

**CITY COUNCIL MEETING MINUTES OF THE  
CITY OF CEDAR HILLS  
Tuesday, February 7, 2023 – 6:00 p.m.  
Community Recreation Center  
10640 North Clubhouse Drive, Cedar Hills, Utah**

**Present:** Mayor Denise Andersen, Presiding  
Council Member Laura Ellison  
Council Member Mike Geddes (arrived at 6:30 p.m.)  
Council Member Alexandra McEwen  
Council Member Kelly Smith

**Staff:** Chandler Goodwin, City Manager  
Charl Louw, Finance Director  
Greg Gordon, Recreation Director  
Hyrum Bosserman, City Attorney  
Colleen Mulvey, City Recorder

**Others:** Lieutenant Josh Christensen

**CITY COUNCIL MEETING**

**1. Call to Order, Pledge, and Invocation.**

The City Council Meeting of the City of Cedar Hills, having been properly noticed, was called to order at 6:01 p.m. by Mayor Andersen.

The Pledge of Allegiance was led by Council Member McEwen.

The Invocation was offered by Council Member Smith.

**2. Approval of Meeting Agenda.**

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

**3. Public Comment.**

Mayor Andersen opened the public comment period.

*Lily Brady* gave her address as 4136 West Oak Road North and explained that she serves as the Youth City Council (“YCC”) Mayor. She shared updates with the City Council and reported that she and the YCC Mayor Pro Tempore attended the Utah League of Cities and Towns (“ULCT”)

Local Officials Day. Those present were able to participate in a mock Legislative Session on a proposed bill that would ban cell phones in Utah schools.

Ms. Brady reported that participants were able to hear a speech from First Lady, Abby Cox, and Governor Spencer Cox. There was also a planning activity where a plan was created for donated farmland. Ms. Brady reported that her team chose to use the land for a City service/learning center, which could be used as a food kitchen, homeless shelter, senior home, or provide service opportunities. There was also park and recreation land, low-income housing, a community garden, and local retail space included in the City planning activity. Her team won out of all the Youth City Councils present. \$100 was earned for Youth City Council relationship development.

Mayor Andersen noted that public comment was submitted via email. *Rees DeMille* thanked the Building and Planning Department for enforcing standards on new construction, specifically with how the buildings look. He liked the red brick and was proud to live in Cedar Hills.

*Kenn Spackman* gave his address as 10251 Bristlecone Way. He has known Mark Nelson for several years and was amazed by his leadership. He is detail-oriented and personable. Additionally, he is a great father, husband, and friend. Mr. Spackman expressed his support for Mr. Nelson who applied to fill the vacant City Council position.

*John Larsen* gave his address as 4088 Eucalyptus Court and was also present to support Mr. Nelson. He reported that Mr. Nelson is his neighbor and he often helps others in the neighborhood. Mr. Nelson is knowledgeable about politics and enjoys pickleball. He believed Mr. Nelson would be an excellent addition to the City Council.

*Todd Chester* was present to support Mr. Nelson for City Council. He is passionate and has a good moral compass. He gets things done, works well with youth, is a good friend, a good neighbor, and a good citizen.

*Lana Nelson* gave her address as 4075 Eucalyptus Court and identified herself as Mr. Nelson's wife. She was thrilled to support him. Mr. Nelson has been attending the City Council Meetings for over one year. They have been Cedar Hills residents for 18 years and love the community. Mr. Nelson is devoted to Cedar Hills and has a passion for the people in the area. He is detail-oriented, thorough, true to his word, and knows how to get things done. He has a vision and talents that will lend well to the Cedar Hills City Council. He is also very personable.

*Rick Colledge* gave his address as 10269 North Sycamore Lane and is Mr. Nelson's neighbor. He was present to speak on his behalf. Mr. Nelson is a good neighbor and they have had a lot of good conversations. He is honest but can bring levity to difficult situations.

*David Carpenter* gave his address as 10286 Bristlecone Way. He was present to express his support for Mr. Nelson. They have been good friends for more than five years. Mr. Nelson was described as a great father and husband. He is a good person and gets things done.

*Chuck Stubbs* gave his address as 3905 West 10260 North and expressed his support for Mr. Nelson being selected to serve on the City Council. He stated that Mr. Nelson is interested in

serving the community through the City Council. Both Messrs. Stubbs and Nelson have done a lot of volunteer work together and Mr. Nelson is extremely reliable. He was there during difficult times and had creative solutions. Mr. Nelson is reliable, works hard, and will benefit the City Council.

*Rob Geslison* gave his address as 10331 North Ironwood Drive and was present to support Mr. Nelson. He has known Mr. Nelson for many years and described him as a dedicated and passionate individual. He truly cares about the community and the well-being of Cedar Hills. Mr. Nelson has a strong track record of community service and a deep understanding of the issues that matter to residents. In addition, he has the skills and experience needed to address concerns. Mr. Geslison felt strongly that Mr. Nelson would be an excellent candidate to serve on the City Council.

*Sabrina Cantrell* gave her address as 4555 West Landmark Circle. She recently attended an event at the Vista Room and noticed that the driveway from the main road is not marked. Cedar Hills residents know where to turn in but visitors may not. She suggested that there be a lit sign to mark and identify the area.

*Dwayne Richards* gave his address as 4038 West Honeylocust Lane and was present to support Mr. Nelson. He has known him for 18 years and Mr. Nelson helped him with flooding during the winter. Approximately 15 homes in the neighborhood had water issues in January and Mr. Nelson assisted many residents. He is a resident expert who volunteers often and spends a lot of time helping others. Mr. Richards expressed his support.

There were no further public comments. The public comment period was closed.

#### **CONSENT AGENDA**

##### **4. Approval of the Minutes from the January 10, 2023, City Council Meeting.**

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

#### **CITY REPORTS AND BUSINESS**

##### **5. City Manager and Staff.**

City Manager, Chandler Goodwin shared updates with the Council. He noted that there has been a lot of snow in 2023 so far. He reminded those present not to park on the streets overnight when there is a snow event. Doing so makes it difficult for snowplows to pass. Mr. Goodwin reported that there has been correspondence with individuals handling the UTOPIA project. The conduit work is approximately 75% done. It was anticipated that the fiber will be pulled through the conduit at the beginning of next month. There could be service toward the end of next month. He asked that residents be patient while the work is done. Mr. Goodwin reported that on February 13,

2023, at 6:00 p.m. is the Wildland Urban Interface (“WUI”) Town Hall. The WUI area includes every property east of Canyon Road. The Town Hall provides an opportunity for residents to better understand how to make their homes fire resilient.

Recreation Director, Greg Gordon reported that the ski bus will start running on February 11, 2023. He also noted that the short golf course will likely open in mid-May.

Finance Director, Charl Louw reported that W2s were sent out last week and should have been received. He also noted that the budget discussions would begin at the next City Council Meeting. Those discussions would focus on capital improvements in Cedar Hills.

## **6. Mayor and Council.**

Council Member Ellison reported that it had been wonderful to work with the Youth City Council. Everyone is very engaged. There is an upcoming conference in Logan. The Youth City Council have done a lot of great work in the past and they continued to work hard.

Mayor Andersen reported that cities are part of counties, and the counties are part of certain government organizations that work together to create transportation plans for the area. The government organization for Cedar Hills is the Mountainland Association of Governments (“MAG”). She serves as the Chair of the Executive Council. Members of MAG and the Wasatch Front Regional Council (“WFRC”) went to Washington, D.C. a few weeks ago to meet with the Federal Delegation and ask for support for transportation project funding. This included some double tracking on FrontRunner. The double tracking was not currently in place and slowed down transportation times. As a result, there was a desire to receive Federal funds. Additionally, the First Mile and Last Mile Project was intended to improve access to FrontRunner stations. There was support from the representatives. A lot of work was being done in Washington on behalf of Utah.

Council Member Smith informed those present that she serves on a committee for the ULCT that works on Legislative Policy. There was coordination with other cities to work with State Legislators and advocate for what is needed. Something the committee was working on currently had to do with short-term rental policies. Council Member Smith noted that there are also some trickle-down events happening at a State level. All involved in the ULCT try to stay on top of them to advocate for residents in local municipalities.

Mayor Andersen reported that Council Member Miller has served Cedar Hills for many years. This extended beyond the City Council. She expressed her appreciation for his work. A yearbook was created that included memories and highlights. It was important to thank him for everything he had done.

Former Council Member Miller stated that he had sorrow in his heart because he truly loves being a servant of the City in both informal and formal capacities. His family moved to Cedar Hills in 2014 and bought their first home. After that, he served on the Planning Commission, went to all of the Service Days, volunteered at the Family Festival, and tried to serve others. He was appointed to the City Council in 2018 and it had been a wonderful experience. There were many applicants

to fill his position and he loved seeing so many people interested in public service. He encouraged those who were not selected to stay involved in the City in some capacity. There were many opportunities to assist and be of service. Council Member Miller noted that he was sad to leave Cedar Hills and he wished he could stay in the City and on the Council.

## **SCHEDULED ITEMS AND PUBLIC HEARINGS**

### **7. Review of City Council Applications and Appointment of City Council Member.**

Mayor Andersen asked that each of the City Council applicants share an opening statement. She stated that this is an introductory statement and two minutes was permitted per applicant. After the opening statements were made, each Council Member would ask one question. Each applicant would have one minute to answer that question. Following the first round of questions, all of the Council Members would write down one name. That name would identify the person the Council Member wanted to advance to the next round. If there were only a few names written down, those names would be advanced to the next round. There would be another round of questions at that time and then the final decision would be made about a new Council Member.

*Kent Rust* introduced himself to the City Council. He is retired and has lived in Cedar Hills for 9 ½ years. He is married with five children and 20 grandchildren. Mr. Rust is family-oriented, which was one of the reasons he applied for the City Council position. When he was in his early 20s, he served on a school board for eight years and ran for public office at the age of 21. Mr. Rust reported that his background is in oil and gas, which was his career for the past 40 years. His last assignment was in Moscow, Russia where he and his family lived for 13 years. They moved to Cedar Hills in 2013. He had wanted to serve in the City for some time.

*Bob Morgan* reported that he has been part of the community for a long time. He moved to Cedar Hills with his wife in 2002 from Scottsdale, Arizona. Mr. Morgan shared information about his background and stated that he spent more than 30 years in the automotive industry. After running multi-million-dollar businesses, he understands the importance of collaboration, listening, and teamwork. He currently owns a consulting business, and it is their mission to turn managers into coaches. Mr. Morgan noted that Cedar Hills has weathered a lot of storms over the years and the Council has worked hard to benefit the community. He believed that everyone matters in the City and it is important to listen to different voices. Mr. Morgan reported that he is currently a member of the Planning Commission and has attended a lot of City Council Meetings.

*Amber Bonner* reported that she lives in the Forest Creek neighborhood. She and her husband moved to Cedar Hills in 2001. It is a wonderful community and she has excellent neighbors. Ms. Bonner has spent a lot of time serving in the community over the years. This was primarily through her children's schools but also in community organizations such as soccer and the Boy Scouts of America. She was currently serving as a Precinct Chair and has been a multi-term delegate for the Republican party in Cedar Hills. In addition, she spent the last four years as the Alpine School Board representative. She oversees the budget and spends time working with Legislators and other local municipalities to strengthen the school and community. Ms. Bonner has seven children with three still at home. She remarked that she loves living in Cedar Hills.

*Tyler Brocious* has lived in Cedar Hills for four years with his wife. He thanked the Council for all of the work they did to benefit the City. Professionally, he is in software development and is currently a manager. He likes meeting new people and wants to serve in whatever way possible. The City needs to facilitate the diverse interests of the community. He felt that the Council was doing a good job of that and wanted to further that work.

*Scott Walker* reported that his family has lived in Cedar Hills since 2009. He loves everything about the City and felt it was a good place to raise children. Mr. Walker reported that he has been an educator for 20 years and has held several positions. In those positions, he learned that he could counsel well with people, respect opposing opinions, and accomplish tasks. He enjoys working with other people to address issues. Mr. Walker reported that he has a Ph.D. in leadership and believes that listening, empathy, and service are extremely important.

*Mark Nelson* stated that he and his wife decided to build their home in Cedar Hills 18 years ago. They chose to do so before having children because there was a desire to raise their family in a place with strong values of family, faith, community, and country. They had not built a home in Cedar Hills for property investment but for an investment in their lives. Cedar Hills is their home. Mr. Nelson stated that he has been attending City Council Meetings and Work Sessions regularly for the last 1 ½ years. He had become familiar with the Council Members and City Staff through those meetings. He had questioned, commented, and helped wherever possible. He had also worked on projects that saved residents money. Mr. Nelson stated that his education and work in the construction industry as a small business owner and manager provided him with experience that is ideal for a position on the City Council.

*Samara Lesley* graduated from Utah Valley University with a Bachelor of Science in Aviation Management. She had the opportunity to serve as a delegate during her senior year of high school and loved being involved in the community and being able to represent her peers. Ms. Lesley noted that the country is facing a sustainability crisis. This was especially true in Utah. Solving that issue, as well as the issue of division, starts at a community level.

*Tyler Dahl* reported that he has served on the Planning Commission since 2019 and has served in both local and Federal government. Currently, the City is nearly maxed out in terms of growth. He stated that it is time to look at ways the City can be innovative and creative in dealing with existing resources. Cedar Hills can now start looking at efficiencies in many different areas including transportation, public trust, and overall quality of life. Mr. Dahl believed he would present an alternative viewpoint and be a worthwhile collaborator.

*Bari Cruze* was born and raised in Cincinnati, Ohio, which is known for parks, arts, and sports leagues. He recently completed his final on-campus residency term at Duke University. Mr. Cruze earned his MBA from a top 10 business school. He served as the Vice President of Operations for a home services business and directly oversaw an operating budget of \$35 million, which was allocated to the 600 employees he managed and the fleet inventory. Mr. Cruze regularly participated in thorough budgeting and forecasting reviews. He spent the first part of his career in banking and corporate treasury with two Fortune 500 companies and he considered financial analysis a core strength. Collaboration was something he was used to as well as critical listening skills. Mr. Cruze and his wife also own and operated a small business called the Wick Lab in

Provo where people make their own candles. As for the City Council position, he desired to be a collaborative and helpful partner to the Council.

*Mark Robins* shared information about his background and stated that he has worked in construction and knows how to get things done. His professional background is in large commercial construction projects, which allows him to work with various people with diverse interests. Mr. Robins was interested in what Cedar Hills would look like in the future. He considered himself to be moderate and was interested in effectiveness, efficiency, and results.

Mayor Andersen thanked the applicants for their introductions and stated that each Council Member would now ask them a question. The first question was from Council Member McEwen:

- If you had a magic wand and could change one thing instantly, what would it be?
  - Mr. Rust stated that he would ensure that there was equality so that all residents are taken care of. He wanted there to be the necessary funds and resources available to take care of others.
  - Mr. Robins wanted to create conditions so that there was fiscal sustainability.
  - Mr. Cruze did not think a lot needed to change in the City as residents love living in Cedar Hills.
  - Mr. Dahl wanted to see the addition of a gathering place so that it would be possible to create a deeper sense of community.
  - Ms. Lesley wanted to see the lawns in the City xeriscaped. Alternatively, it would be beneficial if there were more businesses in Cedar Hills.
  - Mr. Nelson stated that he would remove all City debt.
  - Mr. Walker would expand the borders so that it would be possible to grow more. Another suggestion was to remove some of the speed bumps throughout the City.
  - Mr. Brocius did not believe a lot needed to change within Cedar Hills but it would be ideal if all future projects could be completed on time and within budget.
  - Ms. Bonner wanted to remove debt in perpetuity so there would not need to be bonding done for the secondary water meters. She would also love to see additional activities throughout the year that would strengthen the sense of community.
  - Mr. Morgan wanted to see the voting percentages flip so 70% of residents voted instead of 30% of residents.

Council Member Smith asked the applicants the second question, which was as follows:

- The City Council must do everything collaboratively. Tell us what you would like to work on in the City and how you would work collaboratively to accomplish that.
  - Mr. Rust wanted to see collaboration between Cedar Hills and Pleasant Grove to better draw the boundary lines. He wanted there to be discussions between the two City Councils to accomplish mutually beneficial goals.
  - Mr. Nelson wanted there to be better communication between the Council and residents. Many residents are not aware of what is happening in the City. Council

Members could work together and reach out to groups to better disseminate the information.

- Mr. Walker wanted to work with the Council on more varied recreational and educational programs for youth in the City.
- Ms. Lesley referenced the deer on Canyon Road. If there was an opportunity for collaboration, she was most interested in discussing that issue with Council Members and police so a more robust abatement plan could be created and implemented.
- Mr. Brocious was excited about the water conservation efforts that are already in place. That would be an exciting topic to discuss further as data came in. Additionally, he wanted to work more with the community and find other ways to engage with them.
- Mr. Dahl believed it was important to collaborate within the Council and with Staff to make the website more operational and actionable. Making technical documents actionable was key. There could be quick links and how-to guides created to benefit residents.
- Ms. Bonner believed there were a lot of opportunities for collaboration within the City as well as with other cities and governmental entities. Collaboration was critical and would allow everyone to have their needs met, even though all of the wants may not be completely addressed.
- Mr. Cruze felt it was important to have a guiding document and noted that the General Plan had not been updated on a large scale since 2002. From an identity perspective, it was important to work together to create that guiding document.
- Mr. Morgan wanted to see Council Members be part of a committee that focused on the different neighborhoods. It was important to communicate with residents and many approaches could be taken.
- Mr. Robins wanted to work on bringing businesses to Cedar Hills and find ways to expand the sales tax base. There were varying opinions on that, so collaboration was key.

Council Member Geddes asked the applicants the third question, which was as follows:

- Council Members need to make a lot of difficult decisions. Sometimes there are votes where there is no consensus. How would you make your decisions?
  - Mr. Rust commented that when making decisions, it is important to listen to what was being presented. He had always told his children that it was important to listen more than you speak. It was necessary to listen, research, and use the experiences that each Council Member had.
  - Mr. Robins felt that the best thing to do is remove personal bias. Sometimes, there is a preconceived notion and once that is removed or acknowledged, it becomes possible to make wise decisions.
  - Mr. Morgan stated that it is necessary to listen, understand, and collaborate. It is important to avoid falling into the confirmation bias trap and to instead look at all of the facts available.

- Mr. Cruze noted that he was faced with a lot of difficult decisions on a regular basis. The most important thing to consider was context. It was essential to understand all of the facts and remove bias and also to consider both short-term and long-term forecasting.
- Ms. Bonner commented that decision-making in an elected position is not necessarily based on what the individual wants. Being open about preconceived biases is important as well as determining how each decision would impact residents.
- Mr. Dahl noted that a number of difficult issues had come to the Planning Commission. For instance, short-term leases and the vision statement. Having a solid internal dialogue amongst the Council would be key. Mr. Dahl also pointed out that the biases, incentives, and risks all need to be taken into consideration.
- Mr. Brocius agreed that there were biases that needed to be accounted for. Those concerns could be alleviated by collaborating with others and receiving input and data from other sources. Ultimately, it is necessary to think about who the decision was being made for and to be transparent with the motives.
- Ms. Lesley believed it was necessary to be civil with people when there was a disagreement. Other people need to be heard and Cedar Hills needs to be the priority.
- Mr. Walker stressed the importance of different groups of people coming together to make decisions for the greater good.
- Mr. Nelson believed it was possible to rely on a higher power when making decisions. When knowledge and facts were the focus, decision-making was easier.

Council Member Ellison asked the applicants the fourth question, which was as follows:

- The City Council focuses on the budget and the finances of the City. Staff does a lot of that work but it is important for the Council Members to look over the finances carefully. Sometimes, there are shortfalls and sometimes there is extra. If there was an excess in the General Fund, what would you do with that money?
  - Mr. Rust stated that he would invest in the youth of Cedar Hills. It would be worthwhile to have activities for them and to focus on programs in the City. Those programs could help young people grow.
  - Mr. Robins noted that there are always infrastructure needs to be addressed.
  - Ms. Lesley had the idea to build a sustainable farm that the community could be involved in.
  - Mr. Morgan wanted to see the walking trails fixed and a portion of the property across from Canyon Road be turned into a cemetery.
  - Mr. Dahl felt it was important to invest in youth and focus on maintenance. Alternatively, it would be a good idea to save half of the excess to address future needs.
  - Mr. Brocius wanted to look at the finances overall to make sure everything is in line and the emergency funds for the City were at an appropriate level. It would also be worthwhile to look into items that would generate revenue, such as an ice-skating rink.

- Mr. Walker stressed the importance of youth programs and road maintenance.
- Ms. Bonner would speak to other Council Members to determine the percentage that would go toward a pressing need or paying off debt. A portion of the excess could also be used to do something that would benefit the community.
- Mr. Cruze noted that the City still owes approximately \$4 million and paying that down sooner would make the most sense. Aside from that, making sure there was money for an emergency fund was necessary. If all of that was taken care of, it would be important to look into a project that is sustainable and that would not require ongoing maintenance.
- Mr. Nelson believed that 50% of the excess should go toward debt and 50% should go toward a Rainy-Day Fund. Another option would be to look at a prioritized list of projects.

Mayor Andersen described the next part of the selection process. She thanked all of the applicants and stated that she would be happy to serve with any of them. There was a very impressive group of applicants. She thanked them for all of their work serving the community and their desire to serve in the future.

Mayor Andersen reported that the selected applicants would move forward to the next round where there would be another group of questions. Following that, the Council would vote. Based on the Council Member recommendations, the following candidates were moving forward to the next round:

- Mr. Morgan;
- Mr. Dahl;
- Ms. Bonner; and
- Ms. Lesley.

Mayor Andersen reiterated her appreciation for those who were not moving forward in the process. She urged them to reach out to the City as it may be possible for them to serve on a committee or volunteer in some way.

Council Member McEwen posed the first question to the applicants, which was as follows:

- If you were trying to convince someone to invest in Cedar Hills in some way (buying a home or opening a business), what would you tell them first?
  - Mr. Dahl stated that he would tell people about the growth opportunities in the area. There is a lot of development in Lehi and American Fork. There are certain opportunities that come along with that in terms of job growth, retail growth, and nearby opportunities.
  - Ms. Lesley would tell potential investors that Cedar Hills was a community that craved new businesses. It was a community that was looking forward to growth and there were plenty of opportunities for businesses to grow within the City.
  - Mr. Morgan noted that it would depend on whether it was a business or a family moving to the area. If it was a family moving, he would inform them that the

property taxes were fairly low. For businesses, he would inform them that Cedar Hills loved local businesses.

- Ms. Bonner believed that Cedar Hills was an incredible community and it would not be difficult to encourage someone to move there. As for an investor, there was a strong community and a strong tax base. While there was a small commercial area, that area was always busy.

Council Member Smith asked the second question, which was as follows:

- Is there anything else that you would like the Council to know about you?
  - Ms. Bonner appreciated the service the Council provides to Cedar Hills. It was difficult to be in the public eye sometimes and to make hard decisions.
  - Mr. Morgan explained that he previously ran for City Council.
  - Ms. Lesley was willing to learn and accept feedback.
  - Mr. Dahl recognized the work the City Council does and hoped that if he was given the opportunity to serve, he would be able to maintain that solid reputation. As a Council Member, he would focus on making Cedar Hills more resident-friendly, make sure the vision and goals of the City aligned with the General Plan, and involve youth more.

Council Member Geddes asked the third question, which was as follows:

- In the last few years, has the City Council done anything you felt they should not have?
  - Mr. Dahl stated that as a member of the Planning Commission, he had been voted against by the City Council on more than one occasion. The reasons behind that had always been well thought out but there may be opportunities to table items more frequently so there could be some internal discussions. Sometimes, he felt that decisions were rushed based on public pressure as opposed to internal consensus. Coming together and having debates could be more constructive.
  - Mr. Morgan pointed out that when the houses were built off of 4600, they were very close to one another. He felt that was a disappointing decision at the time, but later understood the nuances behind the decision.
  - Ms. Lesley noted that she missed Heritage Park.
  - Ms. Bonner did not have anything she felt strongly that the Council had done wrong. As a resident, she understood that the Council would have reasons for making decisions she may not fully understand. However, she hoped that the Council was actively engaged in trying to explain those reasons to residents.

Council Member Ellison asked the fourth question to the applicants, which was as follows:

- Has the Council done a good job of communicating information to the public? If not, what would your suggestion be to better disseminate that information to residents?

- Ms. Bonner noted that communication is extremely important. She felt that people are more likely to feel well-represented when they understand the reasons behind the decisions that are made. Recently, with the logo decision and puzzle discussions, it was clear that residents did not necessarily understand that it was important to explore different options. Exploring options did not mean that something would be adopted. The earlier it was possible to communicate with residents, the better. It was not possible to over-communicate. The more information people have, the more likely they are to come to a conclusion that makes logical sense.
- Ms. Lesley loved that the Mayor's weekly meeting had been opened up to the community. That was a wonderful opportunity for residents to communicate directly. However, she pointed out that Cedar Hills' social media is bare bones. Social media is a good way to reach a lot of people and is easy to access.
- Mr. Dahl had noticed an increase over the last several years in the amount and quality of communication that comes from the City Council. That being said, efforts could be made to improve resident education. It would be beneficial to help residents understand certain terms used, such as setbacks, viewsheds, and so on.
- Mr. Morgan believed the last three or four years had seen some improvements. He appreciated that there is a Facebook page but acknowledged that not all residents use it. He commented that there are additional ways to spread the word.

Mayor Andersen stated that she would now entertain a motion where someone would be nominated to be appointed to the vacant City Council seat. If the motion is seconded, it would be put to a vote. If the vote failed, the process would continue until a selection is made. Whoever is selected to join the City Council would immediately be sworn in and join the meeting.

**MOTION: Council Member Geddes moved to APPOINT Bob Morgan to the Cedar Hills City Council. The motion failed for lack of a second.**

**MOTION: Council Member McEwen moved to APPOINT Amber Bonner to the Cedar Hills City Council. Member Smith seconded the motion. Vote on Motion: Council Member Ellison-No, Council Member Geddes-No, Council Member McEwen-Yes, Council Member Smith-Yes. The motion failed 2-to-2.**

The Council Members discussed the applicants. Council Member Ellison was torn. She had almost seconded the vote for Mr. Morgan but did not speak up soon enough. She watched Mr. Morgan run a stellar campaign and stay involved in the community even after not winning the election. He had a lot of support and a lot of excellent ideas. On the other hand, Ms. Bonner is also very qualified and would likely be able to acclimate to the Council quickly. Mayor Andersen noted that if there was a tie between applicants she would be the tiebreaker.

**MOTION: Council Member Geddes moved to APPOINT Bob Morgan to the Cedar Hills City Council. Council Member Ellison seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member McEwen-No, Council Member Smith-No. The motion failed with a vote of 2-to-2.**

The Council further discussed the two applicants. Council Member McEwen shared her reasons for supporting Ms. Bonner. She had watched her as a representative on the school board. Her ability to communicate and build consensus during difficult times was impressive. Additionally, her wealth of experience was important to consider. The people of Cedar Hills also really like Ms. Bonner. Council Member Smith was torn in her decision-making. It was compelling to her that Mr. Morgan was on the Planning Commission. He had run a campaign and had votes. However, she knew that Ms. Bonner had the experience needed to make difficult decisions and communicate well. She would be a real asset to the City Council.

Mayor Andersen commented that she had read through all of the applications. She felt that both Ms. Bonner and Mr. Morgan were equally matched based on the question-and-answer portion of the process as well as their level of community service. She was swayed in one way because Mr. Morgan currently serves on the Planning Commission. Even though he lost his election, he was still willing to serve wherever possible. As a result, she selected Mr. Morgan as the new City Council Member. City Recorder, Colleen Mulvey administered the Oath of Office.

The City Council took a short break before resuming the Cedar Hills City Council Meeting. Mayor Andersen acknowledged that the motion made for the appointment of a new City Council Member had now passed as she had broken the tie. The new City Council Member was Mr. Morgan.

**8. Review/Action and Public Hearing on Approval of Starbucks Elevations, Located at 9946 North 4800 West in the SC-1 Commercial Zone.**

Mr. Goodwin reported that the Starbucks Site Plan had already been approved. When the Building Plans were submitted, the elevation was drastically different than what had been presented previously to the Planning Commission and City Council. What was presented was a brick exterior on all facades. However, the Building Plans showed minimal brick with stucco. The City informed the applicant that they needed to go back to their architect and make the plans compliant with what the Code called for with the colonial red brick look. The applicant had come back with another proposal.

Since the proposal was still drastically different from the approved exterior, it needed to be taken back to the Planning Commission for reapproval. Mr. Goodwin shared that the Planning Commission was okay with the proposal, Commissioners wanted to see the Hardie board exterior in a warmer tone. Title 10-6A stated that exterior construction is normally brick and traditional colors like red and brown. The Code did call out earth tones, but exceptions had been made in the past for stucco.

Council Member Smith wondered if the Council was choosing between the options. Mr. Goodwin shared that the Planning Commission recommended to the City Council the condition that there be a warmer tone. Council Member McEwen wanted to understand why the approved design had been changed after the fact. Mr. Goodwin explained that Starbucks wanted to see something that was more in line with what their other locations looked like. He clarified that everything else had already been approved. The Council was approving the elevations.

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

**Council Member Ellison moved to APPROVE the Proposed Elevations for the Starbucks Coffeehouse, Located at 9946 North 4800 West, Cedar Hills, Lot 2 of the Cedar Hills Gateway Subdivision, subject to the following condition:**

- 1. Choosing the warmer color tone rendition.**

**Council Member Geddes seconded the motion. Vote on Motion: Council Member Ellison-Yes; Council Member Geddes-Yes; Council Member McEwen-Yes; Council Member Morgan-Yes; Council Member Smith-Yes. The motion passed unanimously.**

**9. Discussion on Family Festival Fireworks/Drone Show.**

Mr. Goodwin reported that Staff worked with the Family Festival Committee last year before the event. With the short course in place, there needed to be a different location to launch the fireworks. It had been moved to the roundabout but there were certain challenges there. Finding an appropriate location to launch fireworks continued to be an issue. As a result, there had been some brainstorming sessions about other options. A lot of people really liked the fireworks show and it was a highlight of the Family Festival. That being said, the incorporation of a drone show had been considered. The City reached out to a local company called Open Sky Drone Light Shows about the possibility of hosting a show. There would need to be a normal procurement process if the decision was made to utilize their services. He shared an example video of the show. There were a lot of variables, but the drones were launched, and there was a display in the air.

One of the issues with fireworks was that the shows can cause unintended damage due to the drought conditions. It is important to look into other options moving forward to ensure safety. Mr. Goodwin stated that the current agenda item was a discussion related to drone shows. However, in the budget amendment portion of the City Council Meeting agenda, additional money was requested for the Family Festival so a drone show could be procured in addition to the fireworks show for this year. This would allow residents to experience both. The thought process was that rather than removing the fireworks show altogether, both could be experienced, and the City could listen to the feedback. From there, it would be possible to determine whether drone shows should be pursued in the future.

Council Member Geddes asked about the cost. Mr. Gordon stated that the intention was to cut back the normal fireworks show by four or five minutes. That would save some money so the drone show could be added. The cost would be approximately \$14,000. It was anticipated that there would be a 15-minute fireworks show and a 10 to 15-minute drone show. Mr. Gordon explained that the drones could be programmed in a manner desired by the Council. Like with fireworks, there is a wind threshold that needs to be considered. With a drone show, the Fire Department does not need to be present. Orem was also choosing to try out a drone show as well to see if it was a viable alternative.

Council Member McEwen wondered how much the fireworks show cost last year. Mr. Goodwin reported that it was approximately \$16,000. Between the fireworks show and the drone show, the total cost would be approximately \$28,000. The cost of the fireworks was not based on the length of the show but on the number of shells and the size of the shells that are launched. Typically, approximately \$30,000 was recognized in revenue for the Family Festival. Last year, there was \$47,000, which was due to the coordination with the American Fork Chamber of Commerce on sponsors. It was possible to look for sponsors for the drone show.

Council Member Smith asked why a budget amendment was needed for the Family Festival. Mr. Goodwin explained that it was partly to recognize more revenue. Additionally, to spend more money, more money needed to be appropriated. To appropriate more money, there needed to be an offsetting revenue. The spending could be increased because the sponsorship revenues had increased. Council Member Smith was not certain she was ready to approve the drone show concept during the current City Council Meeting. If there are fire risks, it might make more sense to remove the fireworks show rather than do a fireworks show and a drone show. She understood wanting to obtain resident support but safety is the most important aspect. Council Member Smith struggled with the idea of spending money on a drone show instead of going back to the Family Festival Committee to look into some of the other options. She did not believe the Council should make a decision until it is determined that the drone show is best.

There was discussion regarding the budget amendments. Mr. Louw noted that fireworks are a tradition in the community. Council Member Smith pointed out that if the fireworks are ever deemed too dangerous, the show could not be held. She was not necessarily worried about selling residents on a drone show as it was an option in the event that fireworks could not be utilized. Mayor Andersen liked the idea of a hybrid and having both the fireworks and drone show, but she suggested pulling back the expenses somewhat. She liked the idea of introducing the drone show to residents.

Council Member Morgan noted that this was a discussion item and not an action item. If a change was being considered, it was important to have a thorough discussion on the matter. Council Member Smith understood that it might be possible to sell residents on the idea but she was concerned about the price, and believed the drone show would only be selected if the fireworks show needs to be canceled for safety reasons. Mr. Goodwin stated that this was a way to receive feedback from residents about the drone show. There was no proposal to cancel the fireworks but it was important to know what the options were. Depending on future drought conditions, it could become more difficult to host fireworks shows.

Council Member McEwen asked about the costs. Mr. Goodwin explained that when there was a City celebration, City money is spent. The point was not necessarily to make money. The Family Festival is subsidized and approximately \$75,000 was spent and \$47,000 was brought in last year. The American Fork Chamber of Commerce connections were utilized last year so there were more sponsorships. That assisted with the revenues. He reiterated that the Family Festival did not make a profit. The Committee did a good job of bridging that gap to the extent possible. Mr. Gordon noted that the Family Festival Committee wanted to add events and was always looking for feedback. Council Member Smith referenced the \$75,000 that was appropriated and \$47,000 that was brought in. If the City was not subsidizing as much, she wondered where the extra money

went. Mr. Goodwin clarified that there was not any extra money in this instance. Mr. Louw explained that any extra revenues over expenditures went into reserves.

Mr. Gordon reported that the American Fork Chamber of Commerce assisted last year and will also be assisting this year. Mayor Andersen believed the intention was to allocate an additional \$10,000 in the Family Festival budget for the Family Festival Committee to utilize as they see fit. Mr. Goodwin explained that the next item related to budget amendments. For the Family Festival Expenditure Account, the proposal was to increase that expenditure from \$75,000 to \$87,000. Council Member Smith loves the Family Festival but wondered if there were some other areas that needed to be prioritized. Mr. Goodwin noted that many of the applicants for the City Council position mentioned the desire to see more community events. Family Festival is an important community event for Cedar Hills. The intention was to allocate money fairly.

**10. Review/Action and Public Hearing on a Resolution Adopting Fiscal Year 2023 Budget Amendments.**

Mr. Louw referenced inflation and explained that everything is more expensive right now. That being said, unemployment is still low, and people are spending more money. For the first five months of the year, the City is averaging \$40,000 more than the prior year. As a result, he felt comfortable increasing the sales tax revenues by \$200,000. Nationally, sales were down slightly by 1% in November and December. He had not, however, seen that happening in Cedar Hills.

For the interest income, since the rates went to 2.3%, the City was projected to earn approximately \$100,000 for all funds for the fiscal year. Mr. Louw reiterated that this is based on the average current rate of 2.3% in the Public Treasurers' Investment Fund. This City will recognize approximately \$30,000 at this time in two funds. The Budget Amendments – FY 2023 spreadsheet was reviewed. Mr. Louw noted that there was a retirement in the Building Department, and someone graduated with a Masters' Degree in the Public Works Department. Another person in the Parks Department received certifications. That had been taken into account. Mr. Louw pointed out that there was an increase in solid waste services as North Pointe had altered the dumping fees after July 1. There was an adjustment for that included in the budget amendments.

Mr. Louw reported that a three-year plan was received from the Arborist. \$29,000 was predicted for the current year, \$27,000 for the next year, and \$28,000 for the following year. However, there was slightly more needed because of fallen trees from the snow. That was not part of the normal pruning but was associated with extra cleanup. Those emergency services had been recognized in the budget amendment. For pruning, the intention was to focus on branches that could hurt people. For instance, branches that hang over trails or playgrounds. Those were the priorities. There was a more proactive plan in place than there had been in previous years when the response was reactive. For this year, new trees were included as part of the Parks budget. Three quotes were received for tree planting and a bid was received for the trees that would be planted at Heritage Park as well as the trees that were vandalized at Harvey Park.

Mr. Louw explained that a budget adjustment was shown for the Youth City Council. The request was for a conference that the YCC had not done in the past. The conference is in Logan and is specifically for Youth City Councils. Mr. Goodwin believed the last Youth City Council group

that attended that conference was in 2011. Getting the youth involved and learning was important. The YCC exists for young people to learn about local government and the Legislative process. He felt this was a fantastic opportunity. This conference would be for the Youth City Council leadership. There was a flat registration fee of \$189 per person as well as a registration fee and housing in addition. It was a three-day event.

Building maintenance was listed on the budget amendment spreadsheet as well. Mr. Louw reported that some fans were replaced, and the drywall was fixed. Items like that are unexpected and need to be accounted for. Some adjustments on the spreadsheet netted out to each other. The full amount of the sales tax was able to be transferred to the Capital Projects Fund. If the trends stayed flat or better it would be possible to transfer more in the future. Mr. Louw reviewed the Golf Fund. There was the replacement of a 2006 and 2008 heavy-duty cart listed as \$45,000 each. Some bids were received. He noted that items listed were out 12 to 18 months but if the funds were appropriated now, it would be possible to purchase them when possible. There was also a 2009 bunker rake listed that was no longer safe. Two grinders that were original to the course also needed replacement as well as a programmable mower for the short course. The rest of the Golf Fund amendments were reviewed, which included the concessions.

The Class C Roads Fund was reviewed. Mr. Louw reported that the Highway Sales Tax Distribution had been adjusted slightly. The changes in staffing had actually saved some money there as well. That was shown in the amendments. The Capital Projects section was shared. Mr. Louw explained that it recognized higher revenues in the street impact fees and the PARC tax as well as interest income. It was noted that the PARC tax was connected to the sales tax. Mr. Louw reported that more had been sold locally and within the boundaries of Cedar Hills. There was an increase in expenditures listed for Heritage Park and the Event Center improvements.

Mr. Louw overviewed the Water and Sewer Fund amendments. He explained that this recognized some timing differences. The grant allowed the City to recognize expenditures throughout the year and the City was able to count certain items beforehand. The total grant was \$1.5 million, and the City was able to recognize \$330,000 last year. That meant approximately \$1.2 million was being recognized in the current year. For financing, \$500,000 was originally estimated, but there was \$655,000 in eligible costs. The Motor Pool Fund was reviewed. It recognized an additional \$5,000 in charges to the Golf Fund for the new equipment and \$5,000 in depreciation.

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

**Council Member Ellison moved to APPROVE Resolution No. 02-07-2023A, a Resolution Adopting the Fiscal Year 2023 Budget Amendments. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes; Council Member Geddes-Yes; Council Member McEwen-Yes; Council Member Morgan-Yes; Council Member Smith-Yes. The motion passed unanimously.**

**11. Review/Action on a Resolution Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds, and Fines Schedule for the City of Cedar Hills.**

Mr. Goodwin reviewed the proposed Fee Schedule changes. The first was related to the Pressurized Irrigation ("PI") infrastructure. One year ago there was a discussion about the PI fee, where the fee accelerated every month. A cap was placed on that because the fee was becoming too high and it was put back to the number it was originally adopted at. That number was now being locked in on the Fee Schedule. Mr. Goodwin noted that due to the retirement of Jeff Maag, there was not a Building Official in-house to review plans. Those now need to be sent to Sunrise Engineering for review. That was a fee to the City. As a result, any time there is an addendum plan review, there will be a \$65 charge. Mr. Goodwin referenced the impact fees for culinary water. Once adopted, those fees do not go into effect for 60 days. That time had passed, so the old culinary water impact fees were eliminated and the new ones listed.

Timpanogos Special Service District ("TSSD") was doing massive renovations to accommodate the new growth in the area and replace existing infrastructure. TSSD conducted a study and their Board adopted a new impact fee. Mr. Goodwin clarified that impact fees are paid for by new development. The Transportation Impact Fees will also be updated in the Fee Schedule. Additionally, Mr. Goodwin reported that the passport photo cost would increase from \$10 to \$12. This number would put Cedar Hills in the middle of the competitive market.

**Council Member Geddes moved to APPROVE Resolution No. 02-07-2023B, a Resolution Adding, Amending, or Deleting Certain Fees to the Official Fees, Bonds, and Fines Schedule for the City of Cedar Hills. Council Member McEwen seconded the motion. Vote on Motion: Council Member Ellison-Yes; Council Member Geddes-Yes; Council Member McEwen-Yes; Council Member Morgan-Yes; Council Member Smith-Yes. The motion passed unanimously.**

**12. Review/Action and Public Hearing on an Ordinance Amending the Moderate-Income Housing Element of the Cedar Hills General Plan.**

Mr. Goodwin reported that Cedar Hills submitted an annual Moderate-Income Housing Report to the State. It was a required element of the General Plan. It was submitted on time but the Department of Workforce Services rejected the report. Mr. Goodwin read the letter received aloud. Last year, House Bill ("H.B.") 462 required a certain timeline for implementation. There needed to be specific benchmarks and specific measurements. He noted that the Department of Workforce Services rejected approximately 70 other cities reports as well, so it was not just Cedar Hills. Most of those rejections pertained to non-compliance with the Implementation Plan.

The City is required to choose at least three strategies to outline how the City will address moderate-income housing needs. If five strategies are selected, priority funding would be given for certain State grants. Cedar Hills included five strategies including creating and allowing for reduced regulations related to Internal or Detached Accessory Dwelling Units ("ADU") in residential zones; zone and rezone for higher density or moderate-income residential development in commercial zones; amend land use regulations to allow for single-room occupancy; reduce, waive, or eliminate impact fees related to moderate-income housing; eliminate impact fees for any ADU that was not an internal ADU. Those had already been implemented. The State wanted to see a more robust implementation plan despite the strategies already having been implemented.

The Implementation Plan was now informing residents of what had already been done. That information would be shared in the newsletter, which should be acceptable to the State.

Mr. Goodwin noted that an Appeals Board may be implemented in the future. The Appeals Board would be tasked with rejecting or accepting an appeal application though there would likely be circumstances where something in the middle may be more appropriate. He expressed concerns about an Appeal Board. He reiterated that there would be information in the newsletter related to the five menu items that were selected by Cedar Hills. This messaging would ensure that the Moderate-Incoming Housing Plan was compliant according to the State. The Council discussed the issues with one-size-fits-all pieces of Legislation. It did not make sense for Cedar Hills.

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

**Council Member McEwen moved to APPROVE Ordinance No. 02-07-2023A, an Ordinance Amending the Moderate-Income Housing Element of the Cedar Hills General Plan. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes; Council Member Geddes-Yes; Council Member McEwen-Yes; Council Member Morgan-Yes; Council Member Smith-Yes. The motion passed unanimously.**

**13. Review/Action and Public Hearing on an Ordinance Amending the Land Use Element of the Cedar Hills General Plan.**

Mr. Goodwin reported that Utah State Code 10-9a-401 requires every city to have a General Plan to serve as a high-level guide for long-term decision-making in the community. The three required elements of a General Plan were Moderate-Income Housing, Transportation, and a Land Use element. A Water Use and Preservation Element was also required but does not need to be adopted until December 31, 2025. The Land Use element should address long-term goals, housing, commercial, public facilities, and open space. Mr. Goodwin noted that the last update occurred in 2002. He believed that moving forward, the General Plan should be reviewed on an annual basis. If changes needed to be made, it would be easier to do so regularly than after long periods of time.

There was discussion regarding future planning efforts. Mr. Goodwin reported that there was a Citizen's Advisory Committee in 2015. He was impressed by that Committee at the time. There was previously a Water Conservation Committee around that time as well. That was something the City could look into reforming if desired by the Council. Council Member Smith wanted to look into that further. The City Council benefits from the Planning Commission and its work. If there is a Citizen's Advisory Committee that was willing to dedicate some time as well, it could be beneficial. Mr. Goodwin suggested that the Planning Commission focus on a draft and there be a standing discussion rather than forming a new committee.

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

**Council Member Geddes moved to APPROVE Ordinance No. 02-07-2023B, an Ordinance Amending the Land Use Element of the Cedar Hills General Plan. Council Member Morgan**

seconded the motion. **Vote on Motion: Council Member Ellison-Yes; Council Member Geddes-Yes; Council Member McEwen-Yes; Council Member Morgan-Yes; Council Member Smith-Yes. The motion passed unanimously.**

**14. Review/Action on an Ordinance Amending City Code Title 7, Chapter 4 Related to Landscape Watering Schedules and PI Connections.**

Mr. Goodwin reported that in 2019, S.B. 52 required cities to mandate that new pressurized irrigation connections be metered by July 1, 2020. Cedar Hills implemented that, passed a standard, adopted a standard for secondary meter connections, and made sure all new builds were connected to the PI system with a meter. He referenced the Water Board Bond. One of the requirements was that the City Code must mandate meters, even though the State already did that. The City Code read retroactively because the City was already enforcing the existing State Code.

**Council Member Ellison moved to APPROVE Ordinance No. 02-07-2023C, an Ordinance Amending Cedar Hills City Code Title 7, Chapter 4, Sections 3 and 4, Related to Secondary Water Meters. Council Member McEwen seconded the motion. Vote on Motion: Council Member Ellison-Yes; Council Member Geddes-Yes; Council Member McEwen-Yes; Council Member Morgan-Yes; Council Member Smith-Yes. The motion passed unanimously.**

**15. Motion to Go into Closed Session Pursuant to Utah Code 52-4-205(1)(c)&(d) to Discuss Pending or Reasonably Imminent Litigation, and to Discuss the Purchase, Exchange, or Lease of Real Property.**

**MOTION: Council Member Geddes moved to go into Closed Session Pursuant to Utah State Code 52-4-205(1)(c)&(d) to Discuss Pending or Reasonably Imminent Litigation, and to Discuss the Purchase, Exchange, or Lease of Real Property. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member McEwen-Yes, Council Member Morgan-Yes, Council Member Smith-Yes. The motion passed unanimously.**

The City Council was in Closed Session from 9:56 p.m. to 10:39 p.m.

**ADJOURNMENT**

**16. Motion to Adjourn Closed Session and Reconvene Council Meeting.**

**MOTION: Council Member Geddes moved to ADJOURN the Closed Session and Reconvene the Cedar Hills City Council Meeting. Council Member Smith seconded the motion. Vote on Motion: Council Member Ellison-Yes, Council Member Geddes-Yes, Council Member McEwen-Yes, Council Member Morgan-Yes, Council Member Smith-Yes. The motion passed unanimously.**

**17. Adjourn.**

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

The City Council Meeting adjourned at 10:40 p.m.

Approved by Council:  
March 7, 2023

/s/ Colleen A. Mulvey, MMC  
City Recorder