

# Cedar City

10 North Main Street • Cedar City, UT 84720  
435-586-2950 • FAX 435-586-4362  
www.cedarcity.org

**AMENDED CITY COUNCIL WORK MEETING**  
**SEPTEMBER 18, 2024**  
**5:30 P.M.**

**Mayor**  
Garth O. Green

**Council Members**  
Robert Cox  
W. Tyler Melling  
R. Scott Phillips  
Ronald Riddle  
Carter Wilkey

**City Manager**  
Paul Bittmenn

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street. The City Council Chambers may be an anchor location for participation by electronic means. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
  - Mayor and Council Business
  - Staff Comments
    - Swear In Frank Vasquez as Code Enforcement Officer. Chief Darin Adams
- IV. Public Agenda
  - Public Comments
    - Main Street Park Electrical System Enhancement Completion & Contribution. Cedar City Rotary Club
    - City Mitigation Grant & Homeless Services in Cedar City. Iron County Care & Share
    - South Interchange Update. Devin Squire, UDOT

## Business Agenda

### Public

1. Consider a local consent for Don Miguel's, 453 South Main Street. Andrea Meraz/Chief Darin Adams
2. Consider a local consent for Erawan Thai Cuisine, 1190 S. Sage Dr., Suite D. Jittraporn Amonchailertrat/Chief Darin Adams
3. Consider placing a plaque on City property noting property donation made by Geo. A Wood. Georgia Smith Johnson
4. Consider a request to locate a memorial plaque on City Property. Whitney Goe/Paul Bittmenn
5. Consider a Pioneering Agreement for Chelsey Phase 1A Subdivision. Go Civil/Paul Bittmenn
6. Consider an amendment to the City's Storm Drain Master Plan at approximately 1900 South Old Highway 91 (Middleton RDO area). Platt & Platt/Kent Fugal
7. Consider a vesting extension agreement with MD Development for Iron Crest Subdivision Phase 2. Platt & Platt/Randall McUne
8. Public Hearing to consider vacating a public utility easement in the vicinity of 1972 and 1960 Mahogany Circle. Platt & Platt/Paul Bittmenn

Administration  
586-2953

Airport  
867-9408

Building and Zoning  
865-4519

Economic Development  
586-2770

City Engineer  
586-2963

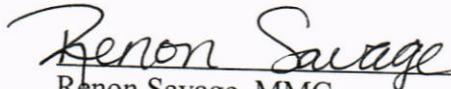
Parks & Recreation  
865-9223

Public Works  
586-2912

Staff

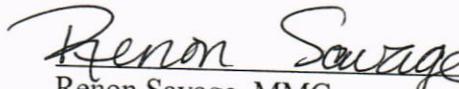
9. Consider change orders 1, 2, & 3 for the Terminal Expansion Project. Tyler Galetka
10. Consider accepting a bid from Raven Solar Services, LLC for the removal & reinstallation of the solar panels on Fire Station 1. Fire Chief Mike Phillips
11. Consider accepting a bid from Strout Roofing Inc. for the re-roofing of Fire Stations 1 and 2. Fire Chief Mike Phillips
12. Consider re-allocating funding for the Cedar Canyon spring filtration building. Mayor Green

Dated this 17<sup>th</sup> day of September, 2024.

  
Renon Savage, MMC  
Cedar City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 17<sup>th</sup> day of September, 2024.

  
Renon Savage, MMC  
Cedar City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

**COUNCIL WORK MINUTES**  
**SEPTEMBER 18, 2024**

The City Council held a meeting on Wednesday, September 18, 2024, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS PRESENT:** Mayor Garth O. Green; Councilmembers: Robert Cox; W. Tyler Melling; Ronald Riddle; Carter Wilkey.

**EXCUSED:** Councilmember R. Scott Phillips.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson.

**OTHERS PRESENT:** Rob O'Brien, Judi Obrien, James Jetton, Sharice Walker, Ann Clark, Randy Allen, Jacob Miner, Laurie Scholzen, Tom Jett, Jim Lunt, Kathy Long, Wendy Green, Bob Platt, Adi Jones, Kelley (Bagley) Staheli, Shelley (Bagley) Bradshaw, Whitney Goe, David Clarke, Dallas Buckner.

**CALL TO ORDER:** Wendy Green gave the invocation; the pledge was led by Jim Lunt.

**AGENDA ORDER APPROVAL:** Councilmember Wilkey moved to approve the agenda order; second by Councilmember Melling; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** ■ **Wilkey** – I had citizens reach out and I saw it on social media, Lund Hwy striping was done last night, it is not good, it starts and stops, it swerves, and it is not well done. ■ **Melling** – I had folks reach out from the Sunset Canyon Neighborhood across from Diamond Z about water pressure problems, there are two lines with pressure reducing lines, one has been malfunctioning and the water builds up and releases and is blowing out sprinkler heads. The Water Department is working on it, getting new parts. The PRV is malfunctioning. ■ **Wilkey** – we have had this issue on and off over the summer, and they are working on it. ■ Swear in Frank Vasquez as Code Enforcement Officer. Chief Darin Adams – Frank was here and left for a brief time and returned. ■ **Frank Vasquez** – I have here with me my son Kaleb, daughter Evelyn and my wife Faith. We are glad to be back. Renon Savage administered the Oath of Office. Frank's wife pinned his badge. ■ **Ken Nielson**, Leisure Services – the Cemetery renovations will be starting next week, it is the middle section, it will take around 60 days. ■ **Kent Fugal** – with Industrial Road there are delays due to utility conflicts, we are hoping to get past that and see progress before too long.

**PUBLIC COMMENTS:** ■ Main Street Park Electrical System Enhancement Completion & Contribution. Cedar City Rotary Club – **Rob O'Brien** – I am here on behalf of the Cedar City Rotary Club along with our Rotary Team, thank you for hosting us. We are proud to present to the city, the Leisure Services Department Ken, Anthony, Kirk and Jared Bradshaw of Bradshaw Electric, \$22,150 worth of electrical upgrades to Main Street Park. In July of 2023 for the July Jamboree, we only had 4 functioning electrical outlets in the Main Street Park. We talked with Anthony Pearson and Ken and reinvested money that came from the community for the July Jamboree to have money that goes back into the community. See Exhibit "A". We want to thank Ken, Anthony and Kirk and Jared Bradshaw for the design

and concept it is working together working hand in hand. Breanna Howard did the design for us from Ensign Engineering. The money came from businesses in this community. **Ken** - it was a pleasure to work with Rob, and the Rotary Club, we love to give our ideas on the conceptual plan and work with them. We also appreciate working with Sue and the group on the West Canyon Park. Thank you to Rotary. **Cox** - I am grateful for Rotary and all that they do for the community. ■ City Mitigation Grant & Homeless Services in Cedar City. Iron County Care & Share. James Jetton, Executive Director for Iron County Care and Share and Co-Chair for City Mitigation Grant & Homeless Services. See attached Exhibit "B". There is not any homeless prevention funding for our area this year. **Cox** - I am on that committee, and I appreciate all that you do. ■ South Interchange Update. Devin Squire, UDOT - I am the project manager and we have been working on the environmental assessment for the south interchange. We started with a consultant to look at different options. See Exhibit "C". The construction of the new interchange will start in the spring of 2026 and will last 2 years. Looking at the various options we looked at, the top left had similar results but added an additional \$80 million to the project. #2 is a single point interchange SPUI and is our recommendation. 3<sup>rd</sup> on top is too complex and too expensive, 4<sup>th</sup> on right it too complex and expensive and would relocate too many homes. The bottom left did not solve the problem. Middle bottom we looked at and would build a bridge by Liquor store. This option had more environmental impact and added \$55 million more to the project and had a similar impact. Bottom right is too complex and did not solve the traffic problem. The old tunnel under I-15 would stay and be used as a drainage. The old overpass would be removed. **Melling** - on the left intersection is the timing of the lights, turning left to Home Depot and Liquor Store the cueing goes back too far. **Devin** - there would be two turning lanes and would be a lot more room on this also. Light House and Children's Dental would be total acquisitions, the other total acquisitions would be Sports Clips and Jack in the Box. There are 35 partial property acquisitions. **Melling** - some of those, I assume will have compensation. **Devin** - there are well defined laws on how we go about that, we will follow those rules. **Melling** - if someone's property is to the extent of unusable parcels that is on us? **Devin** - if it is unusable, it is a full acquisition. The only corner at issue may be the corner by Wal-Mart where there used to be a gas station. Medians will be added, they reduce crashes by 40%, and people feel safer, and research shows there is not a significant impact to businesses because people feel safer. **Melling** - there will be a lot of traffic trying to get back to the Cross Hollow area, we floated the idea of a round-about, is there space for a U-turn Lane or some other way to get back to that is a little way down Sage Drive. **Devin** - a roundabout would have a major impact including a full acquisition. A U-turn I don't think would fit, but we can look into it. **Melling** - even if we red curb the parking. **Wilkey** - go Sage and cut through private or go to South Central where Bentley cuts back, there is also a road between the Gym and Movie Theatre. **Devin** - I will look into that. **Wilkey** - if I am coming south on Main and want to go to the Shell, Golden Corral or LaQuinta, with the new island, if I make the turn to Old Hwy 91, I will have to turn left on a double yellow or there would be a raised median, there is no turning lane into those properties, has that been looked at? **Devin** - we don't have a great solution for that area. **Wilkey** - is there a proposed light there? **Devin** - there will be a signal here, there is a road that will come down and they have to serve access to these businesses, but it is not direct access. We originally had a meeting and Councilman Phillips who also expressed concern. If going south on Main, you could get in the south lane and make a U-turn. **Melling** - old Hwy -91 is a two lane. **Devin** - it is a 2 left turn and one right turn. **Mayor** - what about Interstate Drive? **Devin** - you cannot turn left onto Interstate; you will have to come to the new signal. **Melling** - if coming south on Main and turning left,

is it possible to make a U-turn, if you can do that and the east bound traffic can turn right, I worry about not having a median on Hwy-91. **Devin** - we were comfortable either way with that. **Wilkey** - I don't like the solution of turning on Old Hwy 91 and then turning left on a double yellow. **Riddle** - you can go to the light and make a U-turn. **Melling** - I think it will be better. **Wilkey** - I think it is getting used to something different. Do businesses get contacted at some point? **Devin** - we have reached out to the land acquisitions, at the beginning of the process, during scoping, the beginning, we don't send out formal letters because we don't know what we are going to do. We did send 1,850 post cards to property owners in the vicinity of the interchange on August 30<sup>th</sup>, we did two press releases, posted on the City Facebook twice and in the City newsletter twice, sent out emails to those we had emails and put on twitter and put flyers out. We will continue to reach out to those impacted properties. Also, adding a lane on the interstate increases the noise, we will reach out to the homes affected, we have a need for a noise wall and survey and see if there is a desire to have that constructed, if they want it, we will build it, if not we won't. **Wilkey** - what is the point we know when to do it? **Sharice** - there are certain number of the votes have to be returned and half have to say yes. It may be 75% returned, I think it is half of the people affected have to say yes. **Wilkey** - where you have the big open areas between the onramps, we don't want giant weed patches. **Devin** - there are options, we will get input from the city. **Kent** - the copy of the EA at City Hall is upstairs in Engineering. The 5:00 - 7:00 public hearing is open house style. **Jim Lunt** - I hope the Street Department knows about this, between 200 South and 600 South at 450 West, they put the pipe in and then the paving and turned 450 into a roller coaster and now it has a water feature. I want to make you aware; I am glad you gave up on that contractor. **Wilkey** - what is the process, who does the final approval? **Kent** - I was not here, our general process one of the engineers oversees the project and the public works inspector does the inspection and there is a warranty period. **Wilkey** - can we look into who signed off and the warranty period. **Kevin Rowley** - I live on 1400 West, we have a zoo, everyone from Airport coming across, from Moreton Metalcraft coming like a bat out of hell, we have tried to get Officers down there and we don't have enough, we need more officers. We are going to have kids get killed, this occurs between 1 and 5 p.m. **Melling** - has that continued over the past month? **Kevin** - it never stopped. There are too many people going up and down the street, they think it is funny. **Mayor** - Corey Judd is the Manager of Align, he said "I met with my team and asked them not to travel through the residential neighborhood, the shift is 7:00 a.m. to 3:00 p.m. if you want to have patrol come patrol that is the time to do so. I also sent it to Mike Mower to SUU Aviation and asked him to do the same to his employees". Are we talking about the SUU Students or the people from Align 7 a.m. - 3:30 with a break from 11:50 to 12:50 at Align, I am curious if is the students or the Align people. **Chief Adams** - we installed driver feedback signs and officers. I will have Mr. Witzke pull the data and see the speeds. **Melling** - can you send us that sheet. **Mayor** - soon they will have an exit on Industrial Road. **Dave Shafer** - I lived here 39 years, until recently I have been able to ride my bike or walk anywhere, I needed to go in town. Lately, the sidewalks have not been maintained, there are trees in the sidewalks, downtown people are putting signs on the sidewalk, I want to walk and ride my bike, I am getting sprayed by the carwash. I want to go from point a to b without the sidewalk being interfered with. **Mayor** - write down some examples and we will look into the problems.

**CONSIDER A LOCAL CONSENT FOR DON MIGUEL'S, 453 SOUTH MAIN STREET. ANDREA MERAZ/CHIEF DARIN ADAMS:** **Wilkey** - it is an existing

business, is it a change in ownership? **Chief Adams** – yes. There are no issues with the background, we give a positive recommendation. **Paul** - Renon raised this at a recent conference and it is not required to come to council for approval. The State does a background check. The council would like something to come forward to discuss changing the ordinance. Consent.

**CONSIDER A LOCAL CONSENT FOR EARWAN THAI CUISINE, 1190 S. SAGE DR., SUITE D. JITTRAPORN AMONCHAILERTRAT/CHIEF DARIN ADAMS:**

**Chief Adams** – like the other, there are no issues with the background. Consent.

**CONSIDER PLACING A PLAQUE ON CITY PROPERTY NOTING PROPERTY DONATION MADE BY GEO. A WOOD. GEORGIA SMITH JOHNSON:**

**Paul** – you had people from the Wood Family Foundation come and they wanted the statute in the park, they will put it in front of the Depot, but would like something in the park acknowledging the donation of the park to the City, I looked on the County website and couldn't find anything which doesn't mean anything. **Melling** - the county website is not exhaustive. **Cox** - she mentioned a deed restriction. **Paul** – there is no record of that property being transferred to us, so nothing shows online. **Melling** – the online records for the County only go back to 1983. We want more documentation. **Mayor** – it is mentioned in the mayor's book about restrictions on the park. Action.

**CONSIDER A REQUEST TO LOCATE A MEMORIAL PLAQUE ON CITY PROPERTY. WHITNEY GOE/PAUL BITTMENN:**

**Paul** - Whitney emailed us and wanted a memorial for Doctor Bagley and the suggestion was made to go at the Cross Hollow Arena, he was a large animal vet and I think that is where we are at, talk with Ken Nielson or Scott Christensen. **Whitney Goe** – he helped develop the youth 4-H program, Cedar Barrel Racing Club and the High School Rodeo program. He served over 20 years on the Color Country bull sale committee and as a member of the Iron County Cattleman's Board. His greatest honor was when he received the Grand Marshall Honoree award nominated by his peers. **Paul** – the council will vote next week but work with Scott on the details. They have some memorial pictures in the foyer. **Whitney** - there is an area before you enter the area, we would like to place 8x10" plaque on a 4' metal stand. Consent.

**CONSIDER A PIONEERING AGREEMENT FOR CHELSEY PHASE 1A**

**SUBDIVISION. GO CIVIL/PAUL BITTMENN:** **Dallas Buckner, Go Civil** – we are working on the Pioneering Agreement, similar to the one for Shurtz Canyon OZ, it is the last step with the off-site sewer, we broke off the off-site water, it is already installed and accepted by the city from Sycamore trails to the intersection. The city has a normal frontage type agreement, but where the city allowed the other agreement, we took that agreement and modified it and put it forward. I met with Paul and Kent and got feedback from them; I think we have differing opinions on wanting to stick to what is currently in the ordinance. This is tailored after what the city previously approved. There are two portions, the offsite water and the offsite sewer. With the Chelsey and the water loop we will eventually have to do over to Gemini there will be more of these since it goes to the Chelsey PID. We did the frontage with the 50/50 split because it was straightforward. The sewer is 20 feet deep and has a larger service area, so on that one we will do areas, it says you can drain to this, and it goes to the limits of the next master plan trunk line. **Riddle** – tell me what a pioneering agreement is. **Dallas** - Right now, the city has a frontage reimbursement agreement that says you have 100

feet of frontage, we put the line in, the cost per foot is this and you pay that when you pull a permit. **Paul** – Chelsey is developing a defined area, in order to develop that defined area, they need to provide utilities to the area. They have chosen an area to develop that is not directly connected to current utilities, they have to drag sewer 2 miles and water a mile up the road from a public right-of-way, normally a subdivision is connected with an existing system. This large area is not connected, so for a period of time who will benefit from them dragging the line will pay reimbursement for putting in the line. Our ordinance does two things they are asking you to change. Our ordinance says 10 years, theirs says 10 years with a 5-year renewal if they have not got 50% of the reimbursement. We do 10 years because of the turnover in staff, we don't have a good way of going back to people that have connected on and say oh we forgot, you need to pay this. We have done it on the frontage since that is the area they use. The water is the frontage, the sewer they are asking for an area calculation, staff's opinion thinks it is speculative. Those are the differences. **Cox** - it is extended beyond their frontage. **Paul** - the sewer line is in 2800 North and runs East to West, they think everyone in purple (see Exhibit "D") will contribute to the sewer line and will reimburse a percentage. **Dallas** - the city has another master planned sewer line on the other section line. Someone could buy 40 acres and not have frontage on 2800 North. **Melling** - that makes sense to me because of the way it is subdivided. Is there anything in State law that limits the timeline? **Paul** - no. **Dallas** - this is how it was structured in the previous one. **Paul** – these agreements are not required, there is risk to the city, these are types of things in the subdivision process that get overlooked. **Melling** – I think we need terms that protect us better, but I also think this area will take longer to recoup; also, it is not the developer, it is the PID. Does the agreement put the burden on the city? **Paul** - yes, they will do Chelsey stuff and build roads and sell houses and they won't know when people subdivide. **Cox** - is there a way to put it on them? **Melling** – would it be legal to record this on the property that would not affect lending? **Randall** – I would have to research that. Placing things on other people's title is dangerous. **Melling** – you are improving the value of their parcel. **Paul** - the farmer doesn't care about the increased value. When they go to sell the buyer will say I am going to pay you less because we have to pay Chelsey for the sewer. **Randall** – we have fought with people about easements when it helps them, and they still fight it. The ordinance does not allow us to enforce it. We would have to change the ordinance to enforce this. **Melling** - I would like to put the burden on the PID. **Kent** – the reason I don't think an area is appropriate, there is no guarantee that this portion will connect on 2800 West, another line could come in. The reason for being along the frontage, the lots that directly benefit would pay their fair share. You are going in ½ mile, those developers have to install other sewer lines that directly front those lots. In my view it is an unfair method having a higher cost to the fronting lots. There is a very big difference between this one and Shurtz Canyon, that was because of putting utilities under I-15 where there is no frontage, this is an entirely different situation. There are reasons our ordinance reads as it does and other cities I have been involved with, because that is what is fair. **Cox** - are there others that do this? **Kent** - not like this. My previous city had an identical ordinance, there is not a fair way to do it. Action.

**CONSIDER AN AMENDMENT TO THE CITY'S STORM DRAIN MASTER PLAN AT APPROXIMATELY 1900 SOUTH OLD HIGHWAY 91 (MIDDLETON RDO AREA). PLATT & PLATT/KENT FUGAL:**

**Dave Clarke, Platt & Platt** - we were here in May to talk about taking that big channel and putting it in the City's Master Plan, we hired your consultant and came up with sizing. **Paul** - this is a lot cleaner than what you saw in May, it details out approximate locations for ditches and ponds and the sizes. If you put on

master plans the city will reimburse a portion of through impact fees. The developer will be required to put in the minimums. If it is on the master plan we reimburse the upsizing, if not we don't reimburse any. **Wilkey** - were the owners notified? **Dave** - the owners are Middleton's, BLM and Mr. Guthrie and he was notified. **Melling** - does it meet our specifications? **Kent** - yes, when we first got it back, they had failed to put the storage on it, and we now have that. They have gone through and sized everything on the hydraulic modeling. **Wilkey** - what is an 87-acre foot detention pond? **Paul** - the Lake at the Hill is 92-acre feet. **Wilkey** - that is a big detention pond. **Dave** - 4 feet deep it is 20 acres. There is a 17-acre pod that can be used and is dedicated for public use. **Cox** - where is the water coming from? **Paul** - most will come from BLM; we have some from existing development that is piped. **Dave** - some of the developments, the storm drain is pretty deep, there is a big channel. It comes down the sheep trail and the mountain. **Paul** - there is a channel that comes down the east side of Southern View. **Melling** - we may want to revisit when there is a proposal to do water shed between Shurtz Canyon and Square Mountain. **Paul** - that is good, more water seeps in. **Dave** - does that detention pond include developing this property? **Kent** - it is a combination of what comes off BLM and what is anticipated to discharge from the development. **Cox** - how many acre feet would they need just for their development? **Dave** - what we are now showing. **Paul** - we have specs showing how much drainage, if we put it on the master plan, we pay anything above what they are required, and we are balanced on what they require. Action.

**CONSIDER A VESTING EXTENSION AGREEMENT WITH MD DEVELOPMENT FOR IRON CREST SUBDIVISION PHASE 2. PLATT & PLATT/RANDALL**

**MCUNE: Bob Platt, Platt & Platt** - the vicinity plat is three phases, the proposal is on phase 2 it will change the number of lots. It is an R-1 subdivision 3900 West and 900 North and water is not an issue, the water came years ago. For phase 2 they want fewer lots, but larger lots. The vicinity was approved for three phases; we want to extend the vesting to do that. **Randall** - the final plat was approved about 2 years ago and that time expired on June 21<sup>st</sup>. All we are asking is to discuss the vesting, they are making changes to the final plat, we will run through that after that time. If you don't grant that they will start over with preliminary plat. **Melling** - are there any other changes that will cause problems? **Randall** - we don't know without going through all the processes. **Melling** - most changes have been parking, high density and mixed use. With this being a single-family development with larger lots and tying into phase 1 I don't see a problem with extending vesting. **Wilkey** - why is this phase 2 different? **Bob** - because the subdivision is changing for the larger lots. **Wilkey** - is amending the plan any more difficult? **Randall** - it is less, but they have to do public improvements and bonding, they are wanting to put less improvements in. **Bob** - phase 2 as you showed is not recorded and has never been bonded for. **Randall** - smaller phases are easier to do. **Wilkey** - so they will amend the plat? **Paul** - no, because they have not recorded it, it is just one big square, until this records, they cannot sell. **Bob** - why would we amend; we don't want to record this. **Randall** - we want to see if it is possible to just start over at final plat instead of preliminary plat, we need to do the research. If you record and amend it, it is allowed by statute. **Bob** - I am ok with that. **Wilkey** - if they do that, they will have to bond for everything in the original subdivision. **Paul** - why, if we record one on top of the other why not require the smaller bond, we know he will never build the first one. We don't want him to bond for something he is never going to build. **Melling** - we are talking about a half dozen single family lots. **Randall** - Planning Commission recommended the

extension be 1 year from approval. **Wilkey** – maybe we should give them one year from the date the other one expired which would be June 21<sup>st</sup>. Action.

**PUBLIC HEARING TO CONSIDER VACATING A PUBLIC UTILITY EASEMENT IN THE VICINITY OF 1972 AND 1960 MAHOGANY CIRCLE. PLATT & PLATT/**

**PAUL BITTMENN:** **Brian Hill** – I own 1972 and I called Steve and said if we are removing mine why now yours. **Paul** - there was a public utility easement (PUE) along the entire subdivision. The lots have changed, and the rear lots have changed. The utilities are in the street, no one is using the PUE. The elevations are very steep.

**Mayor** opened the public hearing, there were no comments, the hearing closed. Action.

**CONSIDER CHANGE ORDERS 1, 2, & 3 FOR THE TERMINAL EXPANSION PROJECT. TYLER GALETKA:**

**Tyler Glaetka, Airport Manager** - I have three change orders for the terminal expansion, and there will be more coming. Adding onto an existing building there are problems. The first one, the majority is because of TSA and FAA #1 \$4,744, the FAA has given us a soft approval, they won't sign it until we get council approval. It is security concerns brought up by TSA, we had to put up netting and security fencing on the perimeter. #2 \$13,237 is for extra barricades around the construction site on the apron side. We will get to keep these at the end of the project which we need. There is also additional fencing on the project. Also coming from FAA grants, we have about \$700,000 that has not been allocated from our entitlement. **Wilkey** – will we have a match? **Tyler** – yes, we will have a 5% match. This will not happen in this budget year. #3 \$7,977 for storm drain cleanout, the terminal building has not had any storm drain cleanouts, they will add three. The total of the change order is \$25,958, the contract budget now is \$4,565,958. **Wilkey** - our portion on the change orders is about \$1,300. Consent.

**CONSIDER ACCEPTING A BID FROM RAVEN SOLAR SERVICES, LLC FOR THE REMOVAL & REINSTALLATION OF THE SOLAR PANELS ON FIRE STATION 1. FIRE CHIEF MIKE PHILLIPS:**

**Mike Phillips, Fire Chief** – we received one bid for \$21,500, it is in the packet and is in the budget. Take off, store and put back on. They are 10 years old. **Randall** – the life expectancy is 20-25 years. **Mayor** – I am not a fan of solar panels. **Mike** - it cut the power bill by 1/3. **Mayor** – how much is your power bill? **Paul** – we could look at that, but when I look at power bills, I am more worried about pulling water out of the ground and treating it, that's where we spend money, Mike's Fire Stations don't spend too much. **Mayor** – you can take 1/3 of the savings and divide it over 15 years, that is how much singles last. When you put them back on the first thing you do is drill holes in them. **Wilkey** – hopefully it makes fiscal sense. **Mike** – Rocky Mountain Power gave us the panels for free. Consent.

**CONSIDER ACCEPTING A BID FROM STOUT ROOFING INC. FOR THE RE-ROOFING OF FIRE STATIONS 1 AND 2. FIRE CHIEF MIKE PHILLIPS:**

**Mike Phillips, Fire Chief** – \$36,690 it is for both stations, we only got one bid from Stout Roofing, Inc. We had several calls about the roofing contract, when they found out we got the shingles for free they didn't want to bid. Consent.

**CONSIDER RE-ALLOCATING FUNDING FOR THE CEDAR CANYON SPRING FILTRATION BUILDING. MAYOR GREEN:**

**Mayor Green** – I wish I would have

known about this when I was doing the budget, it took us a while to find the system and figure out how to do it. See Exhibit "E", there are a lot of filters and we will need room for a scissor lift, we will test the water coming down. I am trying to figure out a way to get going and not wait until July 1<sup>st</sup> next year, it is a lot of water. As soon as they can give us definite details and confirm the size of the building the company will build the connections and send you a set for the piping. It will cost us some money. One city changes it out when the heavy run-off season is out in April or May and then it is good the rest of the year. This gives an idea of the gadget, see Exhibit "D". We will want the building as soon as they are ready to go. There are some things on the water capital budget such as a water tank for \$2.2 million and we don't have enough wells and we don't have spring water. **Cox** - the spring is 1,200 gallons a minute. **Melling** - 2.3 million for water tanks? **Jason** - in the next few weeks, mid-October, I will have a formal revision to move projects into this current budget. If you want to authorize the mayor to spend some money, I will idle some money until I bring forward the projects. Whatever you let the mayor move forward I will idle from other projects. **Mayor** - the building itself is \$50,000, that is not any concrete, electrical, etc. **Wilkey** - what about HVAC? **Mayor** - we will have to heat the building. **Wilkey** - what about prep work, will you have concrete, gravel or what, the scissor lift will not move on gravel. **Mayor** - I am a gravel guy. **Wilkey** - will this building hold a chlorinator? **Paul** - I don't think so. **Mayor** - we want to get it low enough on our system. I have a vision, we talked with the State people, I got a bid on the building, with the concrete and everything will be about \$200,000. **Paul** - the location has to be down the canyon from Right Hand. One possibility is by the chlorinator which we will have to level off ground. We can put it where we had a test well dug, we flattened out a big piece of land. **Mayor** - the power is there. Jonathan will be the guy. I don't intend to start moving on, I want our engineers to design it and start moving and when we get clarification that we are successful, then I want to move forward even if we are pouring concrete in the winter and blanketing it. **Paul** - we do need to add chlorination not up the canyon, but out in the valley. **Wilkey** - the chlorination is sufficient with the water in the filters? **Paul** - yes, when we have the springs in the system, it is chlorinator. **Wilkey** - what is the number? **Mayor** - when we are done it will be \$1.5 million with the gadget and everything. **Riddle** - if the steel building is \$50,000 that is about 1/4 of the cost, so it will be at least \$200,000. **Mayor** - it will have to be electric heat. The building will be insulated for this. I want to move \$1.5 million and call it Canyon Filtration and take it out of one of the other projects. **Wilkey** - the ten devices are they just for the spring water or is it capacity to do more out of Coal Creek? **Mayor** - it is just the springs. The only thing that would change is to extend the building another 25 feet and it would be an additional \$10,000. We work it through with Jonathan and the manufactured rep and the State or take it to an engineer and have them design it and make it \$5 million overnight. **Wilkey** - does it have to be a 16' tall building? **Mayor** - no, I told them to do it 12' high. **Paul** - the lids screw off and then you have to lift them off. If we are serious about doing something with Coal Creek put another 25 feet onto the building. **Wilkey** - how do you haul off the old filter? **Mayor** - put it in the back of the truck and throw it away. I want the building to have 10' x 12' door and a man door. The quote for the gadget is \$500,000. Action.

**ADJOURN:** Councilmember Melling moved to adjourn at 8:05 p.m.; second by Councilmember Riddle; vote unanimous.

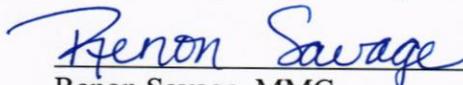
  
Renon Savage, MMC  
City Recorder

EXHIBIT "A"  
CITY COUNCIL – SEPTEMBER 18, 2024



The Cedar City Rotary Club proudly completed the Main Street Park Electrical System Upgrade and Expansion Project in July 2024.

We are pleased to contribute and donate these services and assets in the amount of \$22,150 to Cedar City. This exceptional enhancement will benefit this community for years to come.

Special Thanks to:

Jared Bradshaw	Bradshaw Electric
Ken Nielson	Cedar City
Anthony Pearson	Cedar City
Kirk Haymore	Cedar City

1



## Cedar City Rotary Club

### Cedar City Main Street Park Electrical System Upgrade and Expansion Project 2024

**Background Information:**

- July Jamboree had historically used the electrical system provided by Cedar City on Main Street to support the vendor booths.
- The City notified the Rotary Club that these outlets would not be available for use after 2023
- July Jamboree expanded into the Main Street Park in 2023 and used the available electrical service along the west edge of the park, parallel to Main Street.
- Limited availability and unreliable electric service required numerous "call outs" for electric service support.

2



## Cedar City Rotary Club

### Cedar City Main Street Park Electrical System Upgrade and Expansion Project 2024

#### Previous Condition of the West side of Park, parallel to Main Street

- 4 subsurface electrical vaults with 4-foot flex cord with 4/20-amp receptacles for total capacity connection of 16 plug receptacles.
- 3 of those vaults were inoperable due to moisture intrusion and were "very unreliable and required excessive maintenance." (Anthony Pearson, Cedar City Facilities Division Head)
- Only 1 vault provided reliable service or 4 plug receptacles.
- No power was available to service booths on Main Street or the interior area of the park.

3



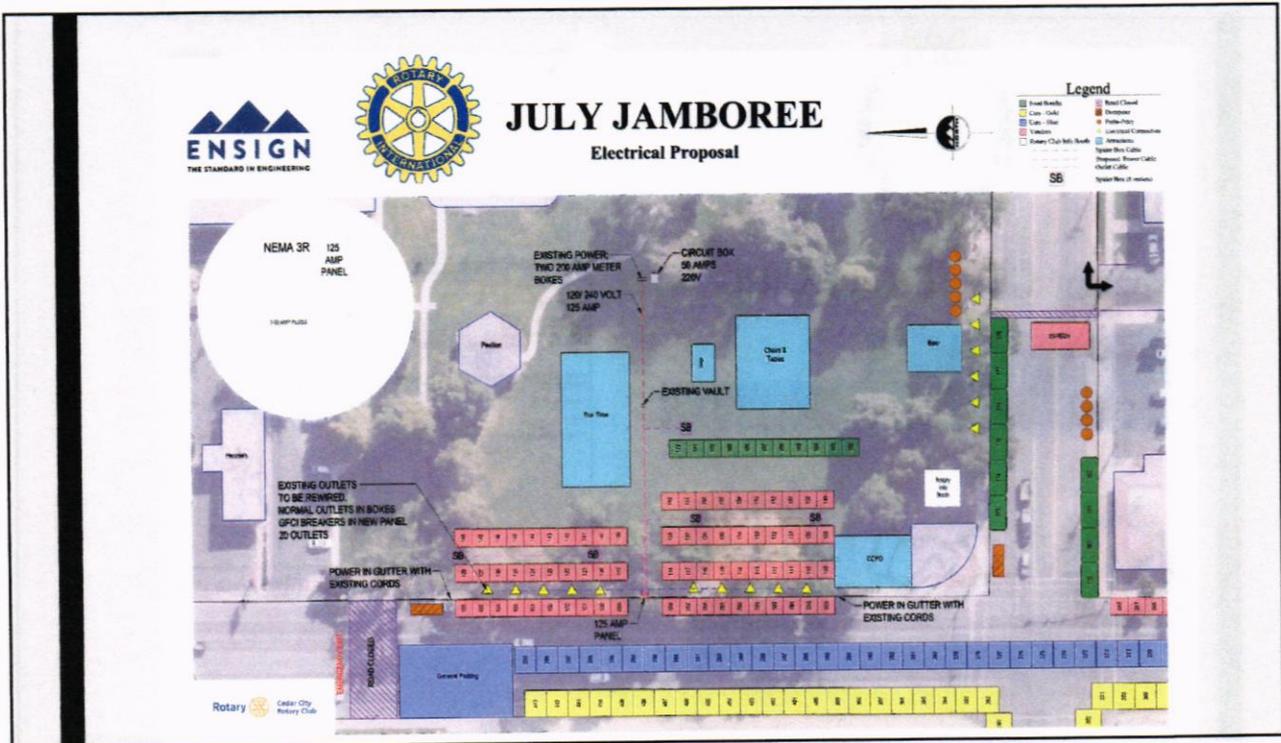
## Cedar City Rotary Club

### Cedar City Main Street Park Electrical System Upgrade and Expansion Project 2024

#### Target / Proposed Condition

- Provide power to the west side of the park, parallel to Main Street, to support all vendor booths / food booths and entertainment needs.
- Remove / replace inoperable equipment in 4 subsurface vaults on west side providing 16 plug receptacles.
- Provide and install new 125-amp subpanel with new NEMA 3R enclosure "J" box to include two 50-amp plug receptacles which will support the spider boxes.
- Provide and install 4 portable "spider boxes" that would provide 60 additional outlet plug receptacles to support rows of vendor booths.
- Provide and install new subsurface vault with 4 outlet plug receptacles and 1 additional "spider box" to provide 16 additional plug receptacles to food booth vendors.
- Provide series receptacles to provide power to 20 plug receptacles to locate in gutter along Main Street. Total outlets 16 + 60 + 16 = 92

4



5



## Cedar City Rotary Club

**Bradshaw Electric, LLC**  
 719 N 800 W  
 Cedar City, UT 84721  
 435-290-9958

**Estimate**

Date	Estimate #
1/15/2024	583

**Equipment Detail**  
**Commercial Proposal by**  
**Bradshaw Electric**

Name / Address  
 Cedar City Rotary Club Cedar Park

Description	City	Cost	Project
			Total
Electrical Not included: To remove branch circuits from west outlets To install 1 (1) feeder conductors in conduit To install existing west outlets out of way ground Install GFCI breaker instead of outlet GFCIs To install outlets in NEMA 3R box or utilize existing "July Jamboree" outlets To install 2 30amp outlets for new spiders To install NEMA 3R 125 amp panel 2 Spider boxes 2 10' cords 1 100' cord 80' of conduit To use 240' 1" 1/2" PVC To install new ground bus w/30 amp outlet Electrical Estimate: Any additional work or deviation from proposal work may result in change order and additional cost. Bid does NOT include any excavations work. Bid does NOT include underground waterproof outlets. Bid does include central waterproof outlets.		22,150.00	22,150.00
Any changes that exceed number of devices on plans, or stated above, may result in additional costs.			<b>Total</b> 22,150.00

Customer Signature \_\_\_\_\_

6



**Breakshaw Electric, LLC**  
 719 N 800 W  
 Cedar City, UT 84721  
 435-596-9958

**Invoice**

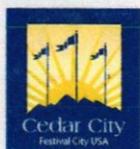
Date	Invoice #
9/18/2024	3752

**Bill To**

Cedar City, Broken Club-Master.com

**Cedar City Rotary Club**

- **Project Complete**
- **Invoice # 3752 - Paid in Full**



Description	Amount
Electrical work completed Original proposal: cost 1-15-24 \$22,156 Additions to bid Pulled 20' charge out from bid Added 1 Wharf outlet to ground box Pulled wire through existing conduit (600 am amp 1 1/2" PVC) ***Although we did not begin to add added 1 spade box, and added, for more info to see if we can make the proposal bid.*** Electrical Table Box Check sum ***This check/amounting fee will be added when paying this bill.***	22,156.00
7.5% Excavation charge will be added at 20 days (per city of Cedar City request)	
<b>Total</b>	<b>\$22,156.00</b>

Amount  
 Breakshaw Electric (Original cost)

EXHIBIT "B"  
CITY COUNCIL – SEPTEMBER 18, 2024



*Our job is not to judge.  
Our job is not to figure out if  
someone deserves  
something.*

*Our job is to lift the fallen,  
To restore the broken,  
And to heal the hurting.*



1

## Food Pantry FY24 Service Levels

- Food Distributed = 355,169 lbs.
- Non-Food Distributed = 14,424 lbs.
- Total Family Size = 25,294

2

## Homelessness Service Levels

- Increasing need for services at Federal, State, and Local levels
  - 300 clients served in our shelter in 2023
    - 193 to date in 2023
    - 275 shelter clients to date in 2024 (42.5% increase over 2023)
  - Current trends - will see over 400 clients served for 2024

3

## Summer PIT Count Data 2024

- 57 Unsheltered Surveys completed for the Iron County LHC Region.
- 30 clients (individuals and families) in ICCS ES on 8/14/2024

4

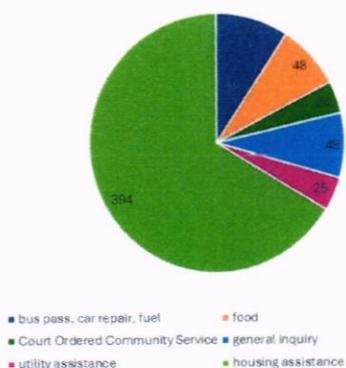
## Seniors and Disabled

- Seniors account for 20% of current shelter enrollments.
- In FY24, 69% (259 of 373) of clients report presence of one or more long-term physical and mental health conditions.
  - Chronic Health Condition – 36%
  - Developmental Disability – 18%
  - Drug Use Disorder – 17%
  - Mental Health Disorder – 40%
  - Physical Disability – 30%

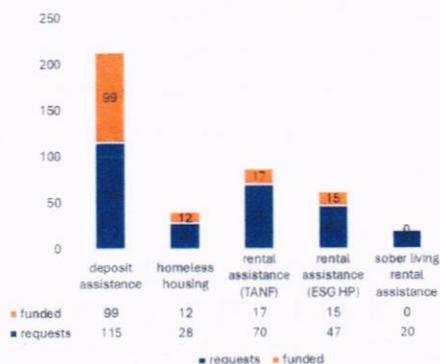
5

## FCAOG Service Calls

FCAOG Cedar City phone calls



Request vs Funded  
1/1/24- 9/18/24



6

## Obstacles to Ending Homelessness Locally

- Local Organizations are Underfunded to Meet Current Needs of the community.
- Lack of Homeless Prevention assistance
- Lack of attainable housing locally
- Most rental units exceed FMR and do not qualify for Fed/State housing assistance programs such as RRH/HP

7

## Barriers to Housing

### Average Rent Cost:

- Studio: \$643 per month
- One-bedroom: \$950 per month
- Two-bedroom: \$1,194 per month
- Three-bedroom: \$1,587 or more per month

### FMR Rates:

- Studio: \$617 per month
- One-bedroom: \$859 per month
- Two-bedroom: \$1,031 per month
- Three-bedroom: \$1,191 per month

8

## Cities Mitigation Funding Report

Mitigation funding is meant to offset the impact of shelter on the community

- Shelter Security
- Drop-in Services Program (meals, showers, laundry)
- Coordinated Entry position

9

## Cities Mitigation Funding Report

- Mitigation funding impact:
  - Drop-in Services Breakdown
    - 297 Breakfast
    - 689 Lunch
    - 487 Dinner
    - 206 Laundry
    - 376 Shower
    - 457 Other
- Total of 2,512 drop-in services provided in FY24.

10

## Emergency Calls

Emergency Calls			
FY Quarter	FY24	FY23	FY22
Q1	3	18	26
Q2	7	12	36
Q3	8	17	26
Q4	2	22	31
<b>TOTALS:</b>	<b>20</b>	<b>69</b>	<b>119</b>

11

## Cities Mitigation Funding Report

- Future Goals:
  - Establishment of Homeless Services Outreach Program

12

## Local Homeless Council

- LHCs are local planning bodies that are responsible for aligning funding, promoting data quality, and coordinating housing and homeless services.

- **Iron LHC Meetings:**

- Last Thursday of each month
- 3:15pm at the Visitor's Center
- Open to the public

Chair – Councilmember Robert Cox | Co-Chair – James Jetton

13

## Contact Info

James Jetton, ICCS Executive Director  
Co-Chair, Iron LHC

Jamesj@careandshare-ut.org  
222 W 900 N  
Cedar City, UT 84721

Pantry: 435-586-4962  
Shelter: 435-586-5142

14

# Interstate 15

South Cedar Interchange

**STUDY**  
by UDOT

## How to Understand the Environmental Assessment

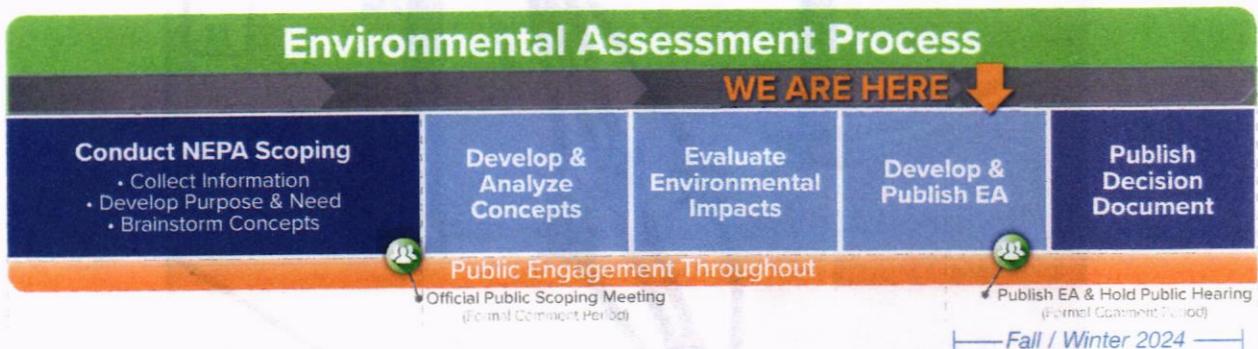
*The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being or have been carried-out by UDOT pursuant to 23 USC 327 and a Memorandum of Understanding dated May 26, 2022, and executed by FHWA and UDOT.*

PIN: 20375



## Environmental Process Schedule

The Environmental Assessment evaluated environmental and community impacts and identified improvements that address current and future mobility needs.



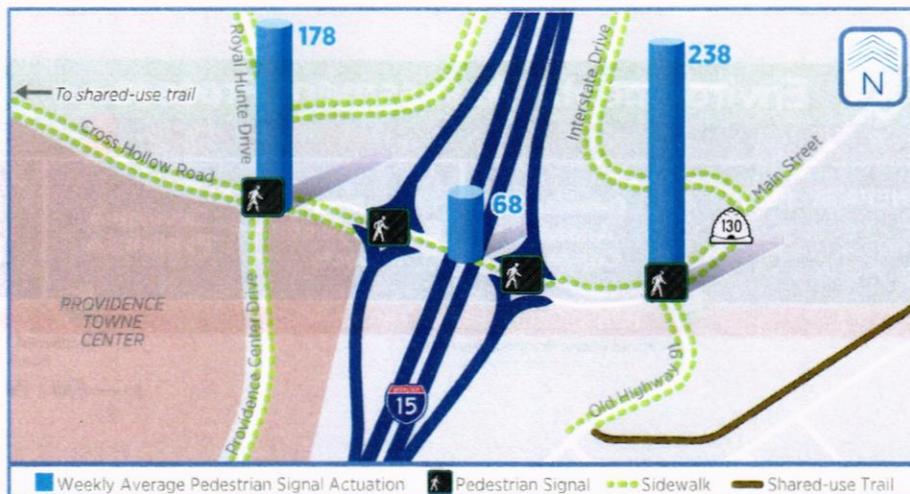
# Traffic Need for the Proposed Action

If UDOT does not take action, delays at the Exit 57 interchange system will lead to off-ramp queues extending onto mainline I-15, resulting in unsafe travel conditions.



# Active Transportation Need for the Proposed Action

Fewer pedestrians and cyclists cross through the interchange system compared to nearby intersections because the center walkway may be uncomfortable for some and is only accessible from the north side of Cross Hollow Road/Main Street.



# Initial Concepts

UDOT developed seven initial concepts based on past studies, government agency input, and public comments.



PIN: 20375

UDOT

# Preferred Alternative Overview

Based on the information presented in the screening analysis, the **SPUI Concept** is the Preferred Alternative for the Proposed Action for the following reasons:

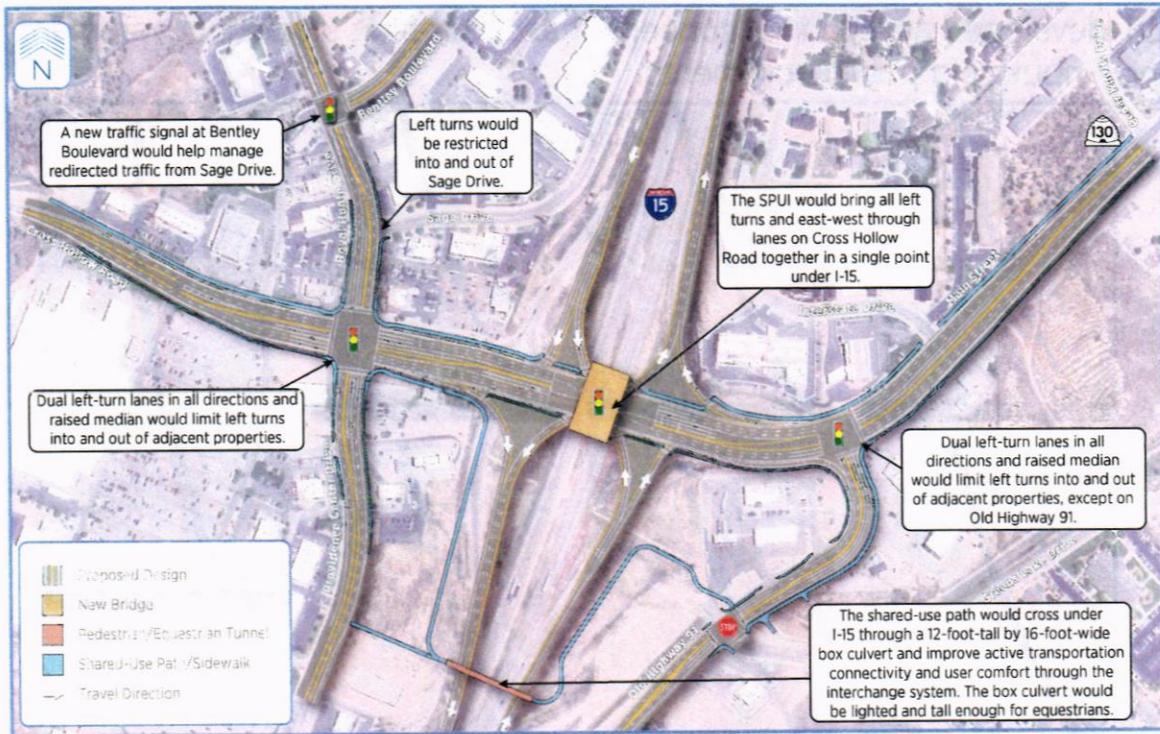
- It would benefit drivers, pedestrians, and cyclists.
- It would have the smallest right-of-way footprint.
- It would not directly impact Utah Prairie Dog colonies.
- It would be the least expensive to construct.



PIN: 20375

UDOT

# Preferred Alternative Key Features

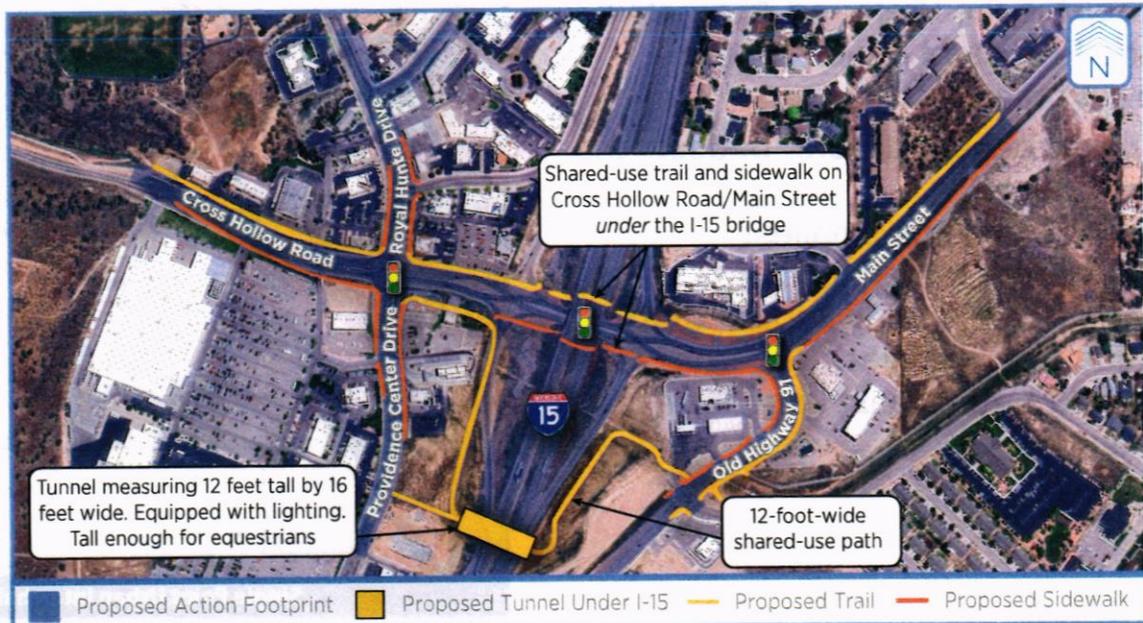


PIN: 20375

LTDOT

# Pedestrian & Cyclist Features

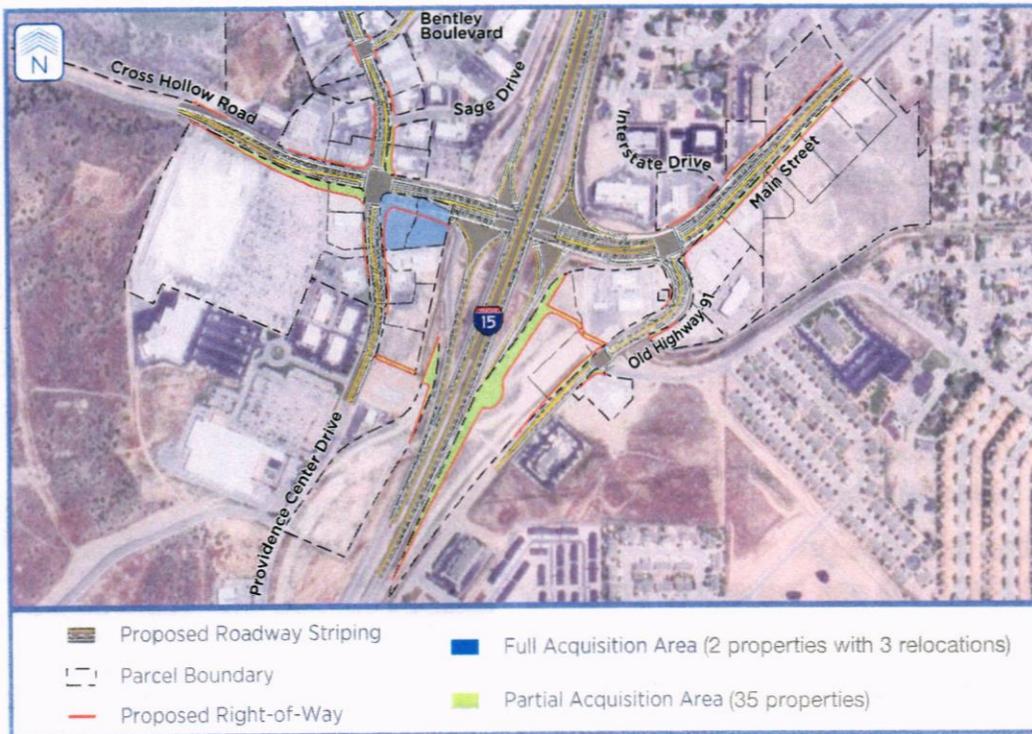
The Proposed Action would make traveling more comfortable for people of all ages and abilities, walking or cycling through the area.



PIN: 20375

LTDOT

# Property Acquisitions & Relocations



PIN: 20375



## Left Turn Restrictions

The Proposed Action includes dual left turn lanes and raised medians that would eliminate left turns into and out of adjacent commercial properties.

- Main Street
- Cross Hollow Road
- Royal Hunte Drive
- Providence Center Drive
- A new traffic signal would be placed at Royal Hunte Drive & Bentley Drive to accommodate the increased traffic at this intersection.

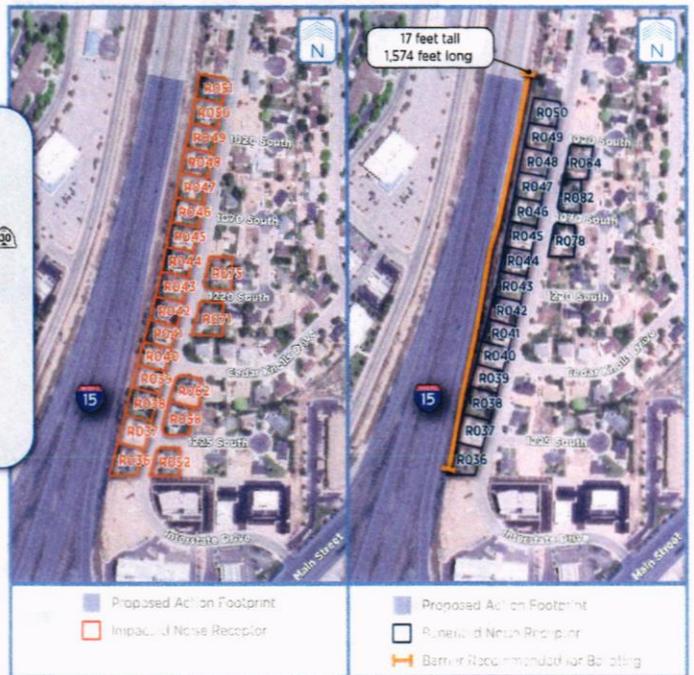


PIN: 20375



# Traffic Noise Impacts

- A noise impact is defined as a property having a noise level greater than or equal to 66 decibels or one that receives an increase of 10 decibels or more over its existing noise level.
- A 17-foot-tall and 1,574-foot-long noise barrier is proposed to reduce noise levels.
- During the final design phase, UDOT will ask benefited property owners and tenants if they support a noise barrier.



PIN: 20375

UDOT

## Public Comment Period

The 30-day Public Comment Period runs from **September 7 to October 7, 2024**. Comments can be submitted by:



**In-Person  
Public Hearing**

Tuesday, Sept. 24, 5 pm – 7 pm  
at Cedar Middle School



**Email**

[southcedar@utah.gov](mailto:southcedar@utah.gov)



**Website**

[udotinput.utah.gov/southcedar](http://udotinput.utah.gov/southcedar)



**Mail**

South Cedar Interchange Project Team  
c/o Avenue Consultants  
6605 South Redwood Road, Suite 200  
Taylorsville, UT 84123

Scan to Submit  
a Comment



PIN: 20375

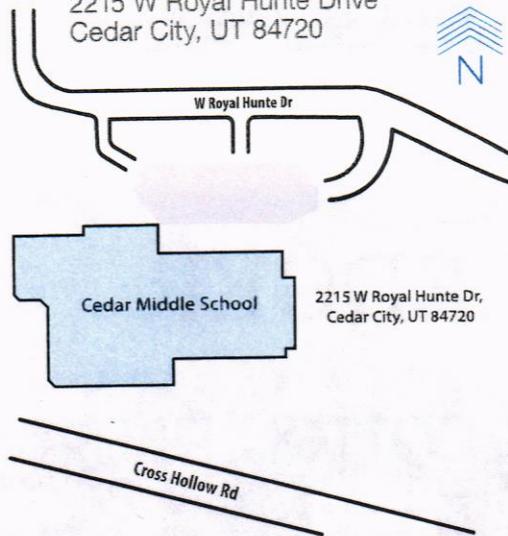
UDOT

# Public Hearing Details

Date: Tuesday, Sept. 24, 2024

Time: 5:00 p.m. to 7:00 p.m.

Location: Cedar Middle School  
2215 W Royal Hunte Drive  
Cedar City, UT 84720



PIN: 20375

UTDOT

## Contact Us

 **Hotline** (435) 254-3305

 **Email** southcedar@utah.gov

 **Website** [udotinput.utah.gov/southcedar](http://udotinput.utah.gov/southcedar)



Scan to view the full  
Environmental Assessment

PIN: 20375

UTDOT

EXHIBIT "D"  
CITY COUNCIL – SEPTEMBER 18, 2024

EXHIBIT 'B'  
SEWER AREA BOUNDARY MAP

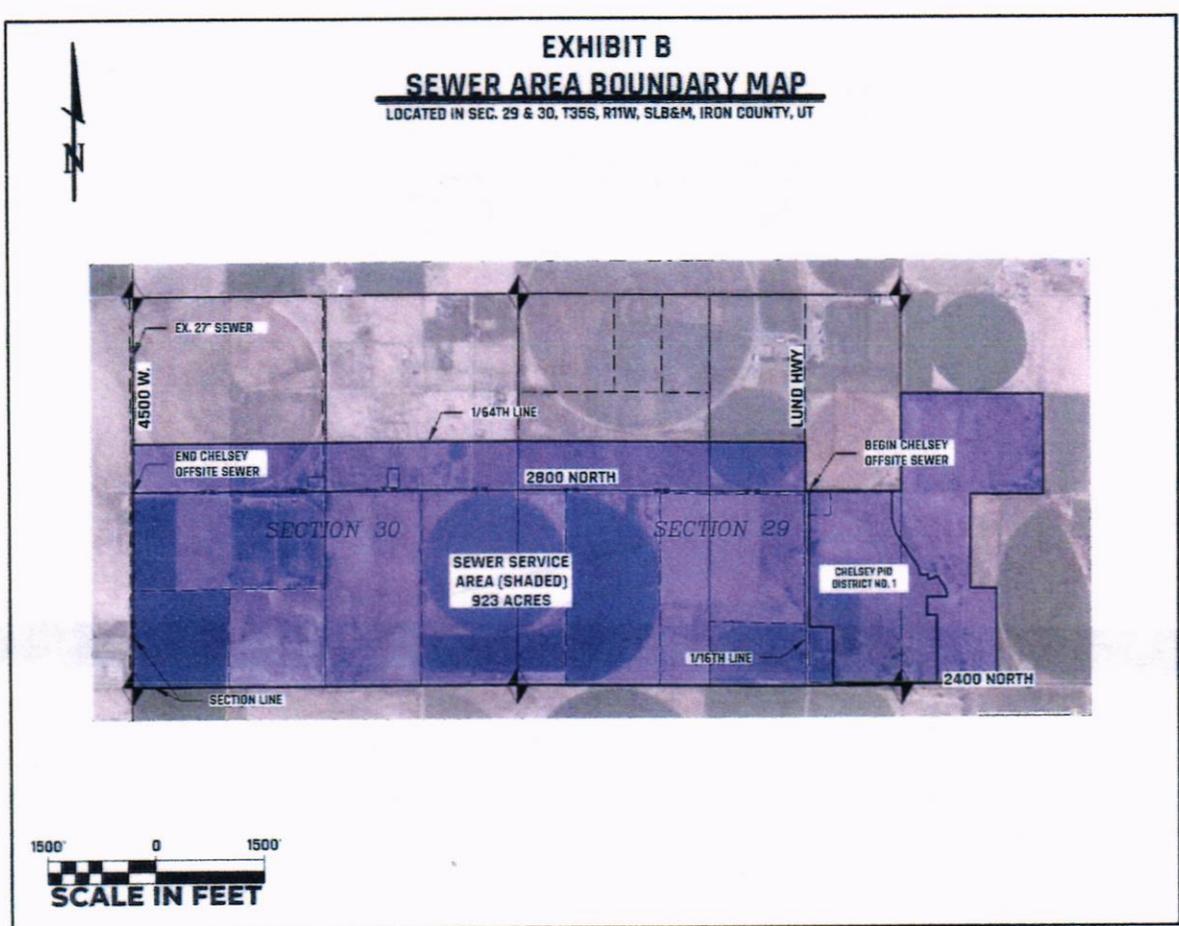
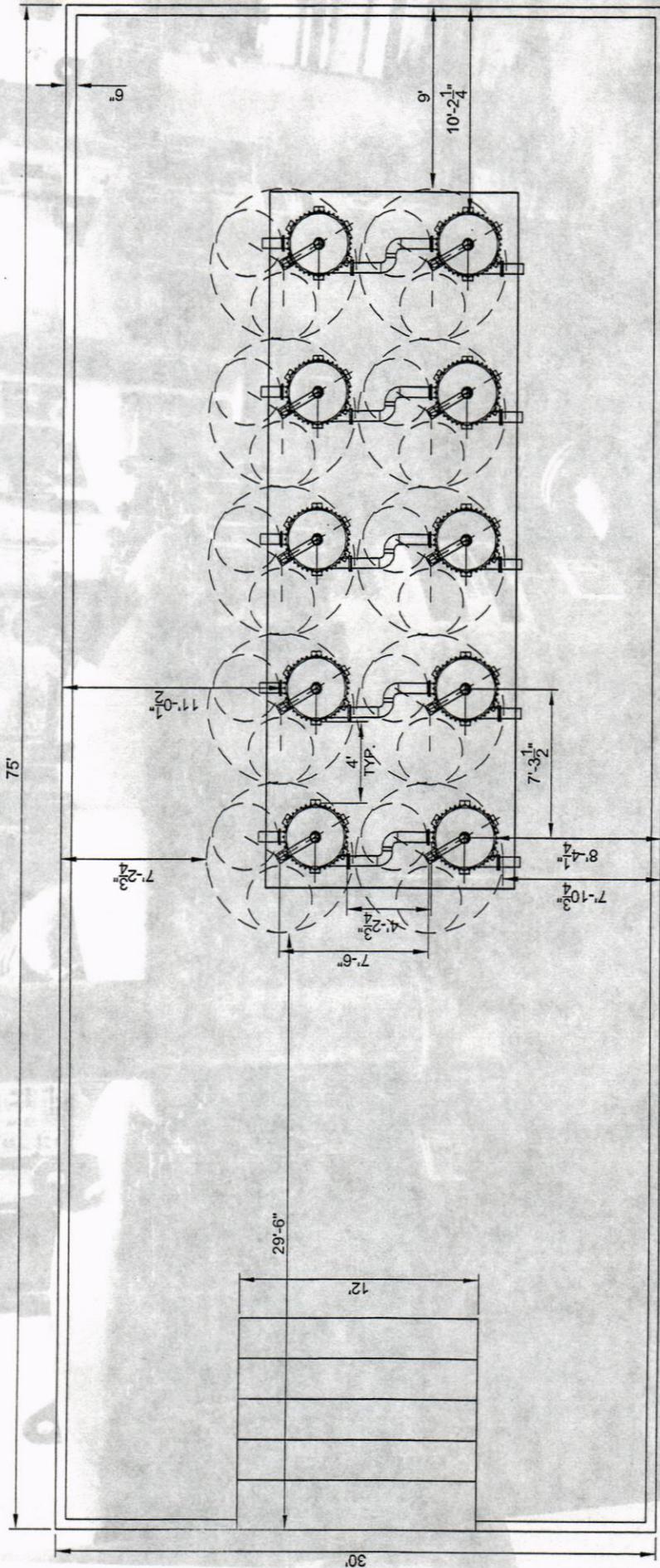
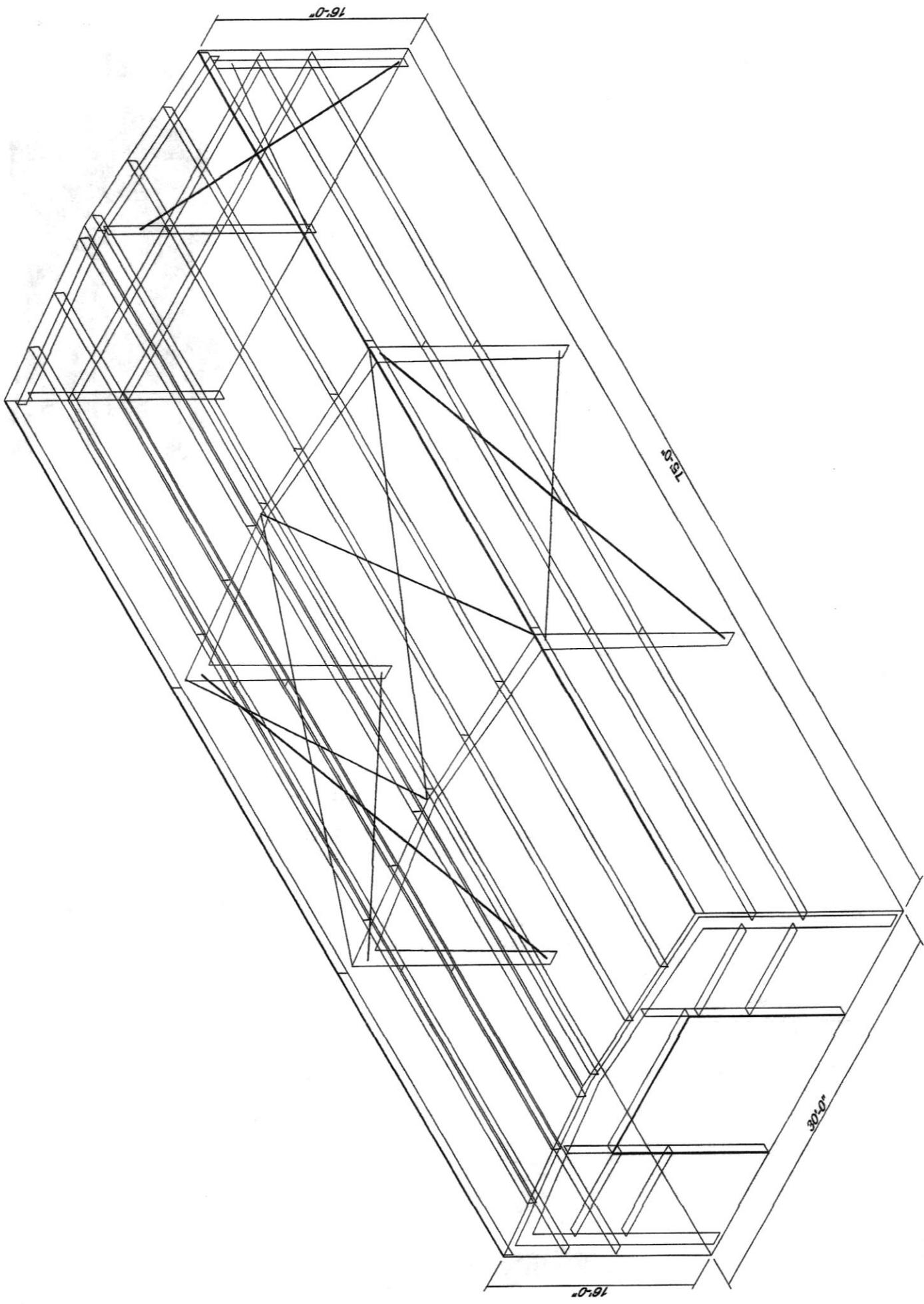




EXHIBIT "E"  
CITY COUNCIL – SEPTEMBER 18, 2024



SCALE: 1" = 60'



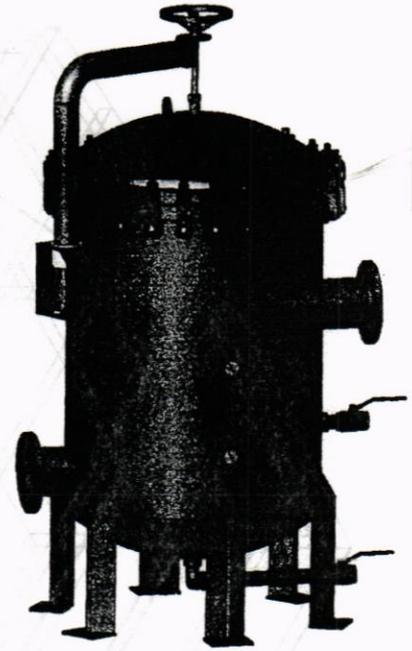
## PRODUCT SPECIFICATION

### Harmsco® Model #: MUNI-8-6FL-304

**Description:** Tangential Entry, Up-Flow Cartridge Filter Housing with; Swing Bolt Closure, Davit Cover Lift, and Flanged Connections.

#### Details:

1. Stainless steel construction, wetted metallic components are 304/304L SS.
2. Electro-polish finish.
3. Swing bolt style housing closure. Swing bolts are T-304 desensitized stainless steel per ASTM A-193 B8. A tube of Tef-Gel® is provided for lubricating bolt/nut threads.
4. NSF Certified using Genuine Harmsco® Hurricane® replacement filter cartridges.\*
5. Tangential inlet and the integral inner-can, create a centrifugal flow that induces pre-filtration by heavy particulate separation.
6. Patented "Up-Flow" design that;
  - a. Self purges housing of air.
  - b. Eliminates by-pass contamination during servicing.
  - c. Improves efficiency by creating an even flow distribution across filtering media.
7. Strong, durable, built to ASME Design Standards.
8. Utilizes eight (8) Genuine Harmsco® Hurricane® HC/170 series filter cartridges. \*
9. Inlet & Outlet are NPS 6 Flanges ANSI/ASME B16.5 Class 150
10. Drains (Qty 2) are 1-1/2" Female NPT (FPT) Couplings, Class 1000
11. Ball Valves (Qty 2) 1-1/2" NSF 61 316SS included.
12. Vent is 1/2" Female NPT (FPT) Coupling, Class 1000
13. Gauge Ports (Qty 2) are 1/2" Female NPT (FPT) Couplings, Class 1000
14. Pressure Gauges (Qty 2, w/fittings) NSF 61 316SS included.
15. Closure Gasket is EPDM 70 Durometer O-ring.
16. Pressure Rating - 150 P.S.I.G.
17. Temperature Rating - Up to 140°F  
Note: Higher temperatures are possible, check cartridge specifications. \*\*
18. Flow Rate - 800 GPM Max. with HC/170-LT2 cartridges.  
(1200 gpm max for pre-filtration only utilizing Harmsco Premium Series cartridges 5u and above)  
See Pressure Drop vs. Flow Rate Curve, page 2.
19. One person can perform maintenance.



#### Requirements:

Floor Load:	Dry weight = 1,640 lbs. Volume = 232 US gallons x 8.337 lbs./US gallon (water) = 1,935 lbs. Total weight = 1,640 + 1,935 = 3,575 lbs. (housing + water) Floor contact area = 1.164 ft². Floor Load = 3,575 lbs. divided by 1.164 ft² = <b>3,100 pounds per square foot (approx.)</b> Note: Piping shall conform to all applicable codes and be independently supported. If floor strength is suspect, use appropriate measures to adequately distribute load.
Floor Space:	14 ft² (does not include Cover/Davit swing position), See Installation Diagram, page 3.
Service Height:	104-1/2", See Installation Diagram, page 3.
Bonding:	Housing shall be bonded in accordance with all applicable codes. A grounding lug is provided.

#### Recommended Spare Parts:

Closure Gasket O-ring: PN 368-E  
Set of 8 Harmsco® Hurricane® HC/170 replacement cartridges

\* The use of any filter cartridges other than Genuine Harmsco® Hurricane® filter cartridges in this filter housing voids certifications by NSF International.

\*\* Contact a Harmsco® sales representative for Harmsco® Hurricane® HC/170 filter cartridge specifications.

This product is manufactured under one or more of the following patents: U.S. NO. 4,187,179; 3,720,322; CANADA NO. 977,693; GT. BRIT. NO. 1,372,014; W. GERMANY NO. 2,261,817; FRANCE NO. 7,246,864; EUROPEAN NO. 0,191,844. Other patents pending.

**Notice:** The information contained in this publication is considered accurate, and is intended to be used as a guide. This information is subject to change without notification. Contact Harmsco® Filtration Products for the latest, most up to date, specifications. Harmsco® Filtration Products does not assume any liability for the accuracy and completeness of the data in this publication. Temperature ratings, flow rates and chemical resistance can be affected by a number of unknown factors. End users should perform their own tests to determine suitability for each application.

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Revised: 1-15-20

File Name:

SPECIFICATION MUNI-8-6FL-304 (pg. 1 of 3)

## HARMSCO MUNICIPAL Filtration Systems

P.O. Box 14066, North Palm Beach, FL 33408 • www.harmsco.com • (561) 848-9628  
Toll-free: (800) 327-3248 • Fax: (561) 845-2474 • E-mail: sales@harmsco.com