTFL	January 17th
<b>S P R I N G</b>			
LP Youth Baseball	Ages 4 thru 15	Jan 1—Mar 1	April thru Early June
Spring Soccer	Grades K thru 2	February 1st until filled	April thru May
Tot Soccer	Ages 3 & 4	March 1 until filled	April 23 thru May 28
Super Heroes & Sidekicks	Ages 3 thru 12	February	March
Teen Easter Egg Hunt	Ages 11 thru 14	None Required	April 4
Easter Egg Hunt	Ages 0 thru 10-	None Required	April 3
Youth City Council Registration	Grades 9 thru 12	Applications due by May 1	2015-2015 school year
<b>S U M M E R</b>			
Lacrosse	Grades 3 thru 8	TBD	TBD
Tee Ball	Ages 4 & 5	March 15 thru Mid-May	June thru Early-July
Golf Clinics	Ages 8+	May 1 until filled	During June
Family Festival	All ages	None Required	TBD
Family Festival 5K	All ages	Online: <a href="http://www.afcanyonhalf.com">www.afcanyonhalf.com</a>	TBD

### Something for Everyone

Cedar Hills puts a high priority on providing the activities and services the citizens want. Some activities available within the City are:

- Get involved with the activities available; many of which have no registration!
- Cedar Hills residents are lucky to have one of the best golf courses in the state. Get involved with our local men's, women's or youth golf clubs.
- Hold your special event in the Vista Room, a top-rated facility equipped with some of the most beautiful views in the valley.
- Drop by and enjoy nature at one of our City parks. You may reserve a space at the City parks for an afternoon.
- Increase your movement and enjoy the views along our many City trails where you can bike, jog, or walk.
- You or your family can participate in the outdoor recreational programs (listed to the right)

### Cedar Hills Golf Club

The Cedar Hills Golf Club is a 6,600 yard, 18-hole, par 72 championship golf course nestled at the mouth of picturesque American Fork Canyon in North-Central Utah County. With the first tee shot dropping almost 200 feet from the tee to the fairway, an exciting round of golf is guaranteed right from the beginning. Far from the average hard-edged golf course, Cedar Hills lets nature do the talking. The recently replaced bunkers with higher quality sand blend into the natural transition areas with native grasses. Our course layout encompasses varied topography and

scenic vistas from the highest point on the 14th green, which is 5,280 feet above sea level, to the American Fork River 750 feet below.

**Tee Times & Rates**

Call 801-796-1705 to book tee times up to seven days in advance. Tee times may also be booked online at [www.cedarhillsgolfutah.com](http://www.cedarhillsgolfutah.com). Please contact the Pro Shop for questions regarding golf lessons or to schedule a golf tournament for your own company with special preferred pricing for Cedar Hills residents.

**Resident Rates (with cart)**

9 Holes	Monday-Thursday \$18.00*	Friday-Sunday \$20.00*
18 Holes	Monday-Thursday \$34.00*	Friday-Sunday \$38.00*

*\*Ask to get a resident card to save money next time you golf at the Cedar Hills Golf Course. Must show ID with a Cedar Hills address.*

**Golf Leagues**

Men’s Club - Every Wednesday at 4:30 pm, check in at 4:00 pm.  
Call 801-796-1705 for information on Women’s and Youth golf clubs.

**Season Passes & Tournaments**

The Cedar Hills Golf Club has a variety of season passes to fit your needs - including single and family passes to extensive corporate passes to fit you and your customer’s needs. Season passes start for as little as \$600 for an individual pass. Call or stop by our Pro Shop and speak with Wade Doyle to find out which season pass best fits your needs. We’d love for you to make the Cedar Hills Golf Club your home course or put on a great event and/or company tournament personalized just for you.

**Vista Room**

The beautiful Vista Room is located inside our Community Recreation & Events Center. Guests to the Vista Room will be treated to breathtaking views of Utah Valley, Timpanogos Temple and Utah Lake. Whether you need a space for a youth sporting banquet, family gathering, community class, meeting or a reception, we can accommodate your group. The Vista Room’s capacity is 240 people with tables and chairs provided. The Vista Room is quickly becoming one of the most sought after venues in the county and tends to book up quickly. The total floor area is over 4,000 square feet and is the perfect size room to make you feel right at home with your guests.

**Pricing**

Monday-Thursday for a 7 hour event	\$1500.00
Friday-Sunday for a 7 hour event	\$1700.00

*\*Cedar Hills residents receive 10% off the normal rental rates pricing. Earlier this year the City mailed each resident a coupon for \$200 off a full rental. Please come*



*The view on Hole 10*



*Hole 14*

*Cedar Hills Golf Course has some of the prettiest views in the valley*



*Vista Room*

### Who do you contact to use the Vista Room facilities?

Events Manager, (Natalie Scott)

- 801-785-9668, ext. 300
- nscott@cedarhills.org

Residents get a 10% discount!

Pricing includes an events staff person on site during your event.

to the building for a tour of our beautiful facility. Contact Natalie Scott for special resident pricing for dates scheduled within 30 days of the event or for smaller events that last less than a couple of hours.

### Amenities

- Flexible floor plan to allow seating for up to 240 people
- Tables, chairs, and linens
- Optional catering available
- Sound system, two 55" HDTVs, and Blu-Ray
- Outdoor venue accommodations, including a newly installed pergola
- Kitchen prep room with running water, refrigerator, and plenty of counter space
- A beautiful bride's room available for weddings

Pricing includes an events staff person on site during your event. Additional time can be booked for a small fee, if needed. Please call our Events Manager at 801-795-9668 ext. 300 for more information or to tour the Vista Room. Additional services are also available for minimal fees, please inquire for additional information.

### Room Rentals

Within the Community Recreation & Events Center we also have a conference room and two large rooms in the basement that may be rented for \$30/hour. We would love to help you plan a retreat for your company, which could include a business meeting in the conference room and golf for any size group. If interested,



*Pergola available for your outdoor events. The scenic views surpass description and would be perfect for any outdoor event, formal or casual.*

please contact the Recreation Director or Events Manager at the phone numbers listed above.

**Parks and Trail Guide**

**City Parks**

To reserve a park facility, please submit a park reservation request form (located on the city website) to the Front Desk ([frontdesk@cedarhills.org](mailto:frontdesk@cedarhills.org)) or drop off at the City office, 10246 N Canyon Road. Please call 801-785-9668, ext. 100, for more information.



*Heritage Park*

**City Trails**

The Forest Creek Trail, the Bonneville Shoreline Trail and the newest addition, the Murdock Canal Trail, encourage bikers, joggers, and walkers to use our outdoors for invigorating exercise and breathtaking views of the surrounding area. To view our City’s amazing trail system, visit our website at [www.cedarhills.org/maps](http://www.cedarhills.org/maps).

*\*Please note that the golf course cart paths should not be used as a walking or biking path.*

Park	Address	Amenities
Heiselt's Hollow	3955 W. Cedar Hills Drive	Little League/Softball Field, Playground, Walking Path, Small Picnic Table, Restrooms
Heritage Park	4425 W. Cedar Hills Drive	Pavilion, 6 Tables, Electricity, Restrooms, Playground, BBQ Grill, Basketball Court, Volleyball Pit, Frisbee Golf Course, Amphitheater, Walking Path, Trail Access
Mesquite Park	10440 N. Mesquite Way	Full-Sized Soccer Fields and Two Junior-Sized Fields, Playground Area, Pavilion with Picnic Tables, Restrooms
Sunset Park	9814 N. Dorchester Drive	Pavilion with Picnic Tables, Restrooms, Large BBQ Grill
Timpanogos Cove Park	9508 N. Timpanogos Cove	Five Picnic Pavilions, Two Playgrounds, Basketball Court, Natural Amphitheater, Restrooms, Trail Access

*The restrooms in all the parks open starting mid-April and are closed around the first of October.*



To Protect and Serve:

- 35 Sworn Officers
- 2 Part-time Officers
- 2 Animal Control Officers
- Sponsors 6th grade youth education (NOVA).
- 26,478 calls responded to in 2013

The American Fork Police Department has 35 full-time sworn officers and two part-time officers. In addition to the sworn personnel, the department has an ordinance enforcement officer, victim's advocate, administrative analyst, and four support personnel. The Patrol Division is the largest division in the department with 23 officers including two full-time K9 handlers. Within the patrol division, the officers are assigned to Patrol, Motors, K9, SWAT, Bicycle, and other specialty assignments. In the last year, AFPD has detailed two investigators as full-time drug interdiction detectives. AFPD also sponsors a youth education course (NOVA) in the elementary schools in every 6th grade class in Cedar Hills and American Fork. The NOVA program educates the youth in how to deal with challenges in our society such as drugs, gangs, bullying, alcohol and tobacco. In 2013, AFPD responded to 26,478 calls for service.

## *Police Force*

The patrol division consists of the officers you see in your neighborhood. They are responsible for preliminary investigations. They often are the ones who gather information about criminal cases and make a report to detectives. They are first responders who arrive on scene in emergencies. All of the officers are trained in first aid and CPR. Our officers are handling a busy call load of traffic enforcement, accident investigation, and responding to all calls for service.

## Police Force

- **Patrol** - Officers seen in your neighborhood. Officers are trained in criminal cases, First Aid and CPR.
- **Bicycle** - Certified on bikes. Main function is for public presentations and large crowds.
- **K-9 Teams** - Two officers each work with a Police Service Dog. Each K-9 Team can do the work of four officers in certain situations.
- **Motorcycle** - Main role is traffic enforcement and accident investigation in addition to public events.

Our bicycle team is made up of several officers who have certified to ride mountain bikes while on patrol. These officers are often deployed in neighborhoods and can be seen interacting with our children. They are great for public presentations and do very well working in crowds and doing business patrols. We have deployed these officers in neighborhoods with vehicle burglary problems due to their ability to cover large areas in the open where they can see and hear what is going on in residential areas. Often they can seem to appear out of nowhere on individuals who are prowling through parked cars.

The department has two K9 teams. These are two officers each with a Police Service Dog (PSD). These units can each do the work of four officers. As an example, it would take four officers to check an open business for a burglar whereas a K9 officer and his dog can do it alone and in a fraction of the time. These officers and their PSD are certified to detect commonly abused recreational drugs, criminal apprehension, and handler protection. They are also used in many public presentations and are a great PR tool for the department.

The motor officers are assigned to ride motorcycles for traffic enforcement. These officers are used for traffic accident investigation as well. When a traffic accident blocks off access to a road, these officers can easily maneuver their way through to where help is needed. They are often used for traffic surveys and other traffic related issues. They are also used for public events such as parades, funerals and V.I.P. escorts.

Our SWAT team is made up from both the patrol and investigations divisions. SWAT, or Special Weapons and Tactics, serve high risk search warrants, are trained in hostage rescue, and V.I.P. protection. Active shooter training has been conducted with each elementary school in Cedar Hills and American Fork. Each school's faculty received a tactical presentation by the Chief of Police and the SWAT Commander in responding to a "lockdown" situation in the school. Each school was then assisted in a full lockdown drill where each student was introduced (in a non-threatening manner) to a uniformed police officer and a tactical officer dressed in a SWAT uniform so they would recognize who the "good guys" were in a critical incident. The lockdown training and drill were warmly received by the faculty and students in each school. Our SWAT officers are often training in the schools so we are familiar with the layout of the school and are better prepared if an emergency were to happen.

The investigation division is made up of the remaining officers of the department. This division is responsible for the investigation of criminal cases. They are responsible for the "who dun it?" of police work. These officers are highly trained and skilled in their abilities. Their training and experience have enabled them to investigate crimes from domestic violence to homicide. These detectives are among the best investigators in the county. Their abilities put them head and shoulders above other investigators in the area. In the last five years the American Fork Police Department has successfully investigated and prosecuted four homicide cases. This is an unfortunate statistic to mention, but it speaks to the investigative skills of the police department.

The department's victim advocate is a great asset to the community. She assists all victims of criminal activity. She spends the majority of her time in assisting victims of domestic violence. She helps them with filing court paperwork as well as follow up with prosecutors on court cases. She often attends court with these victims as a support and to help prosecutors with their cases.

Our Records Division provides prompt assistance to the community in answering law enforcement questions, assisting with fingerprints, and supplying police reports. All services are free to residents of Cedar Hills and American Fork.

### ***Our Services***

The NOVA program is a big hit with both parents and children. NOVA is taught by uniformed officers to 6th grade students in all of the elementary schools. The NOVA program helps teach our children the importance of making correct life choices as they mature. Those choices include being a good student, avoiding drugs, alcohol and violence, and being contributing citizens in their communities, just to name a few.

The American Fork Police Department started the first Safe Schools meeting in the State of Utah. On a monthly basis the principals and their assistants from all of

### SWAT

- Serve high risk search warrants
- Hostage Rescue
- VIP Protection
- Participated in active shooter training with each elementary school in Cedar Hills

### Investigation

- Solving criminal cases
- Successfully investigated and prosecuted four homicide cases



### KEEPING YOUR CHILDREN SAFE

Monthly meeting facilitated by our victim's advocate to better help schools understand student needs.

Lockdown drills with each school on a bi-annual basis to ensure students and police alike have familiarity with routines and school property.



the schools in Cedar Hills and American Fork meet at the police department with detectives and their supervisors. Representatives from Wasatch Mental Health, DCFS, and the school district attend as well. This meeting is facilitated by the victims advocate and cases involving students and their families are discussed in this meeting. This information helps school officials in understanding why certain students may be acting out and information about their health and wellbeing are discussed for the safety of the students. A school official knowing that mom and dad were involved in a family fight and dad was taken to jail is important information for the school to help students. Schools may also have concerns about students that are discussed with detectives. This information sharing is focused on the best interests of children and has been a great help to the community. School district officials along with DCFS and mental health representatives often have resources available to help these families.

American Fork Police have a great working relationship with each school. On a bi-annual basis officers from the department, along with the command staff, assist the schools with lock down drills. During these drills both patrol and tactical (SWAT) officers monitor the drills. The command staff takes a uniformed patrol officer and a tactical officer dressed in a SWAT uniform to each classroom. A discussion is held with the students to familiarize them with what a responding officer looks like, so the children will know who to run to in an emergency situation. Law Enforcement has found that often suspects involved in school violence dress in camouflage clothing. We are educating the students to recognize the difference between a suspect and a police officer. These drills are enthusiastically received by school personnel.

Often some of the day-to-day items the police department handles go unnoticed by the public in general. We receive several requests a week to speak with youth groups and neighborhood meetings. LDS wards often call on us to present safety presentations to their young women groups. Our officers are often teaching merit badge classes to Scout groups such as fingerprinting, law, crime prevention, and all of the citizenship merit badges. Empty nester groups and Relief Society groups often request presentations on neighborhood security and home safety/security. These presentations are always made by a command level officer. Cub Scout and other scout groups are often at the department taking tours of our facility, and they always enjoy interacting with the officers and blasting the siren on police cars.

We appreciate the opportunity to serve Cedar Hills. While our station is located in American Fork, we consider your community part of ours.

***For non-emergency questions or concerns you may reach us at 801-763-3020.***

# LONE PEAK FIRE DEPT

Lone Peak Fire Department is proud to serve the residents of Cedar Hills. Organized in 1996, LPFD has grown to include paramedic services and critical care transports, in addition to fire fighting.

Our staff consists of a fire chief, an assistant fire chief, nine fire captains, 28 firefighters/paramedics, three firefighters/engineers, seven firefighters/EMT's, and 25 interns. We are certified in pediatric advanced life support and advanced cardiac life support. Our vehicles and equipment are state-of-the-art in order to provide the best care to our patients.

LPFD primarily responds to calls regarding structure fires, brush fires, and emergency medical calls. However, we are equipped to also handle swift water rescues, hazardous material spills, vehicle accidents, canyon rescues, forest fires, patient extrication, and ice rescues. Some of the non-emergency functions that we participate in are business safety inspections, fire hydrant testing and maintenance, school programs, fire pre-planning, station tours, teaching community classes, scout assignments, citizen assists, and community emergency preparedness planning.

## ***Our main services include:***

**Fire protection:** Response comes from three stations with state-of-the-art equipment, often times in less than five minutes. Several structures have been saved due to this quick response time.

**Emergency Medical Services:** Our paramedics average 13 years of emergency medical experience, which is one of the highest in the state.

**Rescues:** We specialize in many types of rescue procedures and certifications including swift water, ice, and high angle. Our teams are called out to many other jurisdictions due to our expertise and training.

**Fire Prevention & Education:** We log thousands of hours each year in fire prevention, public safety, emergency preparedness, and high school instruction. Our Fire Marshal and crews perform business safety inspections and code enforcement on every business each year. Many hours are spent teaching CPR, First Aid, home safety, and merit badge counseling.

**Training:** Our firefighters participate in extensive training every shift. Each firefighter is required to log at least 10 hours of training within a 48 hour shift in their areas of expertise, PT, and certifications.

**Community Service:** We feel customer service is our number one goal. We give over 100 tours of the station each year. We hold open houses and public demonstrations frequently. Our motto is: Give back to the people we serve to make our community a better and safer place to raise families. In addition, we respond to many non-emergency calls to assist the public in their time of need.

**Facilities & Equipment:** We are fortunate to have very supportive public officials who provide us with the proper buildings and equipment needed to do our job to the best of our ability while keeping firefighters safe. Many lives and property have been saved due to this progressive thinking.

A unique item we have in Cedar Hills is our transport engine. This vehicle is a fire truck and ambulance in one. This will help us operate more efficiently and effectively, while saving taxpayers thousands of dollars.



We appreciate the opportunity to serve this community and welcome questions or feedback at any time. We may be reached at 801-763-5365.

# PROPERTY TAXES

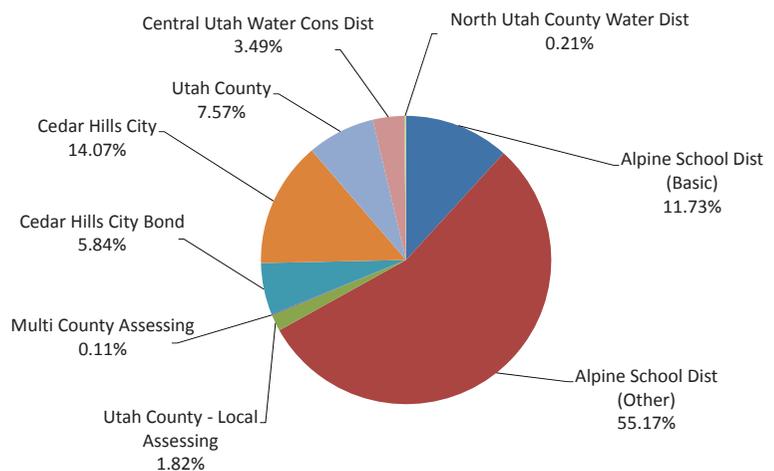
## Where does your money go?

Each year you receive a Notice of Property Valuation and Tax Changes from the Utah County Auditor. This notice provides the estimated value of your home, the change from the prior year, and lists the various portions of the property taxes you have to pay. For a home in Cedar Hills valued around \$230,000 the breakdown looks similar to this:

CURRENT AND PROPOSED TAXES (Does NOT include Personal Property)						
Taxing Entity	Taxes Last Year	Tax This Year				
		No Budget Change	Proposed Budget	Change in Taxes	Percent	
ALPINE SCHOOL DIST (BASIC)	182.36	180.83	180.83	0.00	0.00%	
ALPINE SCHOOL DIST (OTHER)	851.08	850.88	850.88	0.00	0.00%	
UTAH COUNTY - LOCAL ASSESSING	11.29	28.04	28.04	0.00	0.00%	
MULTI COUNTY ASSESSING	18.77	1.66	1.66	0.00	0.00%	
CEDAR HILLS CITY BOND	112.98	90.10	90.10	0.00	0.00%	
CEDAR HILLS CITY	228.33	217.02	217.02	0.00	0.00%	
UTAH COUNTY	119.51	116.73	116.73	0.00	0.00%	
CENTRAL UTAH WATER CONS DIST	52.98	53.78	53.78	0.00	0.00%	
NORTH UTAH COUNTY WATER DIST	3.33	3.19	3.19	0.00	0.00%	
<b>Total Property Tax</b>	<b>1580.63</b>	<b>1542.22</b>	<b>1542.22</b>	<b>0.00</b>	<b>0.00%</b>	

Notice only 19.91% of your property tax is City tax. The City has no control over the remaining amount you pay to other entities such as the school district, which collects the largest portion, or the County. Also, notice that there are two line items for Cedar Hills. In order to be transparent, the City separates the amount due for the golf course bond payment (listed as CEDAR HILLS CITY BOND) from everything else. This year the tax rate for the General Fund is 0.001703%, which equates to \$669,454 in revenue. The portion labeled Cedar Hills City Bond goes to the golf fund revenues to pay off the general obligation bond. This year the tax rate for the bond is 0.000707%, which equates to \$278,020. This is \$50,000 less than last year due to the refinancing of the golf course bond. When we refer to

Property Tax Distribution



property tax rates we reference the combination of both, which is 0.002410% for fiscal year 2015.

### *How are property taxes assessed?*

When it comes to the City's portion, there are generally two approaches cities use to determine how much tax you must pay each year. The first and most common approach is for the tax rate (or percentage) to adjust each year as property values change so that the total tax collected by the city is approximately the same every year. Each year the County re-estimates property values and then calculates what this tax rate should be so that the revenue collected by the City remains constant. The benefit of this approach for residents is that you will pay about the same amount of city property tax every year, regardless of the value of your property. The benefit to the City is that revenues stay consistent whether home values go up or down.

The second approach is for the tax rate to stay the same regardless of changes in property values. This means when your property values go up you pay more in taxes, and as your property values go down you pay less in taxes. One of the problems with this approach is that if property values go up significantly during a bubble, the city can receive much more revenue, leading some to worry that government could needlessly expand during these times. In addition, the constant fluctuation of tax revenue makes it difficult to budget each year for city services, causing some services to be cut if revenues go down.

A particularly difficult problem for some local cities occurs when they reduce rates if property values go up (to avoid expanding government), but then hold those rates low when property values go back down. This has caused some cities to fall many years behind in basic services such as road maintenance, causing a need to propose steep rate hikes to make up the shortfall when major maintenance projects are needed.

### *Which option is Cedar Hills using for the new fiscal year?*

The past few years, the City Council has chosen to adopt the County's calculated tax rate, so that city revenues stay constant. The reasoning is that this prevents a tax increase for residents, since the amount they pay stays the same each year, and avoids expanding government simply because times are good. This year, the City Council voted to adopt the Utah County calculated tax rate, which means the tax rate will go down from .002873 to .002410. This decrease is due to most property values increasing over the past year. For most residents this means the city portion of property taxes paid will be very close to the amount paid last year, even though your property value may have gone up.

*Is it true that Cedar Hills has the highest tax rate in North Utah County?*

While it is true that Cedar Hills does have one of the highest tax rates in North Utah County, this is not the same as the tax burden. The City's portion of your property tax bill is only 20% of the total bill, and it is a smaller portion now than it was in 2007-2008 (from 25% then to 20% now). And, because Cedar Hills' property values are near the middle for North Utah County, our actual tax burden is likewise near the middle.

There are two primary factors that explain Cedar Hills' higher tax rate. First, Cedar Hills is a relatively young city that has experienced most of its growth in the last 10 years. This means we have had to bond in recent years for infrastructure such as water facilities and buildings, whereas surrounding cities are older and have had many years to pay off this debt. Second, in 2005 the residents of Cedar Hills voted to bond for the golf course and the payments for this bond use about 1/3 of our total property tax revenue. While some may regret this decision, it is our obligation to pay off this bond and work to make the course as successful as possible so that we can preserve our open space and the value of our assets. It is also important to remember that the tax rate is only one way to compare property taxes across cities. Another way to compare property taxes is to examine how much revenue is collected per household. The chart below shows the property tax collected per household for cities in Utah County. As you can see, Cedar Hills residents pay less

Taxes by City

CITY	2013 Population	2012 Households	2012 Median Household Income	Median Home Value	Property Tax Levy	Tax Rate	Property Tax \$ Per Household
WOODLAND HILLS	1,436	324	\$ 81,625	\$360,340	\$ 458,217	0.005262	\$ 1,414
MAPLETON	8,784	2,162	72,054	\$359,900	1,399,149	0.003052	647
LINDON	10,611	2,534	64,759	\$353,000	1,592,919	0.001862	629
ELK RIDGE	2,850	566	70,359	\$255,374	317,840	0.002909	562
DRAPER	1,890	488	74,389	\$347,350	241,091	0.001791	494
ALPINE	10,024	2,256	81,606	\$486,900	1,095,969	0.001611	486
AMERICAN FORK	27,813	7,858	52,042	\$223,200	3,642,361	0.002540	464
HIGHLAND	17,011	3,637	94,656	\$438,600	1,631,233	0.001886	449
<b>CEDAR HILLS</b>	10,179	2,221	79,415	\$334,900	947,474	0.002410	427
LEHI	54,382	14,303	63,881	\$250,300	6,055,430	0.002172	423
SARATOGA SPRINGS	22,749	5,397	64,205	\$267,700	2,010,708	0.002233	373
PROVO	116,288	30,703	25,753	\$213,000	11,411,268	0.002775	372
SPRINGVILLE	31,205	8,775	46,425	\$205,400	2,807,699	0.002054	320
SALEM	6,928	1,927	60,434	\$219,258	564,498	0.001896	293
PLEASANT GROVE	34,988	9,261	44,888	\$241,900	2,697,620	0.001977	291
OREM	91,648	27,515	37,684	\$216,800	6,659,605	0.001716	242
SANTAQUIN	9,843	2,533	49,712	\$195,900	612,443	0.002176	242
EAGLE MOUNTAIN	24,217	5,771	56,229	\$197,600	888,409	0.001192	154
SPANISH FORK	36,956	10,186	53,623	\$206,400	1,564,298	0.001123	154
PAYSON	19,154	6,246	45,708	\$187,900	824,808	0.001268	132

## Property Taxes Continued

city tax per household than our neighbors in Alpine, American Fork, and Highland. Finally, property taxes only make up only 27.3% of tax revenue for the city; most of our revenue comes from sales and use taxes. As the city continues to attract commercial development, this will help reduce our reliance on property tax revenues and allow Cedar Hills to provide services at a lower cost to residents.

### *Is anything being done to reduce my tax burden?*

The city would like for the commercial zone to be developed with businesses that bring in additional sales tax revenue. In the meantime, City officials and staff work to make sure that operations are efficient and look to identify ways to reduce the amount of debt owed by the City. Below is an analysis of property tax rates for each taxing entity over the past 15 years. In the year 2000 the percentage of the overall property tax bill for general operations was 16.48%. It spiked in 2003, which is about the time the city started experiencing tremendous growth, but has steadily gone down and is now at 14.07% of the total property tax bill, the lowest it has been since 1999.

Fiscal Year	Alpine School District Tax Rate	Alpine School District % of Total	Cedar Hills General Operations Tax Rate	Cedar Hills General Operations Tax % of Total	Cedar Hills Debt Levy Tax Rate	Cedar Hills Debt Levy % of Total	Cedar Hills Combined Tax Rate	Cedar Hills Combined Tax % of Total	UT County Combined Tax Rate	UT County Combined % of Total	Central Utah Water Tax Rate	Central Utah Water % of Total	North Utah County Tax Rate	North Utah County % of Total
1999-2000	0.006962	64.54%	0.001778	16.48%	0.000000	0.00%	0.001778	16.48%	0.001611	14.93%	0.000396	3.67%	0.000040	0.37%
2000-2001	0.006884	65.04%	0.001778	16.80%	0.000000	0.00%	0.001778	16.80%	0.001506	14.23%	0.000377	3.56%	0.000040	0.38%
2001-2002	0.006769	66.72%	0.001566	15.44%	0.000000	0.00%	0.001566	15.44%	0.001404	13.84%	0.000369	3.64%	0.000037	0.36%
2002-2003	0.006953	63.96%	0.002142	19.70%	0.000000	0.00%	0.002142	19.70%	0.001382	12.71%	0.000358	3.29%	0.000036	0.33%
2003-2004	0.007884	68.04%	0.001898	16.38%	0.000000	0.00%	0.001898	16.38%	0.001411	12.18%	0.000358	3.09%	0.000036	0.31%
2004-2005	0.008119	69.80%	0.001700	14.61%	0.000000	0.00%	0.001700	14.61%	0.001425	12.25%	0.000353	3.03%	0.000035	0.30%
2005-2006	0.008082	69.70%	0.001690	14.57%	0.000000	0.00%	0.001690	14.57%	0.001391	12.00%	0.000400	3.45%	0.000033	0.28%
2006-2007	0.006883	60.50%	0.001690	14.86%	0.001167	10.26%	0.002857	25.11%	0.001251	11.00%	0.000357	3.14%	0.000028	0.25%
2007-2008	0.006937	63.78%	0.001690	15.54%	0.000926	8.51%	0.002616	24.05%	0.001000	9.19%	0.000302	2.78%	0.000022	0.20%
2008-2009	0.007057	63.77%	0.001690	15.27%	0.000906	8.19%	0.002596	23.46%	0.001105	9.99%	0.000286	2.58%	0.000022	0.20%
2009-2010	0.007541	63.18%	0.001690	14.16%	0.001078	9.03%	0.002768	23.19%	0.001203	10.08%	0.000400	3.35%	0.000024	0.20%
2010-2011	0.008220	63.45%	0.001856	14.33%	0.001138	8.78%	0.002994	23.11%	0.001294	9.99%	0.000421	3.25%	0.000026	0.20%
2011-2012	0.008812	63.99%	0.001957	14.21%	0.001196	8.68%	0.003153	22.90%	0.001342	9.75%	0.000436	3.17%	0.000028	0.20%
2012-2013	0.008828	63.88%	0.001994	14.43%	0.001189	8.60%	0.003183	23.03%	0.001324	9.58%	0.000455	3.29%	0.000029	0.21%
2013-2014	0.008699	65.38%	0.001922	14.45%	0.000951	7.15%	0.002873	21.59%	0.001259	9.46%	0.000446	3.35%	0.000028	0.21%
2014-2015	0.008096	66.90%	0.001703	14.07%	0.000707	5.84%	0.002410	19.91%	0.001149	9.49%	0.000422	3.49%	0.000025	0.21%

### 15 -year Tax History

In 2006 an additional tax levy was assessed to pay for the golf course bond. This started with a rate of 10.26% of the total property tax bill. Staff and officials have worked to reduce that burden, including refinancing the bond at a lower interest rate of 2.47%. As a result, the debt levy percentage of the total property tax bill is at the lowest it has ever been, at 5.84%.

## BUDGET CATEGORIES

1. Governmental Funds
  - » General Fund
  - » Capital Projects Fund
  - » Golf Debt Service Fund
  - » Golf Fund
2. Internal Service Funds
  - » Motor Pool Fund
3. Enterprise Funds
  - » Water, Sewer and Storm Drain Fund

### What Is In The Budget?

The budget consists of five separate funds that are in three different categories.

**Category 1** – Governmental Funds include activities that comprise the City’s basic services. The four governmental funds are the General Fund, the Capital Projects Fund, the Golf Fund, and the Golf Debt Service Fund.

The General Fund is considered the chief operating fund of the City. This fund accounts for all financial resources of general government services funded primarily through property and sales tax revenue.

The Capital Projects Fund accounts for the resources used to acquire, construct, and improve major capital facilities, other than those financed by proprietary funds.

The Golf Fund is used to account for the revenues and expenses associated with operating the golf course.

The Golf Debt Service Fund is used to show revenues and expenses specifically for the repayment of the bond obtained for the golf course.

**Category 2** – Internal Service Funds account for the financing of goods or services provided by one department to other departments of the City on a cost reimbursement basis. The only internal service fund is the Motor Pool Fund.

The Motor Pool Fund accounts for the maintenance and acquisition of City vehicles.

**Category 3** – Enterprise Funds are used to separate funding for activities that use fees to cover most or all of their costs. The only enterprise fund is the Water, Sewer, and Storm Drain Fund.

The Water, Sewer, and Storm Drain Fund is used to account for the revenues and expenses associated with the operation of the City’s water, sewer, and storm drain utilities. The fees assessed to residents are established to cover costs.

### General Fund

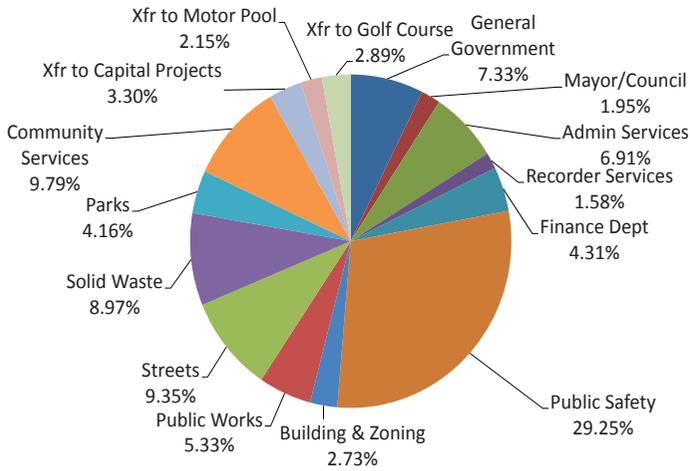
Revenues for this fund mainly come from taxes and charges for services. Expenditures include most of the necessary expenses incurred to run the City including public safety, public works and utilities, community services, parks, streets, and administrative services.

Each year the Mayor, City Manager and staff, the Finance Committee, and the City Council spend several months discussing priorities on how to best provide the services residents need. Each year the cost of those services increases and we discuss how to keep those services without increasing the property tax revenues

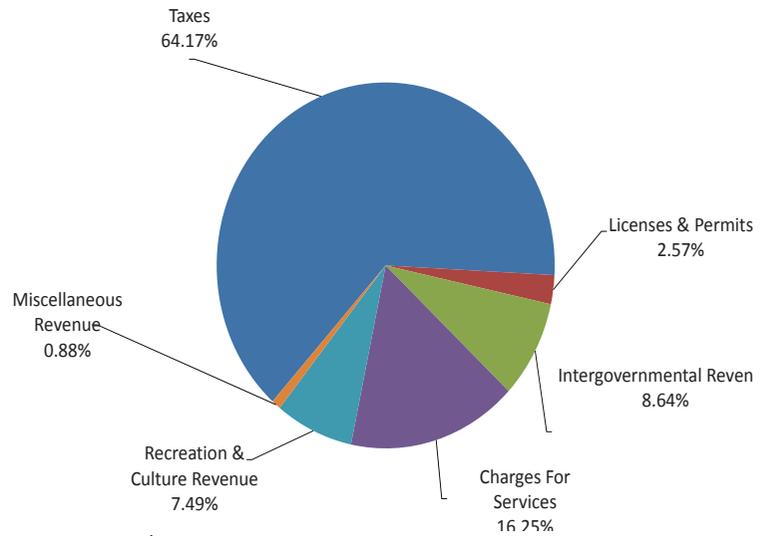
## GENERAL FUND HIGHLIGHTS

- Revenues increased \$72,000.
- General expenses down \$33,850.
- Fire fees increased \$46,765.
- Police fees increased \$13,132.
- Building and Zoning down \$12,644.
- Public Works increased \$27,438.
- Park supplies and maintenance increased \$14,500.
- Library expenses increased \$3,800.

## General Fund Expenses



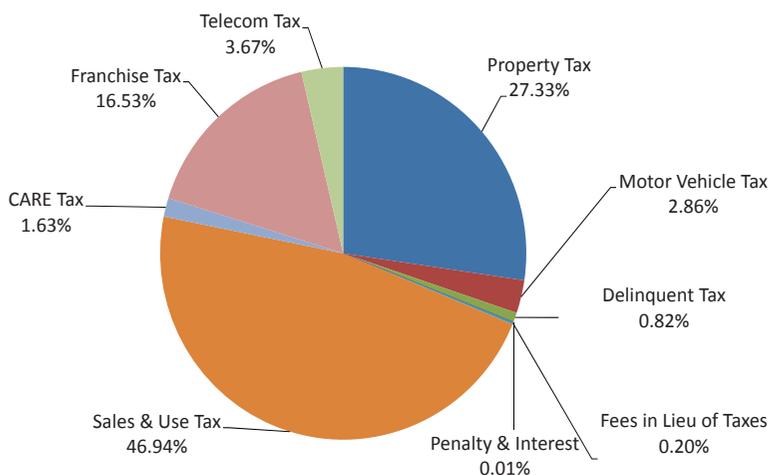
## General Fund Revenues



that each resident provides. Our goal is to keep property tax revenues as low as possible while doing our best to maintain the level of service residents expect.

### Highlights:

- The overall General Fund revenues are up \$72,000 from 2014 with the bulk of this coming from an expected increase in Sales & Use Tax and Franchise Tax.
- Garbage fees increased \$23,000, which is due to more households requesting a second garbage can (not a recycling can).
- General government expenditures decreased \$33,850.
- Fire services increased \$46,765 and police services increased \$13,132.
- Building and Zoning decreased \$12,644 as building in Cedar Hills continues to decline.
- Public Works expenditures increased \$27,438 as a new full-time employee was needed.
- Our contract for park supplies and maintenance increased \$14,500.
- Library expenses were increased \$3,800 so that more families can receive a library reimbursement.



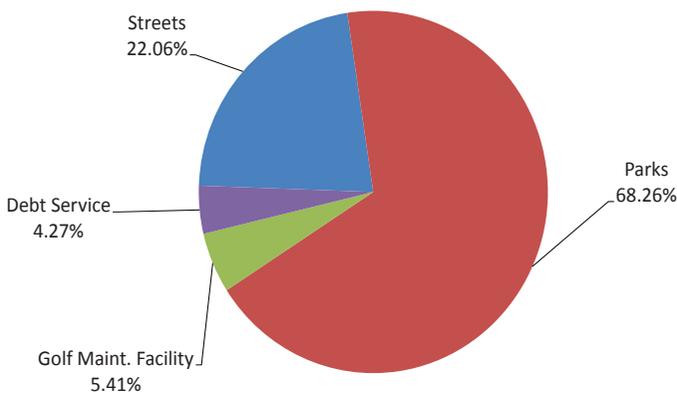
Tax Revenue

The majority of tax revenue comes from Sales & Use Tax while Property Tax accounts for 27.3% of the overall tax revenue.

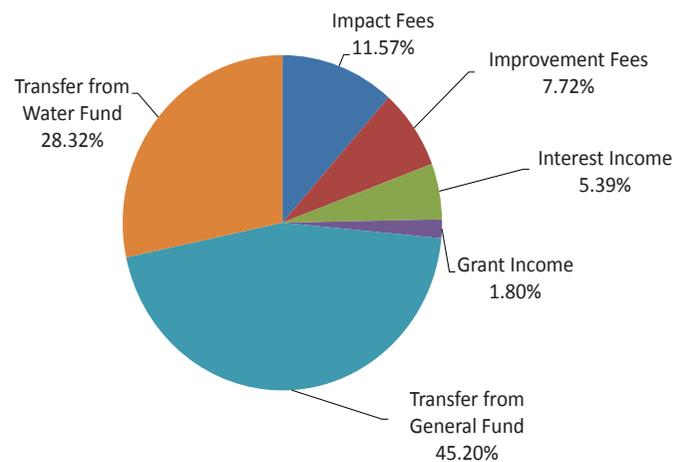
## Capital Projects Fund

The principal sources of funding are impact fees, transfers from other funds, grants, and bond proceeds. Expenditures include items such as street projects; acquisition, building, and improving parks; and city buildings.

### Capital Projects Fund Expenses



### Capital Projects Fund Revenues



#### Highlights:

The major projects for FY 2015 are:

#### Capital Projects 2015:

1. Roundabout at Harvey Blvd and 4600 West being researched.
2. Phase I for Bayhill Trailhead Park.
3. Completion of maintenance facility at the golf course.
4. Acquisition/Development of Deerfield Park (unknown start/completion date.)
5. Widening of Harvey Blvd. (unknown start/completion date)
6. Bond payments. (Bond obtained for Public Works Building.)

- Roundabout or other solution for traffic problems at Harvey Blvd and 4600 West. This is still in the research phase and nothing has yet been presented to or approved by the City Council.
- Phase I for the Bayhill Trailhead Park. This park space is currently owned by the City and has been part of the master parks plan for over a decade. Phase I will begin construction of a playground area, but the entire park will be completed in later phases.
- The completion of a maintenance and equipment facility at the golf course. The current facility has major safety and storm drainage issues that must be addressed. Funds for this would come from the General Fund and Water, Sewer, and Storm Drain Funds. This is still in the discussion phase and nothing has yet been approved by the City Council.
- There are two projects included in the budget that are long term plans and will not be completed in FY 2015.
  - The acquisition and development of Deerfield Park, located next to Deerfield Elementary. The City has been in litigation with the Harvey family over this piece of land for some time and it is not yet known when this dispute will be settled. However, we are required to budget and plan for

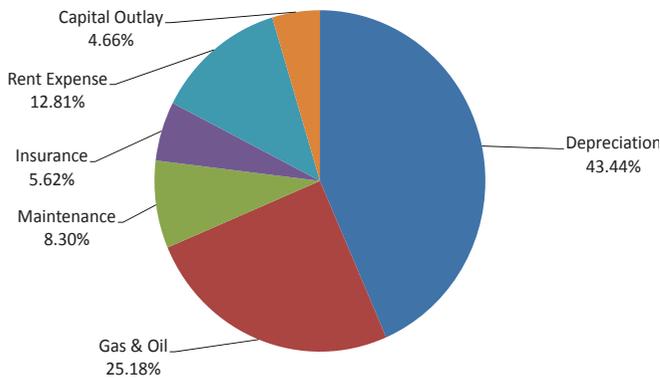
this project each year in the event that the dispute is settled in our favor.

- The second is the widening of Harvey Boulevard, which would occur in conjunction with the Deerfield Park project.
- Payments made on the bond obtained for the Public Works building come out of this fund. The bond for the Public Safety Building was paid off in FY 2012.

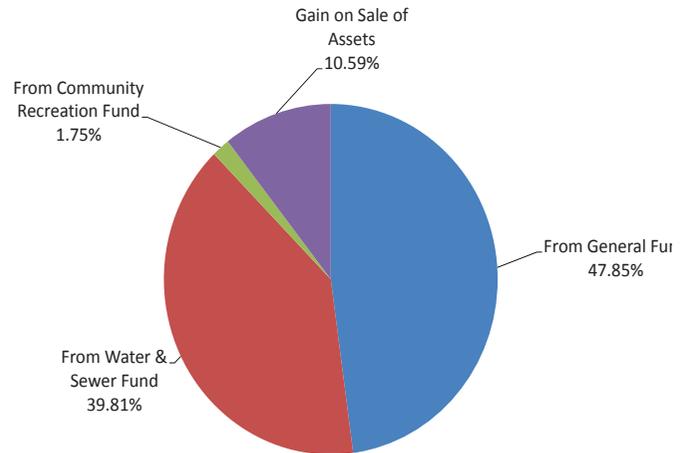
## Motor Pool Fund

The main source of revenue for this fund comes from transfers from other City funds, though any gain on the sale of City-owned vehicles is also included in the revenue. Expenditures include gas, oil, maintenance, insurance, and depreciation.

### Motor Pool Expenses



### Motor Pool Revenues



#### Highlights:

There are no significant changes to the Motor Pool Fund for FY 2015.

## Water, Sewer, and Storm Drain Fund

Revenues for this fund come from fees paid for the use of water, sewer, and storm drain services. Expenditures include everything required to supply these services, including employee salary and benefits, materials, and maintenance.

#### Highlights:

- Increases in revenue for FY 2015 are mainly due to an increase in utility rates, which was recommended in the Utility Rate study performed in 2012. This increase is necessary to ensure that system upgrades can be performed as scheduled, without the fund falling short of projected revenues. Water fees



**Timpanogos Special Service District**

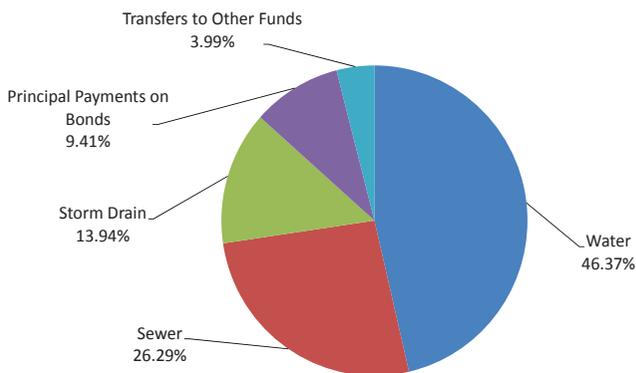
*Photo source:*

<http://img.deseretnews.com/images/article/mcontent-image/1154287/1154287.jpg>

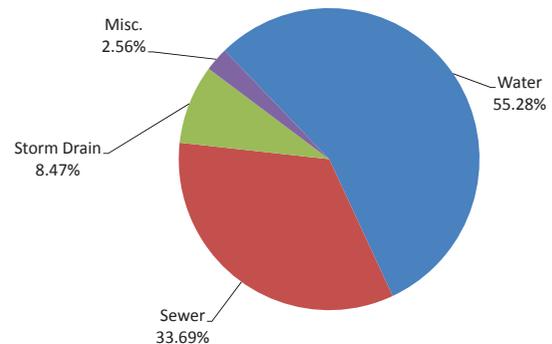
are increasing 6.4%, pressurized irrigation fees will remain the same, storm drain fees are increasing 6.5%, and sewer fees will remain the same, despite an increase made by TSSD.

- Timpanogos Special Service District (TSSD) increased rates 14% for all member cities. Cedar Hills is absorbing this increase in the budget this year instead of passing the additional charges on to residents, but it is unlikely this will be possible in future years.
- Upcoming projects include a storm drain retention project (anticipated for 2016), which is based on EPA requirements for storm drainage; sewer improvements (anticipated for 2015-2020); new irrigation pumps (anticipated for 2019); and chlorination stations (anticipated for 2020).
- Supplementary water expenses are increasing \$12,000. This is due to an increased demand for pressurized irrigation water. This water is supplied through the Central Utah Project.
- Storm Drain Maintenance is increasing \$100,000 due to EPA requirements.
- The payments for three bonds come out of this fund. Two are for the pressurized irrigation system and one is for the redundant culinary well.

## Water, Sewer and Storm Drain Expenses



## Water, Sewer and Storm Drain Revenues



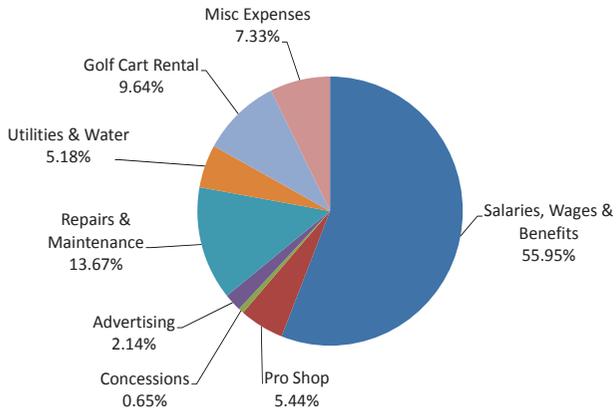
## Golf Fund

Sources of funding for the golf course include revenue generated from golf activities (i.e., green fees, season passes, concessions, pro shop sales) and any needed transfers from the General Fund to cover losses. Expenditures include everything needed to maintain and operate the golf course.

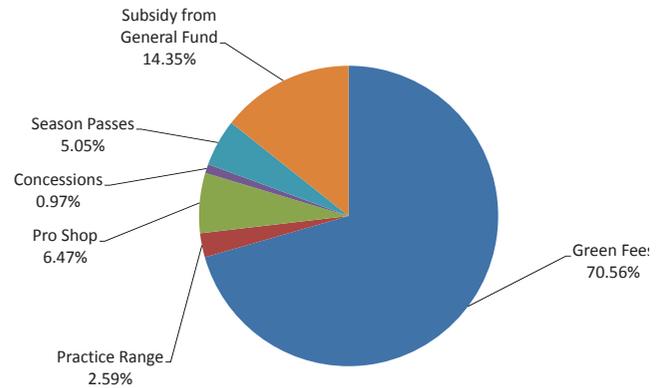
Highlights:

- Property tax revenue and all expenses associated with the bond have been moved to the new Golf Debt Service Fund to make the financial information for the bond easily identified and more transparent.

Golf Fund Expenses



Golf Fund Revenues

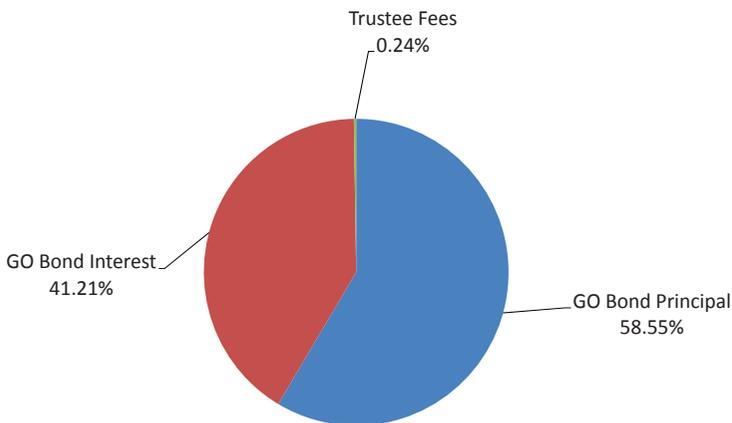


- The expected subsidy to cover operational losses for FY 2015 is \$113,863.
- Events revenues and expenditures were moved to the General Fund last year so that this fund more clearly reflects the financial performance of the golf course.

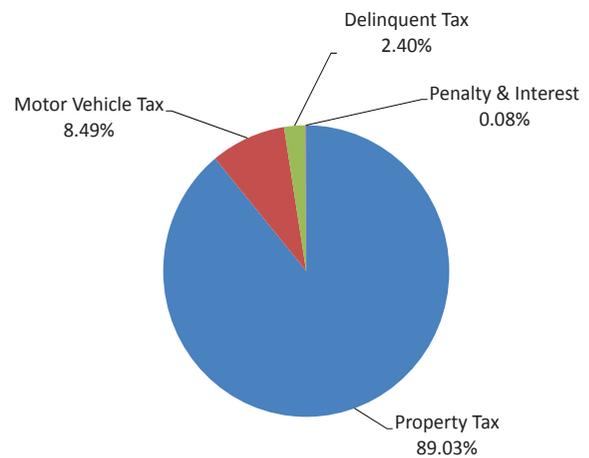
*Golf Debt Service Fund*

This is a new fund created to show the revenues and expenses associated with the golf course bond. Property tax revenue for this fund go directly to paying off the bond.

Golf Debt Service Expenses



Golf Debt Service Revenues



Highlights:

- The annual bond payment was reduced as the bond was refinanced at a lower interest rate of 2.47%.

- Motor Vehicle Tax and Delinquent Tax are allocated by the State and are based on the City's debt levy, so these revenues will be used to pay the golf course bond.

## How Much Does The City Owe?

The City has six outstanding bonds.

	Date Issued	Original Amount	Balance as of 7/1/2014
<b>General Obligation Bonds</b>			
Golf Course Series 2005	11/10/2005	\$6,250,000	\$325,000
Golf Course Series 2012	12/20/2012	\$5,570,000	\$5,455,000
<b>Revenue Bonds</b>			
Pressurized Irrigation (PI1)	3/16/2006	\$6,215,000	\$4,715,000
Public Works Building	6/15/2006	\$2,325,000	\$1,900,000
Cottonwood Well	10/17/2007	\$2,090,000	\$1,575,000
PI Improvements (PI2)	3/12/2009	\$930,000	\$778,000
<b>Total</b>		<b>\$23,380,000</b>	<b>\$14,748,000</b>

Golf Course – This bond was voted for by residents in 2005 and is paid for with property taxes, motor vehicle tax, and delinquent tax. A separate line item on property tax statements shows how much is collected from each household specifically for the payment of this bond. In 2012 the City refinanced the general obligation bond for the golf course at a new lower rate of 2.47%. This new rate was made available after the City received an AA- bond rating by both Fitch and Standard & Poor. The new interest rate equates to a total savings of almost \$500,000 over the life of the loan, or approximately \$23,000 each year.

Pressurized Irrigation – This bond was issued in 2006 to pay for a city-wide pressurized irrigation system. Prior to this residents used culinary water to water yards and lawns. Having a pressurized irrigation system saves residents hundreds of dollars every year in water fees and ensures the City has a sufficient quantity of drinking water available. This bond is supported by water and sewer revenue.

Public Works Building – This bond was issued in 2006 to construct the Public Works Building/City Offices. This building serves as the workplace for the majority of City staff and houses all of the Public Works equipment needed to provide services to residents. This bond is backed by excise tax revenue.

Cottonwood Well – This bond was issued in 2007 for a redundant well to ensure that residents have an adequate supply of culinary water. This bond is supported by water and sewer revenue.

PI Improvements – This bond was issued in 2009 to upgrade the city-wide



pressurized irrigation system. This bond is supported by water and sewer revenue. In 2013 the City refinanced this bond to reduce the interest rate from 5.99% to 3.02%. This will amount to a total savings of approximately \$236,000 over the life of the loan with a net present value of savings in the amount of \$195,000. PI rates will stay the same and the additional revenue will be used to pay off this debt early.

Highlights:

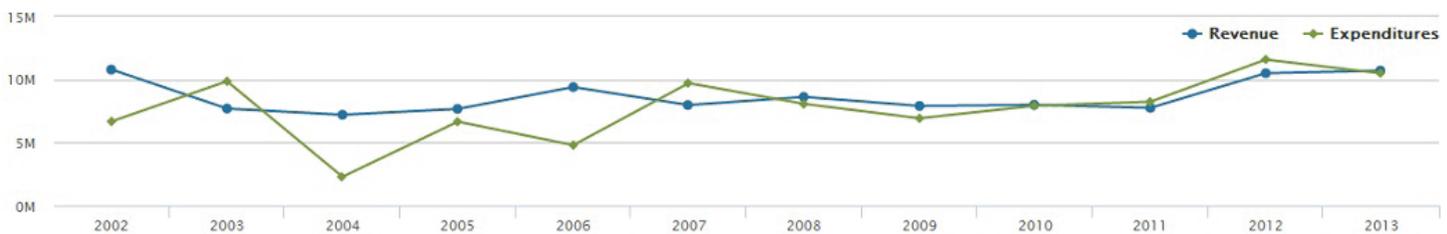
- The golf course GO bond was refinanced at a lower interest rate of 2.47%, which equates to a total savings of almost \$500,000 over the life of the loan.
- The PI Improvements bond of 2009 was refinanced at a lower interest rate of 3.02%, which equates to a total savings of \$236,000 over the life of the loan.
- On March 28, 2014 the Government Finance Officers Association (GFOA) presented the City with the GFOA's Certificate of Achievement for Excellence in Financial Reporting for its comprehensive annual financial report (CAFR). According to the GFOA, this certificate "is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management." This is the first year that Cedar Hills has received this certificate. The CAFR was judged by an impartial panel to meet the high standards of GFOA's program, including demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the financial report.
- The GFOA also presented the City with the GFOA's Distinguished Budget Presentation Award, which is the 12th year the City has received this award. Finance Director Charl Louw was presented with a Certificate of Recognition as the individual primarily responsible for having achieved both awards.

## Financial Highlights:

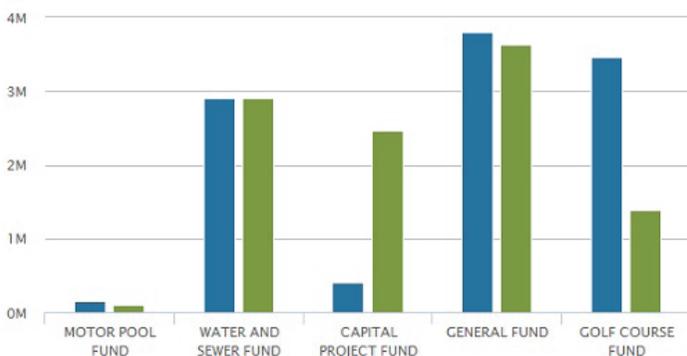
- City recognized with "highest form of recognition" in financial reporting by GFOA.
- Twelve time recipient of GFOA's Distinguished Budget Award.
- Golf Course bond proactively refinanced saving almost \$500,000.
- PI Improvements bond refinanced saving \$236,000.

Screenshot from Cedar Hills Budget Application. Find it online at: <http://budget.cedarhills.org>

## Overview



## 2013 Revenue and Expenditures



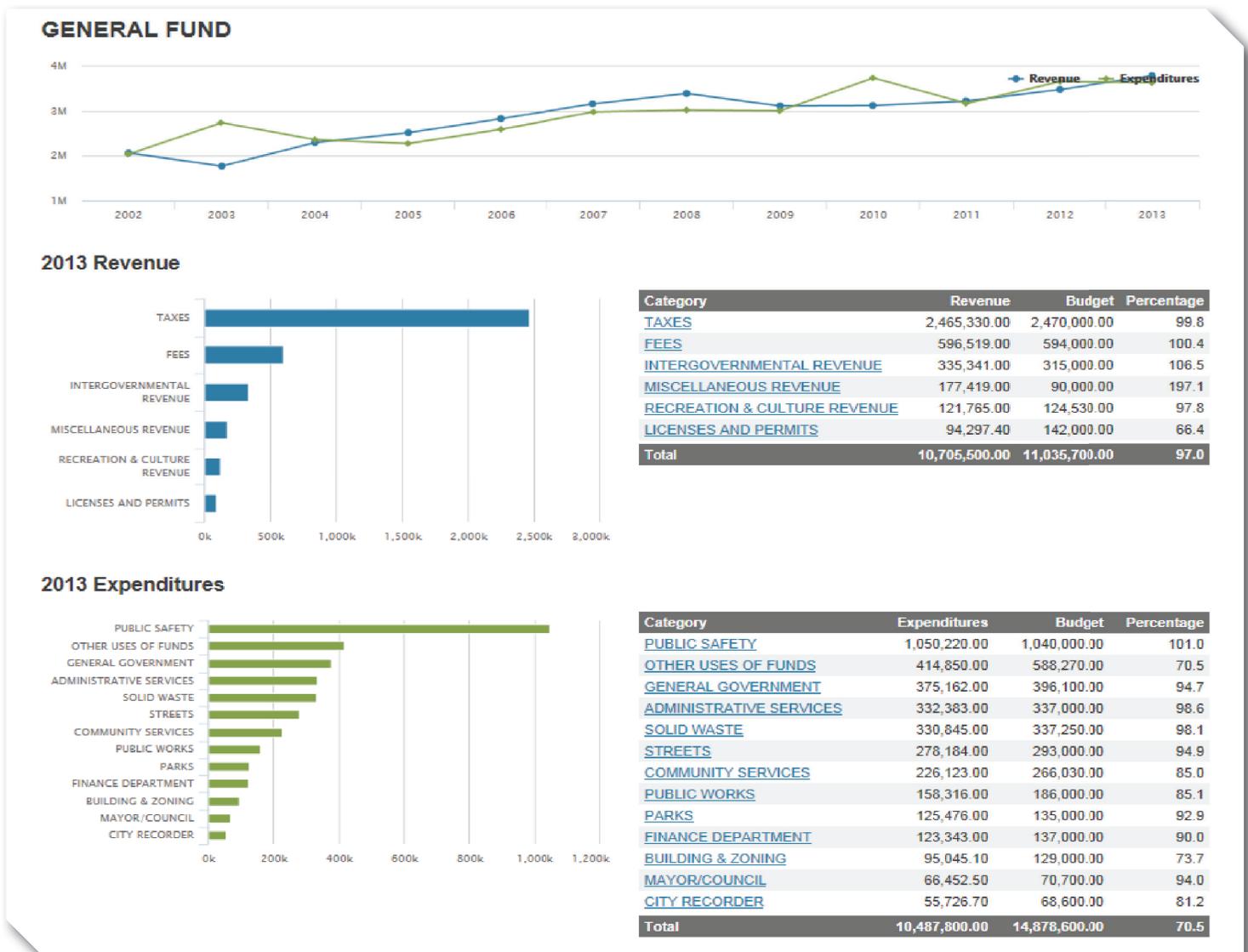
Fund	Revenue	Expenditures	Percent
<a href="#">MOTOR POOL FUND</a>	150,000.00	99,871.80	66.6
<a href="#">WATER AND SEWER FUND</a>	2,909,000.00	2,901,260.00	99.7
<a href="#">CAPITAL PROJECT FUND</a>	403,691.00	2,472,220.00	612.4
<a href="#">GENERAL FUND</a>	3,790,670.00	3,632,120.00	95.8
<a href="#">GOLF COURSE FUND</a>	3,452,150.00	1,382,290.00	40.0
<b>Total</b>	<b>10,705,500.00</b>	<b>10,487,800.00</b>	<b>98.0</b>

## Where Can I View The Budget?

Budget documents can be found on the City website at <http://www.cedarhills.org/finance-documents/budget>. In September of each year the Finance team works on a comprehensive report that includes details of the budget and capital projects plan. The complete budget document for FY 2015 will be available later this year; however, the approved budget is available on the website.

In addition to viewing the budget document, Council Member Zappala has created a budget application that allows residents to view 10+ years' worth of financial statements using easy-to-read charts and graphs. This application allows residents to see more detail than the budget document and to generate graphs showing yearly trends. City staff will upload new financial documents each year and will be able to provide annotations to clarify areas that may be confusing. The application may be found online at <http://budget.cedarhills.org>. If you have any suggestions or requests for new features for this application, please contact Council Member Zappala at [dzappala@cedarhills.org](mailto:dzappala@cedarhills.org).

Screenshot from Cedar Hills Budget Application. Find it online at: <http://budget.cedarhills.org>



# GRAMA REQUESTS

## **What is GRAMA?**

The Government Records Access and Management Act (GRAMA) allows the public access to public records while at the same time protecting certain records that are considered private, controlled, or protected. Most records are public and are available to anyone who requests a record. The person requesting records is required to describe the desired documents with reasonable specificity.

The City generally is allowed up to ten business days to provide records once a GRAMA request has been submitted and paid for; however, the City is allowed to exceed the ten days under extraordinary circumstances, such as if the request contains a voluminous quantity of records, or if the City is processing a large number of requests all at the same time.

## **Can the City charge a fee?**

The City may charge a reasonable fee to cover the actual cost of providing a record. This may include:

- The cost of staff time to compile the data,
- The cost of staff time to search and retrieve the records contained in the request, and
- In the case that the record is the result of a computer output other than word processing, the actual incremental cost of providing the record together with a reasonable portion of the costs associated with formatting or interfacing the information.
- The physical act of redaction or modification.

## **What records are not public?**

Some records are considered private, controlled, or protected. The City is not allowed to provide access to any record that fits into these three categories and any person who knowingly does provide these records can be subject to criminal penalties. The GRAMA law contains 10 pages of items that are considered private, controlled and protected.

## **What is the history behind a recent request for emails?**

There are six different GRAMA requests for emails that have been discussed in the media. The first was filed by a resident in March of 2012. That request has been fulfilled. A detailed timeline of that request can be found in the 2012 State of the City magazine available on the city website. That resident received approximately 6,000 pages of emails with that request.

A second request for emails was filed by this same resident on October 1, 2013. In that request he asked for all email and text records, from whatever source city, and/or personal email and text accounts etc. from April 1, 2012 to present, in their current form, between all elected officials, many city employees, and one resident. This resident wanted all of these records provided for free.

There were several issues with this request and so the city issued a denial on October 14th. Some of the issues include:

## ***Can the City charge a fee for GRAMA requests?***

Yes. A reasonable fee is designed to cover costs incurred, which may include:

- The cost of staff time to search, retrieve and compile the data.
- Computer output incurs costs for formatting or interfacing the information.
- The physical act of redaction or modification.

### History of Recent Request

- October 1, 2013 a second request for information was made.
- Due to several problematic issues with the request, the City issued a denial on October 14, 2013.
- October 18, 2013, the resident receiving the denial requested a meeting with the City and State Records Ombudsman. The resident chose not to appeal the denial so the request expired.
- A third request was filed in December 2013, by the same resident; however, the same issues existed and the request was again denied.
- December 26, 2013 a meeting between the mayor, the resident and Council Member Rees was held to discuss the denial and the costs to provide public records.
- January 17, 2014 the resident refused to pay anything and filed another appeal.
- February 21, 2014, the resident filed a request for a hearing before the State Records Committee. After hours of City preparation, the hearing was cancelled by the resident.
- April 8, 2014 the City received three identical GRAMA requests from 2 media outlets and one signed by 29 residents.

- The request was for all emails and texts, even personal email on personal accounts;
- The request asked for text messages, which the city doesn't have access to and isn't required to as they are transitory in nature, as defined by State law;
- The request asked for texts and emails on personal accounts of a private citizen;
- The request asked for emails that extend beyond the city retention policy;
- The request asked for emails and texts in their current form. This is not possible as redaction of private, controlled, and protected information must occur before the records are provided;
- The request asked for all records to be provided at no cost, even though the State Records Committee had previously told this resident that the city could require prepayment of compilation costs prior to fulfilling a request.

After receiving the denial the resident requested a phone call with the city and the State Records Ombudsman, who serves as a mediator. This call occurred on October 18, 2013. The resident was given the opportunity to appeal the denial, but chose not to so the request expired.

On December 9, 2013 the same resident filed another request for emails between several employees, the Mayor, and one resident. The issues with this request are the same as listed above so the city issued a denial on December 20, 2013.

The resident then asked for a meeting between himself, another resident, the city manager David Bunker, Mayor Gygi, and Council Member Rees. This was agreed to and a meeting was held on December 26th. The issues with the request and the process for fulfilling the request were explained and it was again stated that the city was willing to provide the public records once the compilation costs had been paid, but would not begin working on the request until that time.

The resident did not agree to pay anything and filed another appeal on January 17, 2014. On February 21, 2014 he filed a request for a hearing before the State Records Committee. City staff, officials, and the city attorney spent many hours preparing for the hearing; however, in April the resident reached out to the State Records Committee and the city asking that his hearing be cancelled, stating he found a better way to have his request fulfilled. The hearing was cancelled and on April 8, 2014 the city received three identical GRAMA requests; one from the Daily Herald, one from radio talk show hosts Sam Bushman and Tim Alders, and one signed by 29 residents. The original request was now expired as the resident cancelled his appeal. The new requests were identical and asking for the same information previously asked for by the resident. The same issues with the request existed.

The city reached out to all of the individuals to setup a meeting to discuss the issues. A meeting was held with the editor of the Daily Herald, who understood the issues

and revised his request to eliminate text messages, any emails on the personal email account of a private citizen, agreed that the records must be reviewed and redacted before being provided, and agreed to pay \$900 for the request. The city agreed to begin processing the request once payment was received.

A mediation meeting with the rest of the requestors was scheduled for the evening of June 11, 2014. In the end the city agreed to provide the public records that it had always agreed to provide once all of the payments had been received. Mr. Bushman did ask that those listed in the GRAMA request sign affidavits stating that they did not have any city-related email or text messages on their personal accounts that had not been turned over to the city as per GRAMA law and the city representatives agreed to this. An affidavit was drawn up by the city attorney, which contained the following language:

*I, (city employee/official) swear under criminal penalty of the State of Utah that the following is true and correct: To the best of my knowledge, to the extent, if any, that I have used text messaging or email for City related matters on any non-City account, it has been to communicate matters that are of no lasting value that would be considered transitory correspondence in the Municipal General Retention Schedule prepared by State Archives and adopted by the City of Cedar Hills, or it has been copied to a City email account, in order that it will be available to the City to access in response to a records request. I am unaware of any non-transitory email about City business that has not been retained consistent with the Municipal General Retention Schedule.*

Before having them signed, the city attorney provided the language of the affidavit to the Lieutenant Governor's office and to the State Records Ombudsman to ensure the affidavits were legitimate. Both provided affirmation of the language and each current city official and staff member listed in the GRAMA request signed the affidavit and had it notarized. It is important point out that this is not required by GRAMA law and that staff and officials are already obligated to uphold records retention laws. This was done as a goodwill gesture. Even so, the requestors did not approve of the wording of the city's affidavit.

Complete payment was received on July 21, 2014 and the city immediately began working on the request. This was finalized on September 22, 2014 and the records were provided on a disc. An important item to note is that the compilation costs paid by the requestors is only a small portion of the overall cost. The biggest cost is incurred for the review and redaction of each email. Most of these costs cannot be passed to the requestor so is paid for by the taxpayers of Cedar Hills.

The city has never denied anyone the right to receive public records, but has consistently stated that all requested records that are maintained as part of the retention schedule will be provided once compilation costs are paid, as allowed by law. This is how every GRAMA request is treated, regardless of who the requestor is.

- Mediation meeting scheduled for June 11, 2014.
- After the meeting, the city attorney drew up an affidavit, legitimized by the Lieutenant Governor's office and the State Records Ombudsman. Even so, the requestors did not approve the wording of the City's affidavit.
- July 21, 2014 complete payment was received and the City immediately began compiling the records for review.
- Approximately 85 hours were spent to compile and prepare the records so that they conform to GRAMA requirements. At the billable rate of \$29 per hour, that is \$2,465. The City charged the requestors less than half the actual cost. As a show of good faith, the City did not ask any of the requestors for additional money to cover the higher cost.

### **Why did the city choose this language for the affidavit?**

The language used in the affidavit is consistent with language used in GRAMA law and by the State Records Committee and the city wanted to emphasize that the retention of records complies with the law. For example, State Archives has defined transitory correspondence as:

*“Incoming and outgoing correspondence, regardless of format or mode of transmission, related to matters of short term interest. Transmittal correspondence between individuals, departments or external parties containing no final contractual, financial or policy information. This correspondence does not impact agency functions. When resolved, there is no further use or purpose.”*

The city wanted to be clear that it is following the guidance of the State Records Committee with regards to transitory correspondence.

The city also references the Municipal General Retention Schedule. This retention schedule applies to public records held by a city and was created by the State and adopted by the City of Cedar Hills.

### **What impact do these requests have on the city?**

GRAMA laws are important and serve a useful purpose in providing access to public records. In most cases, records requests are fairly small and can be provided quickly and at minimal cost. Larger or more complicated requests can take a significant amount of time and result in a large expenditure of tax dollars. Since January of 2011 the city has fulfilled 183 GRAMA requests. Of those, 49 requests have been made by one resident, which represents 27% of all the requests received. Additionally, the city has spent several thousand dollars in legal fees to prepare for and defend against complaints filed with the State Records Committee by this one resident.

- Since 2011, the city has fulfilled 183 GRAMA requests. Of those, 49 (27%) have been made by one resident. Additionally, the City has spent thousands of dollars in legal fees to prepare for and defend against complaints filed with the State Records Committee by this one resident.
- The city has adopted and adheres to the Municipal General Retention Schedule.

# CITY COMMITTEES

Cedar Hills has eight resident driven committees made up of volunteers from throughout the city who generously give their time and talents into making the city a great place to live and play. The contributions of these residents is invaluable, and city staff and officials want to express gratitude and appreciation to each.

## **Planning Commission**

Glenn Dodge – Chair  
Donald Steele – Vice Chair  
Mike Geddes – Council Liaison  
Craig Clement  
David Driggs  
Bradley Weber  
Jeff Dodge  
John Dredge  
LoriAnn Spear

## **Board of Adjustment**

Priscilla Leek – Chair  
Trent Augustus – Council Liaison  
Jeff Lindstrom  
Darin Lowder  
Randy Gehring

## **Golf Course Finance Committee**

Gary Gygi – Chair  
Trent Augustus – Council Liaison  
Rob Crawley – Council Liaison  
Charl Louw – Staff  
David Bunker – Staff  
Mark Webb  
Priscilla Leek  
Rick Stewart  
Rob Olsen

## **Cultural Arts Committee**

Steven Kapp Perry – Chair  
Gary Gygi- Mayor  
Curt Peterson  
David Osmond  
Johanne Perry  
Missy Peterson  
Rebecca Gleason  
Tom Gleason  
Emily Cox  
Nicole Allen  
Anne Perkins  
Shannon Williams

## **Townhall Committee**

Angela Johnson  
Darin Lowder

## **Family Festival Committee**

Jerianne Conroy – Chair  
Keith Irwin – Vice Chair  
Jenney Rees – Council Liaison  
Greg Gordon- Staff  
Angela Johnson  
Ben Cahoon  
Emily Cox  
Joe Phelon  
Madee Proffit  
Marisa Wright  
Melissa Willie  
Michael Stuy  
Rob Olsen

## **Water Conservation Committee**

Richard Noble – Chair  
Gary Gygi – Mayor  
David Bunker – Staff  
Jeff Maag – Staff  
Betty Jo McKinlay  
Joel Wright  
Jon Traveller  
Paul Blaine Clyde  
Priscilla Leek  
Randy Gehring

## **Beautification, Parks & Trails Committee**

Boyd Wilkins – Chair  
Rob Crawley – Council Liaison  
Adrian Juchau  
Susan Johnson  
Melissa Willie  
Nick Ivins

**Volunteers do not necessarily have the time; they just have the heart.**

**-Elizabeth Andrew**

**Thank you!!**

It's easy to make a buck.

It's a lot tougher to make a difference.

-Tom Brokaw

# CEDAR HILLS CHAMPIONS

Cedar Hills officials and staff are proud to announce the Cedar Hills Champions program, which began in 2012. This program will recognize and honor Cedar Hills residents who achieve noteworthy accomplishments in academics, athletics, leadership, arts, business, and community service. The following residents have received recognition as a Cedar Hills Champion.



*Valerie Scott*

**Valerie Scott** - In 2012, Valerie went to the hospital complaining of stomach pains. After several tests she was given the diagnosis of Stage IV lung cancer. This was a shock as she had never smoked a day in her life. After spending time talking with doctors and doing some research, Valerie learned that there are many instances of lung cancer that are unrelated to smoking. Since receiving her diagnosis Valerie's goal has been to bring more awareness to lung cancer unrelated to smoking. From her experience, there is not as much awareness given to lung cancer as many see it as a self-inflicted disease. One of the first things she did was to partner with Reminderband Inc to design a wristband for lung cancer. The wristband is leopard print and says "Lick it! Lung Cancer". Valerie has reached out to several businesses and schools asking for help in raising awareness. Her goal is to encourage insurance companies to pay for screening as early detection can significantly improve outcomes.



*Lois Moessinger & RaLynn Hansen*

**Lois Moessinger & RaLynn Hansen** - Lois has been the crossing guard for Cedar Ridge Elementary School for 10 years and RaLynn has been the crossing guard for Deerfield Elementary School for 8 years. Rarely missing a day of work, both women have been responsible for safeguarding and regulating pedestrian traffic that are crossing streets and in helping the children of the Cedar Hills community get to school safely.



*John D. Lamb*

**John D. Lamb** - John D. Lamb was recognized for receiving the Karl G. Maeser Distinguished Faculty Lecture Award through Brigham Young University. This award is the university's highest faculty honor. In order to be eligible for the award one must be nominated and show a pattern of excellence in teaching, research, and university citizenship. BYU has approximately 3,000 faculty members and honors one each year with this award. In addition to being a chemistry professor, Mr. Lamb has served in several administrative positions such as the Executive Director of Research, the Dean of General Education, and the Associate Chair of Chemistry. He was the Editor-in-Chief of Journal of Inclusion Phenomena and Macrocyclic Chemistry for 20 years and has been a visiting professor for universities located in Italy and China. Professor Lamb recently retired after 36 years of teaching at BYU.



**Chad Lewis** - Chad Lewis was recognized for receiving the Distinguished Eagle Scout Award through the Boy Scouts of America. This award is given to men who earned their Eagle Scout Award in their youth and then received extraordinary national-level recognition, fame, or eminence in their profession. Mr. Lewis grew up in Orem, Utah and played college football for Brigham Young University. At BYU he was an All-WAC first-team choice and a UPI All-American honorable mention, as well as being named an Academic All-American

in 1996. In 1997 Lewis signed as a free agent with the Philadelphia Eagles and played 2 ½ seasons before he signed with the St. Louis Rams for one season. It was that year the Rams won the Super Bowl. Lewis was re-signed by the Eagles and caught the game-winning touchdown pass in the 2005 NFC Championship game. Chad currently serves as the NFL's Ambassador to Southeast Asia and is the Associate Athletic Director – Development at BYU.

**Priscilla Leek** – Priscilla Leek was recognized for receiving the Huntsman Award for Excellence in Education earlier this year. The purpose of the award is to recognize, inspire and reward the best teachers, school administrators, and volunteers in Utah for continually seeking ways to improve the quality of education in the public school system. Ms. Leek is one of 11 educators to receive this award and was recognized for her professionalism, creative teaching approaches, and her positive influence on her students. She teaches US Studies, AP Government, Psychology, and Sociology at Springville High School.



**Jerianne Conroy** – Jerianne Conroy was recognized for her efforts and successes serving as the Family Festival Committee Chairperson for the past two years. Jerianne has been a resident of Cedar Hills for eight years. In 2012 she was asked by City officials to chair the newly formed Family Festival Committee, which consists of several volunteers from throughout the community who work with City staff to plan and implement the week long events and celebrations. Jerianne has dedicated many hours and weeks to this role and, with her team and staff, put on two very successful festivals.



Nominate the next  
*Cedar Hills*  
*Champion!!!*

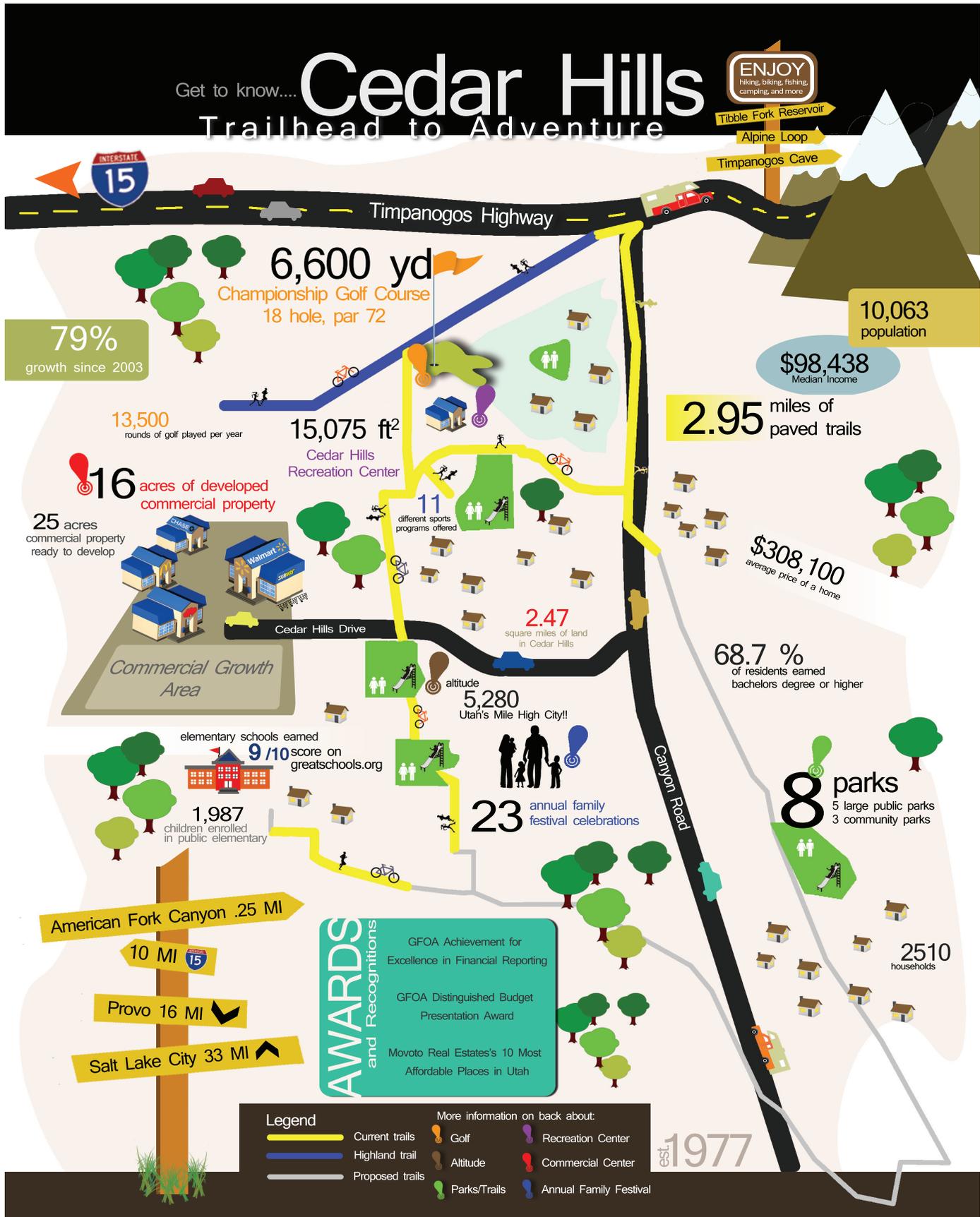
If you would like to nominate someone as a Cedar Hills Champion, please send an email with the details to :

[frontdesk@cedarhills.org](mailto:frontdesk@cedarhills.org).

# INFOGRAPHIC

## Get to know... Cedar Hills Trailhead to Adventure

**ENJOY**  
hiking, biking, fishing,  
camping, and more



**79%**  
growth since 2003

**6,600 yd**  
Championship Golf Course  
18 hole, par 72

**13,500**  
rounds of golf played per year

**15,075 ft<sup>2</sup>**  
Cedar Hills  
Recreation Center

**11**  
different sports  
programs offered

**2.95** miles of  
paved trails

**10,063**  
population

**\$98,438**  
Median Income

**16** acres of developed  
commercial property

**25** acres  
commercial property  
ready to develop



*Commercial Growth Area*

**\$308,100**  
average price of a home

**2.47**  
square miles of land  
in Cedar Hills

**68.7 %**  
of residents earned  
bachelors degree or higher

altitude  
**5,280**  
Utah's Mile High City!!

elementary schools earned  
**9/10** score on  
greatschools.org

**1,987**  
children enrolled  
in public elementary

**23** annual family  
festival celebrations

**8** parks  
5 large public parks  
3 community parks

American Fork Canyon .25 MI

10 MI

Provo 16 MI

Salt Lake City 33 MI

**AWARDS and Recognitions**

- GFOA Achievement for Excellence in Financial Reporting
- GFOA Distinguished Budget Presentation Award
- Movoto Real Estates's 10 Most Affordable Places in Utah

- Legend
- Current trails
  - Highland trail
  - Proposed trails
  - Golf
  - Altitude
  - Parks/Trails
  - Recreation Center
  - Commercial Center
  - Annual Family Festival
- More information on back about:

est. 1977

Get to know...

## Cedar Hills Trailhead to Adventure

Cedar Hills City is the perfect destination and place for residents of both Cedar Hills City and Utah to access the picturesque mountains overlooking Utah Valley on one side and Heber Valley on the other. The adventures that can be had in these areas are enough to keep everyone entertained and coming back for more!

Located near the entrance to American Fork Canyon, Cedar Hills is the entrance point for popular attractions such as Timpanogos Cave, Alpine Loop, and Tibble Fork Reservoir. Residents enjoy close access to the canyon for hiking, biking, fishing, camping, horseback riding, ATV'ing, and more.

In addition to being a great location for mountain excursions, Cedar Hills is approximately 10 miles from I-15, making it a great location to live for those who work in either Utah or Salt Lake County. Cedar Hills is 16 miles from Provo and 33 miles from Salt Lake City.

In addition to being the trailhead to adventure in American Fork Canyon, Cedar Hills has many attractions within the community to offer residents, including, but not limited to:



### Family Festival

The annual Family Festival has been going on for over 20 years and continues to be a favorite for residents. Activities include a carnival, parade, swim night, dinner & movie in the park, golf tournament, kids games, and more.



### Parks & Trails

Cedar Hills maintains five public parks and three community parks for the recreation and enjoyment of its residents. The five large parks are supplied with water and electricity, including public restrooms, and each park has playground equipment and ample open space for many kinds of activities. In addition, the City offers an extensive pedestrian trail system, which links its many parks and open spaces, including the golf course.



### Golf Course

The Cedar Hills Golf Club is a 6,600 yard, 18-hole, par 72 championship golf course nestled at the mouth of picturesque American Fork Canyon in North-Central Utah County. With the first tee shot dropping almost 200 feet from the tee to the fairway, an exciting round of golf is guaranteed right from the beginning. The course encompasses varied topography and view vistas from the highest point on the 14th green, which is 5,253 feet above sea level, to the American Fork River 750 feet below.



### Cedar Hills Recreation Center

The Cedar Hills Community Recreation Center was designed as a gathering place for activities of all kinds, including fitness classes, parties, meetings, and receptions. The center also houses the Cedar Hills Golf Club pro shop and Sammy's Cafe. Located near the mouth of American Fork Canyon and nestled on the east bench of the Wasatch Mountains, the center offers a breathtaking vista of Utah Valley.

### The Vista Room

The Vista Room offers warm and inviting accommodations for wedding ceremonies, receptions, and family celebrations. Located along the mountain bench near the Cedar Hills Golf Club, the Vista Room overlooks the Mount Timpanogos Temple and offers a breathtaking view of Utah Valley.



### Commercial Zone

The city center includes Walmart, McDonalds, Subway, Chase Bank and Harts. There is additional commercial space available for future growth.



### Altitude

The topography of Cedar Hills varies significantly. With the many annexations of land from both the lower areas and the hillside zone into Cedar Hills in recent years, the City's elevation ranges from lower than 5,280 ft. to greater than 5,280 ft. The elevation could be listed as several points. Choosing the altitude of 5,280 ft. is more for notoriety than substance—we are Utah's Mile-High City. Also, one of the holes at the Cedar Hills Golf Club is named Mile-High because it (#14) is actually a 5,280 feet above sea level

## Cedar Hills City

10246 N. Canyon Road  
Cedar Hills, UT 84062

Phone: 801-785-9668  
www.cedarhills.org

transparency  
golf course  
timpanogos ssd  
13 years GFOA  
award winning  
CloudSpeaker  
expenses  
volunte  
commitme  
communication  
thank you  
support  
lone  
peak fire  
department  
leaders  
budgets  
neighborhood  
hills  
cedar  
infrastructure  
proactive refina  
citizen survey  
growth  
strong  
guarants  
success  
mayor  
public works  
pl  
citizens  
committee  
water conservation  
tax dollars  
youth programs  
together  
vista room  
path &  
trail system  
twitter  
trailhead to adventure  
development  
partnerships  
city council

simply  
a great place to live.



STATE OF THE  
CITY

10246 N Canyon Road  
Cedar Hills, UT 84062  
Phone: 801-785-9668  
Fax: 801-796-3543  
[www.cedarhills.org](http://www.cedarhills.org)