



# State *of the* City

## What You'll Find Inside:

- Messages from mayor and city managers
- Opportunities for community involvement
- Overview of city departments and public safety

2016



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

Another year has come and gone for our city and I am happy to tell you that the state of our city is strong and poised to benefit from the development of our commercial zone. I am encouraged by discussions regarding our 9 acres that are listed for sale near the Hart's gas station. Many people ask me to just bring Café Rio or some other favorite restaurant to our commercial zone; I wish it was so easy. When a developer purchases our land, they present ideas to our planning commission and the council for approval; they then must abide by our zoning laws. I will keep you up to date on the progress of our commercial zone through my monthly column in the newsletter.

When I was first elected in 2011, our total debt stood at well over 16 million dollars; we have paid down debt of almost 2 million so far. We have also re-financed most of our bonds to probably the lowest interest rates in our lifetimes which will produce 1.5 million in savings. This savings was directly passed on to you, the residents. In eleven years our first bond will be paid off, and in 19 years our last bond will be paid off as well. It is entirely possible that our little city could be completely debt free and controlling our own destiny at that point. In 2011, the city's portion of your property taxes exceeded 24%; it is now 19% and stable. I do want you to know that it is not all about the numbers; however if we don't get the numbers right then we can't do the other things you want us to do. I know you all love our Family Festival, pancake breakfast, and visit from Santa for our children. Having our finances in order allows us to do these fun things.

In addition to these events, I want to mention a few things we have been able to accomplish. Starting with recreation, we provide many sports opportunities for our children and we break even in our recreation budget, whereas many cities subsidize the recreation department. I realized a few years ago there were many of our children who wanted to participate in the arts in addition to sports, so we created an arts committee. We are looking at making the arts and Family Festival committees tax exempt organizations so that they can have more autonomy.

Over the last six years, I have created and relied on resident-driven committees to provide transparent and honest reflections of our city-owned golf course. The first series of meetings of our golf course committee explained the financial history of the course, and the second set of hearings dealt with the possibility of shutting down the golf course. I believe the residents have spoken loud and clear that they like the golf course in our city and the open green space that is provided. We subsidize our golf course every year, and, while weather can vary, my goal is to keep the subsidy on average around \$100,000. One benefit of our finished community center is the events that take place there constantly, bringing in between \$85-90,000 each year, which greatly helps to offset the golf subsidy.

Thanks for all you do. It has been an incredible honor to serve as your mayor. I hope you enjoy the State of the City Report and let me know of any questions you may have.

I am encouraged by discussions regarding our 9 acres that are listed for sale near the Hart's gas station. Many people ask me to just bring Café Rio or some other favorite restaurant to our commercial zone; I wish it was so easy.

When a developer purchases our land, they present ideas to our planning commission and the council for approval; they then must abide by our zoning laws.

I will keep you up to date on the progress of our commercial zone through my monthly column in the newsletter.



**David Bunker,**  
**Former City Manager**

As I compile my final State of the City address for the City of Cedar Hills, I have reflected on the tremendous experiences I have had working in this community. Beginning employment with the city in July of 2001, the community was at the forefront of an astounding transformation. There were approximately 1,000 homes, 4,500 residents, four churches, one school, and not a single business in the commercial zone. Cedar Hills now serves over 2,500 homes, nearly 10,500 residents, seven churches, two schools, and many businesses, which are the beginning of a successful commercial zone. I have enjoyed having a front-row seat to these changes as the City Engineer, Public Works Director, Treasurer, and City Manager. I cannot calculate the total hours of work and collaboration that have gone into the planning, approving, and construction of the many exciting changes in the city through the last 15+ years. But I must reconcile that as I put my heart and soul into this great city, it definitely tallied more than 15 years' worth of memories!

With the love and dedication I felt for the city, I was given a great gift. And one of the greatest blessings I have had during my tenure at Cedar Hills has been the opportunity to meet and work with some of the very best and the very brightest individuals in the world. I do not say that casually. Through the years I have been fortunate to be able to meet and associate with great residents, elected officials, volunteers, and dedicated staff. Through those associations, I learned so many new ideas, skills, and qualities. Thank you for your influence on me and my family. I will surely miss the faces and friendships from Cedar Hills.

Leaving employment with Cedar Hills was a very difficult decision. One driving factor to make the change was due to the fact that I was raised in American Fork City, and I was excited for the opportunity to "return home" as the American Fork City Administrator. A great benefit of working for American Fork City is that I can continue to associate professionally with many of my good friends in Cedar Hills. I look forward to continuing my concerted effort in keeping both cities in agreement as we solve issues together.

As per my duty according to the city code, when I departed my employment at Cedar Hills, I appointed Chandler Goodwin as acting City Manager with the advice and consent of the Mayor and City Council. City officials have now formally appointed Mr. Goodwin as the new City Manager and Chief Administrative Officer to lead the city forward into a new day. Under his leadership I am confident that Cedar Hills will be well served by the outstanding staff that provides excellent service to the great citizens of the city.

The one constant thing in our lives is change. As I stated in the 2012 State of the City, "join with your neighbors and embrace change and make a positive difference". And my wish for you is to continue to enjoy the good life in Cedar Hills.

With admiration,

David Bunker

"Through the years I have been fortunate to be able to meet and associate with great residents, elected officials, volunteers, and dedicated staff. Through those associations, I learned so many new ideas, skills, and qualities.

**Thank you for your influence on me and my family.** I will surely miss the faces and friendships from Cedar Hills."



**Chandler Goodwin,**  
**City Manager/Planner**  
801-785-9668 x101  
cgoodwin@cedarhills.org

Thank you for taking the time to read the annual State of the City Report. Each year the city creates this report as a way to provide residents with detailed information on their city at work for them. City leaders, including the Mayor, City Council, and city staff, present the State Of the City Report for residents to receive a progress report of the financial status, city activities and operations, recreation and community services, fire and police services, and notable accomplishments of various departments in the city.

This report is an opportunity for residents to stay informed about each department, their basic functions, and to help give a basic understanding of local government and the services it provides. Each department fills a specific role in Cedar Hills. Put together, the city seeks to help establish a community that serves the basic needs of residents, by delivering services such as water, but also to add to the quality of life by offering services such as recreation programs. The report also gives the reader an opportunity to gain a deeper understanding and appreciation for the many services offered by the city, and the knowledgeable and amazing staff that works to provide those services.

In this year's State of the City you will find information on each department and the many services that they offer to the residents of Cedar Hills.

- In the Recreation Department new programs are always being offered in order to provide options to as many residents as possible. We have seen great growth in our youth sports programs as the city has refined each offering to best meet the needs of the participants. In this way the Recreation Department has continually improved the quality of the programs being offered, as well as seeking out new recreation and program options for our community, including computer coding classes.
- The Public Works Department cares for the city-owned assets and infrastructure, as well as ensuring proper delivery of the many public utilities. Our Public Works staff works tirelessly throughout the year maintaining roads, snow plowing, fixing water leaks, and addressing many issues as they come up.
- Cedar Hills understands the important role of accountability and responsibility when it comes to the use of public funds. The Finance Department takes the role of transparency and accountability very seriously and has been recognized each year for the budget document, as well as the City's Comprehensive Annual Financial Report.

Each department is here to serve the community and make Cedar Hills a place to call home. By reading this report, we hope you will have a better understanding of your local government and the services offered.

Additionally, we hope that you will consider volunteering in our community by serving on a board or being part of one of the many events held throughout the year. Cedar Hills is a wonderful community, and I speak for staff when I say we look forward to working for you.

Thank you,

Chandler Goodwin



**Ben Bailey**  
801-420-2529  
bbailey@cedarhills.org

Responsibilities:

- Finance Committee
- Utah Valley Dispatch
- Cultural Arts & Events



**Rob Crawley**  
801-830-3353  
rcrawley@cedarhills.org

Responsibilities:

- Planning Commission
- General Plan Committee



**Mike Geddes**  
801-787-8238  
mgeddes@cedarhills.org

Responsibilities:

- Finance Committee



**Jenney Rees**  
801-358-8730  
jrees@cedarhills.org

Responsibilities:

- Communication & Media Relations
- Family Festival



**Daniel Zappala**  
801-362-3704  
dzappala@cedarhills.org

Responsibilities:

- Lone Peak Public Safety District
- Beautification, Recreation, Parks & Trails

"Everybody can be great...because anybody can serve. You don't have to have a college degree to serve. You don't have to make your subject and verb agree to serve. You only need a heart full of grace. A soul generated by love."

– Martin Luther King Jr

## CITY COUNCIL MEETINGS

**1st and 3rd Tuesdays**

**7:00 pm**

**Community Center**

This section contains ways for you to get involved, through volunteering to serve on a committee, attending city events, participating in recreational activities, golfing on our beautiful course, or renting the Vista Room for a family event.



### **Resident Committees**

#### **Beautification, Recreation, Parks and Trails Committee**

Promotes beautification within the city and oversees community involvement in recreation, parks, and trails programs and projects. Meets monthly. Chair: *Boyd Wilkins*

#### **Board of Adjustment**

The Board of Adjustment is a quasi-judicial body appointed for the benefit of residents in hearing requests to vary zoning and building ordinances. Meetings are scheduled as needed. Chair: *Charelle Hagen*.

#### **Cultural Arts Committee**

Discusses, recommends, plans, prepares, and implements various cultural arts events and opportunities within the community. Meets as needed. Chair: *Elizabeth Paul*

#### **Family Festival Committee**

Plans, implements, and oversees the city's annual Family Festival. Meets as needed. Chair: *Jerianne Conroy*

#### **Golf Course Financial Advisory Committee**

Reviews and reports on the finances of the golf course. Meets as needed. Chair: *Rick Stewart*

#### **Planning Commission**

Prepares and recommends a general plan and amendments to the general plan to the city council; recommends zoning ordinances and maps, and amendments to zoning ordinances and maps, to the city council; reviews and recommends approval or denial of development applications to the city council. Meets monthly. Chair: *David Driggs*

## **How You Can Help**

There are a number of ways that residents can be involved in helping our city.

### **Volunteer**

There are numerous opportunities for residents to volunteer for resident committees. These include helping with parks and trails, cultural and arts activities, and the family festival. See the full list of committees on the previous page. If you are interested in one of these, please contact Mayor Gary Gygi at [ggygi@cedarhills.org](mailto:ggygi@cedarhills.org).

### **Stay Informed**

You can:

- Visit the city web site at [cedarhills.org](http://cedarhills.org)
- Receive updates on Facebook at [facebook.com/cedarhillsutah/](https://facebook.com/cedarhillsutah/)
- Subscribe to our city newsletter, using the contact form at [cedarhills.org/contact](http://cedarhills.org/contact)
- Subscribe to phone alerts (only major/emergency events) by contacting the finance department at 801-785-9668 or email [dfossum@cedarhills.org](mailto:dfossum@cedarhills.org).
- Attend City Council meetings. The schedule is at [cedarhills.org/mayor-city-council/meeting-schedule](http://cedarhills.org/mayor-city-council/meeting-schedule)
- View blogs for city council members: Jenney Rees is at [jenneyreeschcc.blogspot.com/](http://jenneyreeschcc.blogspot.com/), Daniel Zappala is at [cedarhillsblog.org/](http://cedarhillsblog.org/), and Rob Crawley is at [cedarhillsblog.org/](http://cedarhillsblog.org/).

### **Events**

The city sponsors numerous events throughout the year, with the help of many dedicated volunteers. These events give everyone a chance to have some fun and be part of a great community. Events are announced at the city web page and on our Facebook page.

### **Youth City Council Activities**

The Youth City Council sponsors the annual Easter Egg Hunt, Pumpkin Walk, games at Family Festival, Santa's Workshop, and other fundraisers. These activities help to fund Christmas for families in need.

### **Annual Pancake Breakfast**

The Parks & Trails Committee hosts a free pancake breakfast in August every summer.



## Family Festival

The Family Festival Committee organizes our wonderful Family Festival every year. Events in past years have included geocaching, family swim night, soccer tournament, classic car show, golf tournament, carnival, fun run, teen festival, dinner & movie in the park, children's games, parade, baking contest, concert in the park, and of course fireworks!

Any great festival involves many volunteers for these activities. If you are willing to help, please contact [familyfestival@cedarhills.org](mailto:familyfestival@cedarhills.org).

We are also always looking for vendors, food trucks, and corporate sponsors. Let us know if you are interested!



## Conserve Water

Combined, our residents use about three times as much secondary water as the state recommends for our outdoor watering needs. This overuse stresses our system, which may lead to failure and higher costs for everyone. Please do your best to conserve secondary water. Schedule a free water check at [slowtheflow.org](http://slowtheflow.org). See additional tips at [cedarhills.org/utilities/water-conservation](http://cedarhills.org/utilities/water-conservation).



### WATERING SCHEDULE

Optimal for Water Conservation

#### MARCH & APRIL

No irrigation recommended

#### MAY

21 minutes every 4 days

#### JUNE, JULY & AUGUST

21 minutes every 3 days

#### SEPTEMBER

21 minutes every 6 days

#### OCTOBER

No irrigation recommended

## Parks

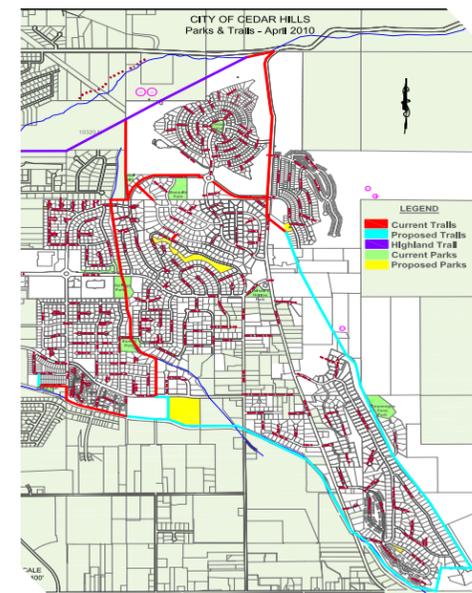
Cedar Hills has five public parks, all with playground equipment, restrooms, walking paths, and open space. The restrooms in all the parks open starting Mid-April and are closed around the first of October.

See [cedarhills.org/recreation/parks-trails](http://cedarhills.org/recreation/parks-trails) for details on reserving park facilities for your special event.

Park	Address	Amenities
Heiselt's Hollow	3955 W. Cedar Hills Drive	<ul style="list-style-type: none"> <li>Playground</li> <li>Baseball Diamond</li> <li>(1) small picnic table</li> </ul>
Heritage Park	4425 W. Cedar Hills Drive	<ul style="list-style-type: none"> <li>Pavilion</li> <li>(6) Tables</li> <li>Electricity</li> <li>BBQ Grill</li> <li>Basketball Court</li> <li>Volleyball Pit</li> <li>Frisbee Golf</li> <li>Amphitheater</li> </ul>
Mesquite Park	10440 N. Mesquite Way	<ul style="list-style-type: none"> <li>Pavilion</li> <li>(3) Tables</li> <li>Electricity</li> <li>Soccer Field</li> </ul>
Sunset Park	9814 N. Dorchester Drive	<ul style="list-style-type: none"> <li>Pavilion</li> <li>(8) Tables</li> <li>BBQ Grill</li> <li>Horse Shoes</li> </ul>
Timpanogos Cove	9508 N. Timpanogos Cove	<ul style="list-style-type: none"> <li>(2) Pavilions</li> <li>(8) Tables</li> <li>Electricity</li> <li>BBQ Grill</li> <li>Basketball Court</li> <li>Amphitheater</li> <li>(3) Small Picnic Tables</li> </ul>



Heritage Park



To view our trail system, visit our website at [www.cedarhills.org/maps](http://www.cedarhills.org/maps)

## Trails

Our extensive trail system runs throughout the city and provides a beautiful and safe environment for walking, running, or biking. Trails include Forest Creek Trail, Bonneville Shoreline Trail, and the Murdock Canal Trail.



Junior Jazz

### Activities

Our Recreation Department strives to provide many opportunities for residents of all ages, including:

#### Outdoor Recreation Programs:

- Tot Soccer (Fall & Spring)
- Flag Football
- Youth Soccer (K-2nd Grade)
- Lacrosse
- Teen Soccer
- Ski Bus
- Tee Ball
- Golf Clinics
- Teen Flag Football
- Coach-Pitch Baseball

#### Indoor Recreation Programs:

- Karate Classes
- Dance Classes
- Lego Camps
- Voice Lessons
- Youth Coding Camps
- Jr. Jazz Basketball
- Art Classes

### Cedar Hills Golf Club



**Wade Doyle**  
**Golf Operations Manager**  
 801-796-1705  
 wdoyle@cedarhills.org

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 Cedar Hills. With the first tee shot dropping almost 200 feet to the fairway, an exciting round of golf is guaranteed right from the beginning. Far from the average hard-edged, manicured golf course, Cedar Hills lets nature do the talking. The recently replaced bunkers blend into the natural transition areas with native grasses. Our course layout 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.

We'd love for you to make the Cedar Hills Golf Club your home course and also let us put on a great event and/or company tournament personalized just for you.

#### Tee Times

- Call 801-796-1705 to book tee times up to 7 days in advance.
- Tee times may also now be booked online by visiting cedarhillsgolfutah.com.
- Call the Pro Shop for questions regarding private golf lessons or to schedule a golf tournament for your own company with special preferred pricing just for being a resident of Cedar Hills.

#### Leagues

Men's Club - Every Wednesday at 4:30 pm, check in at 4:00 pm

Call for additional information on Women's and Youth golf clubs 801-796-1705



#### Resident Rates (with cart)

9 Holes Mon.-Thur. \$18.00\* Fri.-Sun. \$20.00\*  
 18 Holes Mon.-Thur. \$34.00\* Fri.-Sun. \$38.00\*

\*Ask to get a Resident Card to save money each time you golf at Cedar Hills. Must show I.D. with a Cedar Hills address.

#### 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 and go up from there.



### Something for Everyone

- Get involved with the activities available; many of which have no registration!
- Cedar Hills has one of the best golf courses in the state.
- 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 venue at a city park anytime.
- Increase your movement and enjoy the views along our many city trails where you can bike, jog, or walk.





**Becky Galloway**  
**Events Manager**  
 801-785-9668, ext. 300  
 bgalloway@cedarhills.org

## Cedar Hills Vista Room

The beautiful Vista Room is located inside our Community Recreation 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 wedding reception, we can accommodate your group. The Vista Room's capacity is 240 people and we provide tables and chairs for everyone. The Vista Room is quickly becoming one of the most sought after venues in the entire county and it tends to book up rather quickly. The total area is over 4,000 square feet and is the perfect size room to make you feel right at home with your guests.

### Amenities

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

Please come to the building for a tour of our beautiful facility with our amazing events staff. Office hours are Monday-Friday from 9:00am-5:00pm.

### Resident Pricing

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

Pricing includes an events staff person on site during your event. Additional time can also be booked for a small fee, if needed.

Cedar Hills residents may rent the Vista Room on Mondays & Tuesdays for \$20 per hour for half the Vista Room for a family get together, birthday party, or any other event you chose. Large gatherings, such as weddings and corporate events, are charged a resident rate of \$450 for use of the full Vista Room.

### Additional Facilities

The community center also includes a conference room and (2) large rooms in the basement that can be rented out for \$30/hour. We would love to help you plan a retreat for your company to include a business meeting in the conference room and then finish it off/or start with golf (any size group).



## Administration

The administration department oversees the day-to-day work of the city staff and general operations of the city. The city manager serves as the director for all department heads and works closely with the Mayor and City Council to make their goals and visions a reality. The city manager is also the chief budget officer. Additionally, emergency preparedness efforts, grant applications, and all human resource functions are handled by the administration department.

### ACCOMPLISHMENTS:

- Secured over \$37,000 in grants, which provided funds that benefited our community.
- Compiled a records retention schedule for protection of vital city historical documents.
- Implemented the HomeTown Weekly Update Program to keep residents informed.
- Conducted 5th Annual Emergency Preparedness event; included multiple cities and invited vendors; hosted Community Emergency Response Team (CERT) training.
- Passport Acceptance Facility.

### LOOKING AHEAD:

- Improve communication and interactions with residents through new technology and applications.
- Increase opportunities for positive customer service experiences.
- Completion of Bayhill Park.

## Public Works & Building

The public works department oversees installation, maintenance, and repair of city infrastructure, including culinary water, pressurized irrigation, sewer, public streets, storm water, parks/trails, sidewalks, and more. Operations of these complicated systems require highly-qualified and trained technicians who are certified in various aspects of system operation and distribution. Our technicians are eager to assist you with water pressure or water quality, sewer backups, flooding issues, street or sign problems, and parks and trail inquiries.

The building department is responsible for residential and commercial building within Cedar Hills. Inspections (both new construction and remodel), adherence to statues of the International Building Codes, and accurate written reporting are essential functions to promote safety throughout the building process.

### ACCOMPLISHMENTS:

- Completed five year review and update to the Storm Water Management Plan
- Significant asphalt repair projects, including Cedar Hills Drive, Sage Vista Lane, and Morgan Blvd.
- Reconditioned Harvey Well and completed a motor replacement on Cottonwood Well

This section contains an overview of each of our city departments, so that you can learn about the services available to you and how your tax dollars are spent.



**Jeff Maag, Director**  
 801-785-9668  
 x201



- Pressurized Irrigation system upgrades (PRV station installation, park meters installed)
- Processed 157 building permits, 102 more than prior year

**LOOKING AHEAD:**

- Completion of Bayhill Park and Golf Course maintenance building
- Heritage Park amphitheater upgrade and trail/tree maintenance
- Installation of ADA access ramps at crosswalks in the city
- Update System Evaluation and Capacity Assurance Plan for the sanitary sewer system
- Update city standards for LID Storm Water Compliance

**Planning, Zoning and Recorder**



**Chandler Goodwin,**  
**Planning and Zoning**  
801-785-9668 x101

The planning and zoning department focuses on present and future development goals and code enforcement for Cedar Hills. Working closely with the Planning Commission, the city manager/city planner assists both parties through the approval process for subdivisions, developments, and improvements. As well as handling large development, the planner also assists residents as they propose modifications and changes to their existing land. Understanding and applying city code is a resource provided to you by the planning/zoning department.

The recorder's office is also a key component of this department. Fulfilling statutory requirements for legal notices, agendas, minutes, record retention, elections, and GRAMA requests are critical areas where our staff ensures compliance to state and local laws. Other key staff functions are: fielding zoning questions and complaints, website maintenance, publishing the monthly newsletter, and processing library reimbursements.

**ACCOMPLISHMENTS:**

- Revisions completed to components of the City's General Plan/Code
- Provided library reimbursements to over 267 households
- Issued 430 business licenses and conducted 155 rental inspections
- Fulfilled nearly 80 requests for public records in compliance with GRAMA

**LOOKING AHEAD:**

- Continue review of the General Plan/Code and Commercial Design Guidelines
- Municipal Election 2017; second Vote-By-Mail election
- Implementation of new Municipal Records Management Schedule

**Recorder**

The recorder is responsible for coordinating meeting documents, monitoring compliance with laws governing public meetings, management and retention of city records, as well as tasks related to the formal dissemination of public information, Government Records Access Management Act (GRAMA) requests, and all legal notifications.



**Colleen Mulvey, City Recorder**  
801-785-9668 x 503

The recorder also serves as the City's Election Officer and is responsible for the coordination and proper execution of municipal elections, which are held during odd-numbered years.

The recorder is also responsible for the codification, maintenance and distribution of the City Code, facilitating annexations and boundary adjustments, conducting bid openings, custodian of the City Seal, countersigning contracts, administering oaths, and notary services.

**Community Services and Recreation**

The community services/recreation department is responsible for the management and maintenance of the recreation/events center, youth sports, Cedar Hills Golf Club, and all city events. Adding positive activities and events to the community calendar has always been a priority for the department. Youth sports, golf, theatre, Youth City Council, dance/voice, community classes, corporate events/golf tournaments, weddings/family parties, and cultural events are just some of the things that keep the staff busy. We are dedicated to providing great recreation opportunities and community services for our residents to enjoy.

**ACCOMPLISHMENTS:**

- Golf Course, Recreation Programs, and Events department all increased revenues over last fiscal year.
- Added special resident pricing for the Vista Room to allow greater access to the community
- Transitioned to a new program registration software which will save about 40% over the prior application
- Added and expanded recreation programs to increase available options for children and teens
- Completed upgrades to all golf course bunkers

**LOOKING AHEAD:**

- Work cooperatively with local schools to increase the variety of recreational programs offered through Cedar Hills, such as wrestling, volleyball, and tennis
- Create Recreation Hotline to provide time-sensitive information about game schedule changes and/or cancellations
- Increase partnerships with local programs to reduce costs to participants while still offering a wide variety of activities

**Code Enforcement**

Our code enforcement officer is responsible for visiting city neighborhoods to ensure that residences are being kept in compliance with city code. To report a complaint such as tall weeds, vehicles illegally parked, or foliage obstructing sidewalks or streets, please contact Jenny Peay using the information at right.

For nuisance complaints, such as barking dogs, loose animals, random noise, etc., please contact the American Fork Police at 801-763-3020.



**Greg Gordon**  
**Recreation Director**  
801-785-9668 x 601  
ggordon@cedarhills.org



**Jenny Peay**  
**Code Enforcement Officer**  
801-785-9668 x 500



**Charl Louw**  
**Finance Director**  
 801-785-9668 x 401

**Finance**

The finance department handles utility billing, accounts payable/receivable, budgeting, year-end audit schedules, budget oversight, and debt management. The department strives to provide a clear and accurate picture of the financial condition and position of the City of Cedar Hills. Although the finance department has received numerous awards, including an award for its Comprehensive Annual Financial Report (CAFR) and the Distinguished Budget Award for the past 14 years, the priority is and always will be to safeguard public monies.

**ACCOMPLISHMENTS:**

- Prepared documentation for an excise tax revenue bond refunding which will decrease three years of debt service
- Qualified for the GFOA's Certificate of Achievement in Financial Reporting, incorporating GASB Statement 68 Pension Standard adjustment and note changes
- Prepared and presented an aquatic center feasibility study
- Implemented changes on payment service for credit cards
- Completed a utility rate study update

**LOOKING AHEAD:**

- Preparing for annual independent financial audit
- Budgetary planning and forecasting; project fund balances, revenue, and expenditures for 2017-2018 budget
- On-going training for state compliance, year-end schedules, and GASB accounting and audit procedures

**Lone Peak Fire**

Fire and emergency medical services are provided through the city's membership in the Lone Peak Public Safety District. Lone Peak Fire is responsible for the cities of Highland, Alpine, Cedar Hills and parts of Utah County.

The Fire District is responsible for suppression of structure, vehicle, rubbish, and wildland fires. Other duties include EMS response and transport, paramedic services, hazardous materials response, canyon rescue, technical rescue, fire prevention, PR safety programs and events, city standbys, and community preparedness.

There are currently a total of 17 full-time employees and 28 part-time and intern employees. At full staffing there are nine personnel on duty each day divided among three stations. There is a fire/EMS station in Highland, Alpine, and Cedar Hills.

**ACCOMPLISHMENTS:**

- Awarded a \$20,000 grant for the purchase of a new emergency heart machine to have one at each station
- Purchased a new off-road transport vehicle (UTV)
- Added two new thermal imaging cameras for finding victims inside a structure fire with zero visibility
- Helped write and publish the new American Fork Canyon Emergency Response plan for the State of Utah

**LOOKING AHEAD:**

- Implement elements of changes suggested by a contracted consulting firm
- Replace a utility truck
- Implement an Excellence in Ethics Program
- Achieve swift-water rescue training and certification for all full-time personnel
- Update our current emergency disaster plan and system
- Implement a fire pre-plan program for all truck computers
- Continue to obtain various grants to help subsidize our budget



**Brad Freeman, Fire Chief**  
 5582 W Parkway West  
 Highland UT 84003  
 801-763-5365

• For all fire, medical, and other emergencies, dial 911.  
 • For non-emergencies, dial the LPPSD directly at 801-763-5365.



New Cedar Hills  
 Combination Pumper

Each year the Cedar Hills Station hosts many tours for youth groups reviewing fire safety, CPR/ first aid, and emergency preparedness.



**New Chief Darren Falslev appointed in August**

**American Fork Police**

Cedar Hills contracts with the American Fork Police Department for police services. The AFPD has 35 full-time sworn officers and two part-time officers, as well as an ordinance enforcement officer, victim’s advocate, administrative analyst, and four support personnel.

The patrol division consists of the officers you see in your neighborhood. These officers conduct preliminary investigations, often gathering information about criminal cases and making a report to detectives. They are trained in first aid and CPR because they are typically the first responders who arrive on scene in emergencies.

The investigation division is responsible for the investigation of criminal cases, from domestic violence to homicide. This year, we also created a Special Enforcement Team (SET) which consists of two additional detectives. These detectives enforce street level narcotics, property crimes, and are an overall resource to the police department.

The SWAT team serves high risk search warrants, are trained in hostage rescue, and V.I.P. protection. They conducted active shooter training with each elementary school in Cedar Hills and American Fork, with faculty receiving a tactical presentation and students aided in recognizing the “good guys” in a critical incident.

The 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.

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.

**AFPD sponsors:**

- NOVA, a program educating youth in how to deal with drugs, gangs, bullying, alcohol, and tobacco, in every 6th grade class in Cedar Hills and American Fork.
- Presentations to youth and adult groups on neighborhood security and home safety and security.
- Merit badge classes such as fingerprinting, law, crime prevention, and all of the citizenship merit badges.
- Tours of police facilities for scout groups.

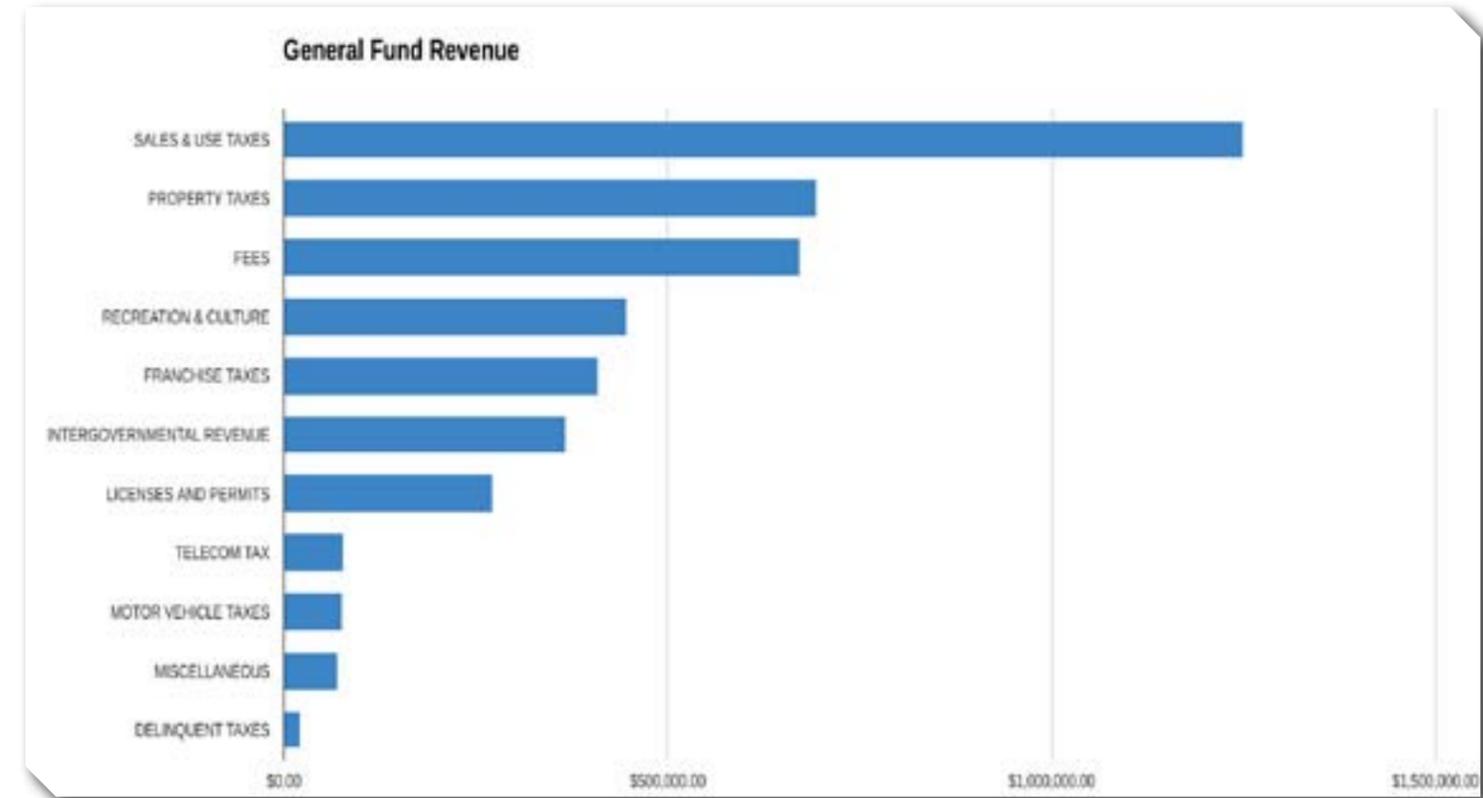
The city’s net position (assets minus liabilities) at the close of the 2016 fiscal year was \$53,937,369. The majority of this (87.5%) is invested in capital assets or restricted funds, with the remaining balance equal to \$4,389,490.

**Budget**

The city’s operations include the following funds. You can get more detail on the entire budget at [budget.cedarhills.org](http://budget.cedarhills.org). An extensive financial report is available at [cedarhills.org/finance-documents/financial-statements](http://cedarhills.org/finance-documents/financial-statements).

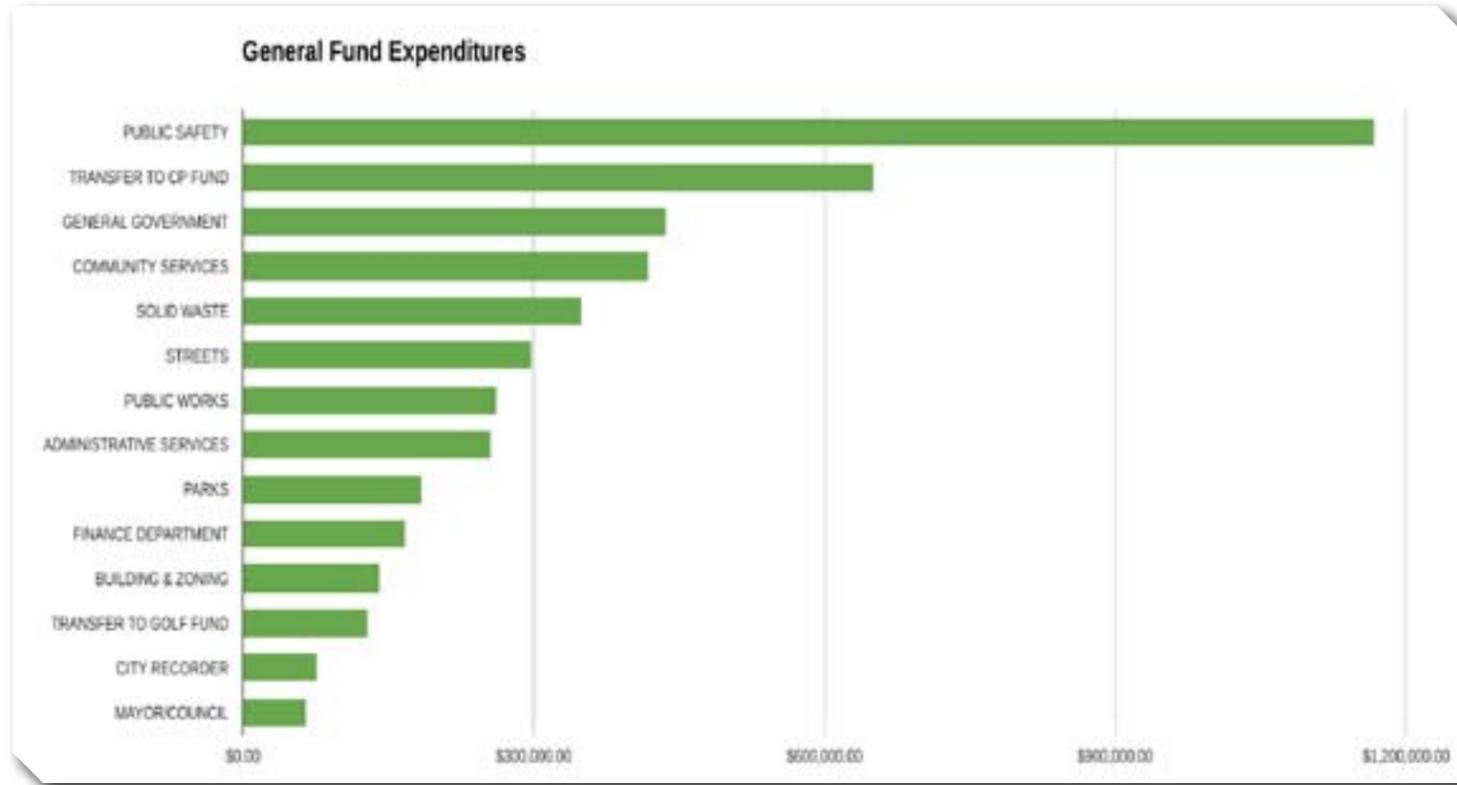
**General Fund**

The general fund includes general government operations, public safety, streets and public works, solid waste and recycling, and parks and recreation.



Total revenues for 2016 were \$4,352,601 and total expenditures were \$3,826,647, plus transfers to other funds totaling \$780,532. The general fund has a balance of \$966,069.

This year there was an increase of \$182,500 in legal fees.



**Capital Projects Fund**

The capital projects fund is used for acquiring and improving sites, constructing and remodeling facilities, and procuring equipment.

This year the capital project fund revenues were \$146,241, primarily from impact fees and the CARE tax. In addition, \$651,532 was transferred in from the general fund, with \$575,000 for capital projects such as Bayhill Park and the rest to help fund the debt service on the Public Works/Administration building. The capital projects fund has a balance of \$2,861,875.

Other funds also used for capital projects. The significant capital projects completed in 2016 include \$121,648 for vehicle replacements, \$112,780 to rebuild the Harvey well motor, \$109,100 for various water and sewer improvements, \$31,276 to rebuild the Cottonwood well motor, \$24,088 for a range ball picker and greens roller, and \$4,250 to complete the Cottonwood lots utility improvements.

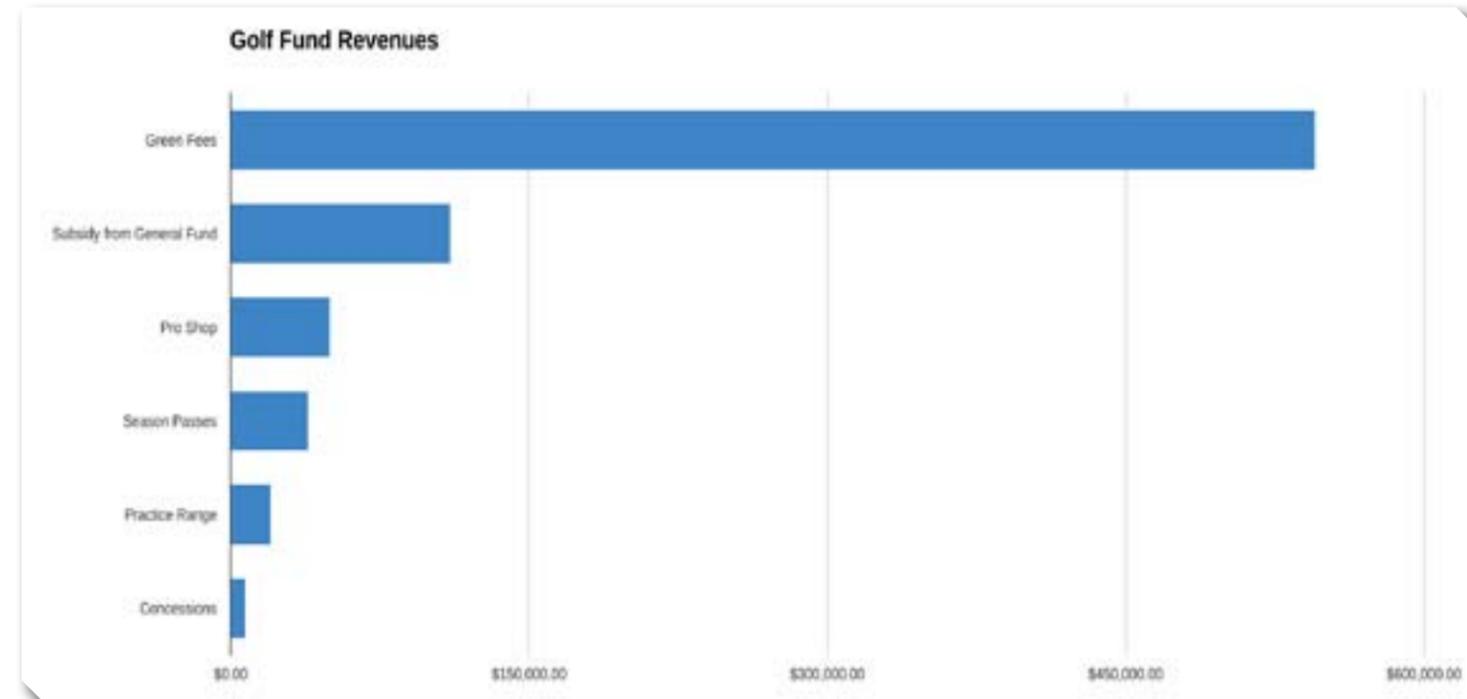
The most significant planned projects for 2017 include \$446,224 to construct Bayhill park, \$300,000 to construct a golf maintenance building. Funding for construction of Bayhill Park and the golf maintenance building will primarily come from the balance in the Capital Projects Fund, with \$100,000 in storm drain improvements funded from the Water and Sewer Fund. Other projects planned for this fiscal year include \$50,000 for Heritage Park improvements, \$37,825 for practice range fencing, and \$30,000 for street light improvements.

Longer term, the city anticipates two significant projects: \$550,000 for Harvey Boulevard improvements and \$2,472,000 for purchase and construction of Deerfield park. A full list can be found in the capital projects improvement plan, in Appendix A of the 2017 budget document: [cedarhills.org/sites/default/files/budget-document-2017.pdf](http://cedarhills.org/sites/default/files/budget-document-2017.pdf).

**Golf Fund**

The Golf Fund is used to account for the activity of the golf course. The figures below show golf fund revenues and expenditures.

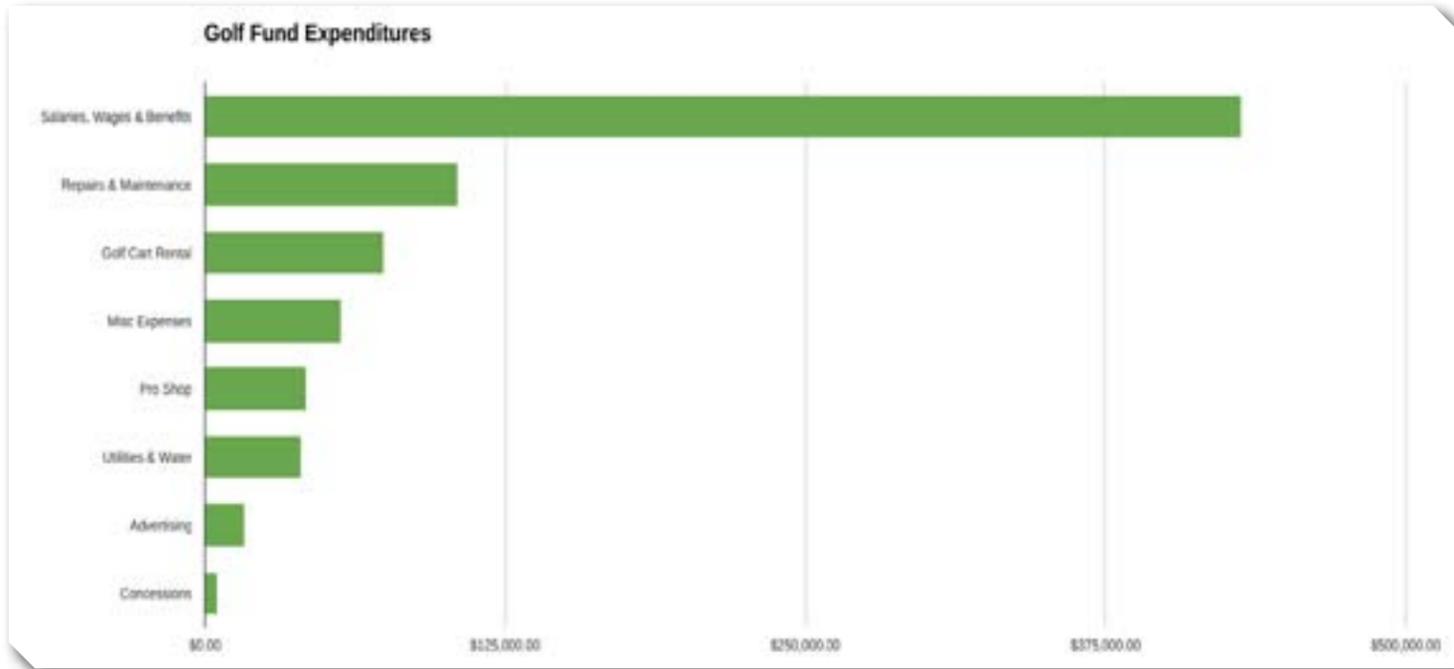
Greens fees increased approximately \$35,000 this year, pro shop revenue increased \$20,000, and season passes decreased \$30,000. The practice range increased about



\$4,000 and concessions increased about \$3,000. Expenditures exceeded revenues by \$94,287, before any subsidies. The Golf Fund received a subsidy of \$160,000, including \$129,000 from the general fund and the rest from the Water and Sewer Fund. The golf fund has a balance of \$180,116. Debt service on the golf course bond is about \$360,000 per year.

By comparison, the Fox Hollow Golf Course, operated by Pleasant Grove, American Fork, and Lehi, had an operating loss of \$190,000, and the member cities contributed a \$140,000 operating subsidy in addition to \$580,000 for debt service and capital improvements.





**Golf Debt Service Fund**

The Golf Debt Service Fund is used to account for the payment of long-term debt for the golf course. Revenue in this fund for 2016 was \$351,575, with \$318,075 coming from property taxes and the remainder from motor vehicle taxes. Payments of \$220,000 were made on the principal and \$140,420 on the interest.

**Water, Sewer, and Storm Drain Fund**

The Water and Sewer Fund is used to account for sewer and water services, including operations, maintenance, long-term debt and capital improvements. The city has continued to follow the recommendations of a 2012 utility rate study conducted by Bowen, Collins & Associates, to ensure that future maintenance needs are adequately funded. A summary of this report can be found in the 2012 State of the City at [cedarhills.org/state-of-city](http://cedarhills.org/state-of-city) and the full report can be found at [cedarhills.org/sites/default/files/utility-rate-study-2012.pdf](http://cedarhills.org/sites/default/files/utility-rate-study-2012.pdf).

Medium-term plans for water and sewer capital projects include upgrading the sewer in 4600 West (2018) and replacing the irrigation pump in ponds 10 and 12 (2019).

**Motor Pool Fund**

The Motor Pool Fund is used to account for the operation and maintenance of vehicles provided by one department to other departments of the city on a cost measurement basis.

**Taxes and Debt**

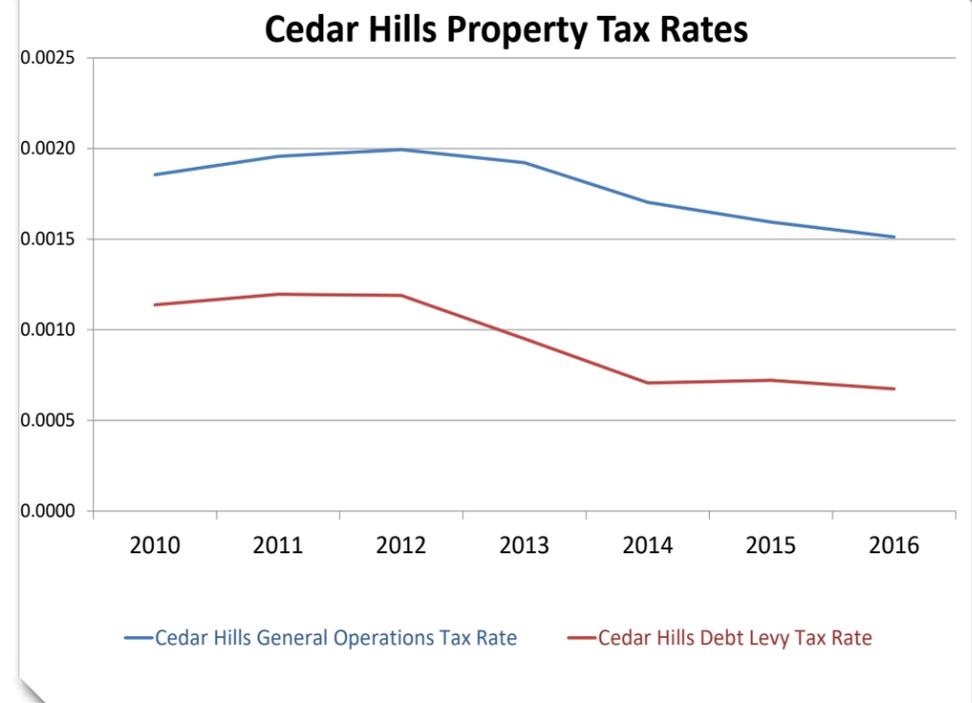
**Property Taxes**

The following table shows the property taxes a home with an average value of \$288,000 would be charged in 2016. Only about 19% of your property taxes go to the city, with the bulk going to Alpine School District. For the past five years, the City Council has chosen to adopt the County's calculated tax rate so that city revenues stay constant, regardless of fluctuations in home values.



Taxing Entity	Property Tax
Alpine School District	\$1,222.53
Cedar Hills City	\$239.50
Cedar Hills City Bond	\$106.76
Utah County	\$132.11
Central Utah Water District	\$63.36
Assessing & Collecting	\$217.02
North Utah County Water	\$3.64
<b>Total</b>	<b>\$1,801.96</b>

For the last five budget years the city has adopted a certified property tax rate for operations, which rate is approximately 25% lower than it was in 2012. This means the city has requested the same property tax amount each year, so on average each taxed





entity pays the same amount, depending on the appreciation in their neighborhood, compared to other neighborhoods within the city. The city has refinanced the general obligation debt and lowered the debt levy rate by over 40%, which means the average residential home or taxed entity is paying less property taxes towards our bonds than they were five years ago. Note that maintaining flat or lower tax amounts, excluding new growth, occurred despite public safety expenses doubling from 2010 to 2016, from \$550,000 to \$1.1 million. The public safety contractual increases were primarily to cover staffing at our local fire station, so that Lone Peak Fire could provide significantly reduced response times.



**Long Term Debt**

	Date Issued	Original Amount	Balance as of 7/1/2016
Golf Course Series 2012	12/20/2005 (refinanced 2012)	\$6,250,000	\$5,350,000
Pressurized Irrigation	3/16/2006 (refinanced 2014)	\$6,215,000	\$4,568,000
Public Works Building	6/15/2006 (refinanced 2015)	\$2,325,000	\$1,644,000
Cottonwood Well	10/17/2007	\$2,090,000	\$1,384,000
PI Improvements	3/12/2009	\$930,000	\$663,000
<b>Total</b>		<b>\$17,810,000</b>	<b>\$13,609,000</b>

The city has five outstanding bonds:

The golf course bond is financed through property taxes, with payments of roughly \$360,000 per year, and will be paid off by 2035. For an average home in Cedar Hills with a value of \$288,000, the amount of property tax paid for the golf course bond is \$8.90 per month.

The bond for the Public Works building is paid for half from excise taxes (from Questar, Rocky Mountain Power, Comcast, and telecommunications companies) and half from fees from water and sewer services. The pressurized irrigation and well bonds are paid for with fees from water and sewer services.

2016 State of the City