Cedar City
Festival City USA

Cedar City

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

Mayor
Garth O. Green

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

City Manager
Paul Bittmenn

REDEVELOPMENT AGENCY MEETING
MAY 7, 2025
5:30 p.m. or as soon thereafter as the meeting is called

The Cedar City Redevelopment meeting will be held Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah, at 5:30 p.m. or as soon thereafter as the meeting is called.

I. Call to Order

II. Business Agenda

1. Approve a resolution adopting the 2025-2026 fiscal year tentative budget. Paul Bittmenn

Dated this 1st day of May, 2025.

Renon Savage
Renon Savage, MMC
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 1st day of May, 2025

Renon Savage
Renon Savage, MMC
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.

CEDAR CITY CORPORATION RESOLUTION NO. RDA-25-0507

A RESOLUTION ADOPTING THE CEDAR CITY REDEVELOPMENT AGENCY'S FISCAL YEAR 2025-2026 TENTATIVE BUDGET.

WHEREAS, the Redevelopment Agency of Cedar City, Utah, has been presented with and reviewed the tentative budget for fiscal year 2025-2026; and

WHEREAS, the Redevelopment Agency conducted a public meeting to receive public comment on the proposed tentative budget on May 07, 2025; and

WHEREAS, it is necessary that the Cedar City Redevelopment Agency adopt a tentative budget for fiscal year 2025-2026; and

WHEREAS, the tentative budget adopted by the Cedar City Redevelopment Agency and all supporting schedules and data shall be a public record in the office of the City Recorder, available for public inspection for a period of at least ten days prior to the adoption of the final budget.

NOW, THEREFORE, be it resolved by the Redevelopment Agency of Cedar City, Utah, that the tentative budget for fiscal year 2025-2026, presented by the City's Financial Department, is hereby adopted as the Cedar City Redevelopment Agency's tentative budget and is ordered to be filed and maintained as a public record, available for public inspection in the office of the City Recorder, at 10 N. Main St., Cedar City, Utah, until adoption of the final budget.

This resolution, Cedar City Resolution No. RDA-25-0507, shall take effect immediately upon passage. This resolution was made, voted, and passed by the Cedar City Council at its regular meeting on this 7th day of May, 2025.

Council Vote:

Green -
Melling -
Riddle -
Cox -
Wilkey -

BY: ____________________________
R. Scott Phillips, Chairperson

ATTEST:

____
Garth O Green, Secretary

CEDAR CITY CORPORATION
BUDGET

ACCT #	DESCRIPTION	ACTUAL FY21/22	ACTUAL FY22/23	ACTUAL FY23/24	ADOPTED FY24/25	PROPOSED FY25/26	$ Change	% Change
57	REDEVELOPMENT AGENCY FUND							
	REVENUE							
5739101	TAXES-PORT 15	498,920	524,534	787,944	498,920	1,032,325	533,405	107%
5739103	TAXES-GENPAK-INCENTIVE	187,487	-	-	-	-		
5739105	TAXES-MSC AEROSPACE	24,454	25,606	27,673	24,455	39,295	14,840	61%
5739106	TAXES-DECORWORX	15,733	13,668	11,838	15,733	19,449	3,716	24%
5739200	RENTS-LINS BUILDING	329,062	341,250	341,250	325,000	325,000		0%
5739500	INTEREST EARNINGS	8,088	53,198	68,329	8,000	8,000		0%
5739801	TRANS FROM PARKING AUTHORITY	8,600	8,600	8,600	8,600	8,600	-	0%
5739900	FUND BALANCE-APPROPRIATED	-	-	-	-	262,214	262,214	
	TOTAL REVENUE	1,072,345	966,856	1,245,634	880,708	1,694,883		
	EXPENDITURES							
5740262	BUILDING & GROUND MAINTENANCE	27,376	42,519	27,946	22,000	22,000	-	0%
5740300	ADMINISTRATION FEE	5,025	8,836	4,000	5,000	5,000	-	0%
5740311	AUDIT	1,950	1,950	1,950	1,950	1,459	(491)	-25%
5740510	INSURANCE & SURETY BONDS	8,276	9,604	10,919	4,765	4,810	45	1%
5740613	INCENTIVE-GENPAK	187,487	-	-	-	-	-	
5740614	INCENTIVE-MSC	-	-	-	24,455	39,295	14,840	61%
5740616	INCENTIVE-DECORWORX	15,733	15,035	13,964	15,733	19,449	3,716	24%
5740620	PORT 15-DEVELOPER	206,952	217,577	326,839	206,952	428,208	221,256	107%
5740621	PORT 15-IRON COUNTY SCHOOL DISTRICT	111,259	116,971	175,711	111,259	230,208	118,949	107%
5740622	PORT 15-CEDAR CITY HOUSING AUTHORITY	99,784	104,907	157,589	99,784	206,465	106,681	107%
5740623	PORT 15-ECONOMIC INCENTIVES	-	306,217	-	55,979	55,979	-	0%
5740624	PORT 15-ADMINISTRATION FEE	-	-	-	24,946	24,946	-	0%
5740633	INCENTIVE-TENANT IMPROVEMENTS	-	8,275	14,815	-	-	-	
		663,842	831,890	733,733	572,823	1,037,819	464,996	81.18%
5740730	CAP OUTLAY-IMPROVEMENTS	166,187	(13,428)	208,654	-	470,000		
5740810	DEBT SERVICE-PRINCIPAL	162,000	166,000	170,000	176,000	181,000		
5740820	DEBT SERVICE-INTEREST	25,496	21,446	16,881	11,696	6,064		
5740990	FUND BALANCE-UNAPPROPRIATED	-	-	-	120,189	-		
	TOTAL EXPENDITURES	1,017,525	1,005,907	1,129,267	880,708	1,694,883		
	NET REVENUES OVER EXPENDITURES	54,820	(39,051)	116,366	-	-		
58	MUNICIPAL BUILDING AUTHORITY							
	REVENUE							
5839800	TRANS FROM GENERAL FUND	32,944	65,389	64,589	66,789	66,789	-	0%
5839801	TRANS FROM PUBLIC SAFETY IMPACT FEES	95,385	94,695	95,435	95,145	94,840	(305)	0%
	TOTAL REVENUE	128,329	160,084	160,024	161,934	161,629		
	EXPENDITURES							
5840220	PUBLIC NOTICES	-	-	-	250	250	-	0%
5840610	SUNDRY	-	-	-	280	280	-	0%
5840811	DEBT SERVICE-PRIN ANIMAL SHELT	31,625	32,000	32,000	35,000	36,000	1,000	3%
5840812	DEBT SERVICE-PRIN FIRE TRUCK	83,000	84,000	86,000	87,000	88,000	1,000	1%
5840821	DEBT SERVICE-INT ANIMAL SHELT	30,295	30,174	29,374	30,025	29,150	(875)	-3%
5840822	DEBT SERVICE-INT FIRE TRUCK	11,940	10,794	9,435	8,145	6,840	(1,305)	-16%
5840830	BANK CHARGES	-	-	-	1,234	1,109	(125)	-10%
	TOTAL EXPENDITURES	156,860	156,968	156,809	161,934	161,629		
	NET REVENUES OVER EXPENDITURES	(28,531)	3,116	3,215	-	-		

CEDAR CITY CORPORATION
FY 2025-26 CAPITAL REQUESTS

Priority	Description	Estimated Cost	Carryover	Additional	Approved	Funding Source	Account Code
	WATER						
1	Chlorination System for Wells	17,235,000	235,000	17,000,000	17,000,000	Debt Issuance	51-40-739
2	Cedar Canyon Filtration Facility	4,200,000	2,200,000	2,000,000	2,000,000	Debt Issuance	51-40-720
3	Change Out Water Meters (Master to Neptune brand)	1,643,250	-	-	-		
4	Work Truck (2 @ $52,500)	105,000	-	-	105,000	Water Fund	51-40-741
5	Waterline Replacement Projects	1,500,000	-	-	-		
6	Backup Generator Quichapa Well	400,000	-	-	-		
7	Waterline Installation 1045 N (Coal Creek Rd to N Cedar Blvd)	473,000	-	-	473,000	Water Fund	51-40-735
8	New Wells at Braffits Creek (2)	-	-	-	-		
9	100 E Section - 675 N to 900 N - Waterline	240,000	-	-	240,000	Water Fund	51-40-735
10	800 West Street Extension - Waterline	90,000	-	-	90,000	Water Fund	51-40-735
11	Water Line Upsizing / New Development	1,300,000	-	-	1,300,000	Water Impact Fees	51-40-732
12	Water Rights Acquisition	100,000	-	-	100,000	Water Acquisition Fees	51-40-712
13	3900 West Waterline System Looping	1,100,000	-	-	1,100,000	Water Fund	51-40-737
14	Rate Study - Water	9,000	-	-	9,000	Water Fund	51-40-310
15	Culinary Well - Martin's Flat	5,500,000	1,950,000	3,550,000	3,550,000	Debt Issuance	51-40-711
16	Pump Station and Pipeline for Type I Effluent	-	-	-	-		
	Total Water Requests	33,895,250	4,385,000	22,550,000	25,967,000		
	SEWER COLLECTION						
1	Sewer Line Rehabilitation Projects	500,000	-	-	500,000	Sewer Collection Fund	52-55-731
2	Sewer Line Upsizing	420,000	-	-	420,000	Sewer Collection Impact Fee	52-55-732
3	Rate Study - Sewer Collection	9,000	-	-	9,000	Sewer Collection Fund	52-55-310
	Total Sewer Collection Requests	929,000	-	-	929,000		
	WASTEWATER TREATMENT PLANT						
1	Skid Loader	6,000	-	-	6,000	Sewer Plant Fund	53-56-740
2	(2) Clarifier Gear Drives and Mechanism Replacements	1,400,000	-	-	1,400,000	Sewer Plant Fund	53-56-730
3	Articulating Boom Lift	65,000	-	-	65,000	Sewer Plant Fund	53-56-740
4	Rate Study - WWTP	9,000	-	-	9,000	Sewer Plant Fund	53-56-310
5	Effluent Re-use Study	50,000	-	-	50,000	Sewer Plant Fund	53-56-310
	Total Wastewater Treatment Plant Requests	1,530,000	-	-	1,530,000		
	STORM DRAIN						
1	Work Truck	67,000	-	-	67,000	Storm Drain Fund	54-40-741
2	Detention Pond West of Canyonview Middle School	680,000	600,000	80,000	80,000	Storm Drain Fund	54-40-734
3	Storm Drain Upsizing for New Developments	660,000	-	-	660,000	Storm Drain Impact Fees	54-40-732
4	Fiddlers Canyon Rd Master Planned Storm Drain	1,300,000	-	-	-		
5	NRCS Greens Lake Dams Rehabilitation - Sinking Fund	850,000	-	-	450,000	Storm Drain Fund	Reserve
6	800 West Storm Drain from 750 N to Coal Creek	386,000	-	-	386,000	Storm Drain Fund	54-40-739
7	Sage Springs Surface Overflow	35,000	-	-	35,000	Storm Drain Fund	54-40-730
8	800 West Storm Drain from 200 N to 750 N	960,000	-	-	-		
9	Rate Study - Storm Drain	9,000	-	-	9,000	Storm Drain Fund	54-40-310
10	Cross Hollow Drainage Channel Extension	350,000	-	-	-		
	Total Storm Drain Requests	5,297,000	600,000	80,000	1,687,000		
	SOLID WASTE						
1	Garbage Truck	409,000	-	-	409,000	Solid Waste Fund	55-40-740
2	Work Truck for Supervisor	60,000	-	-	60,000	Solid Waste Fund	55-40-741
3	Rolloff Truck from Iron County	25,000	-	-	-		
4	Rolloff Bins (3)	16,500	-	-	-		
	Total Solid Waste Requests	510,500	-	-	469,000		
	REDEVELOPMENT AGENCY FUND						
1	South Main Street Lights Continuation	470,000	-	-	470,000	RDA Fund	57-40-730
	Total RDA Requests	470,000	-	-	470,000		
	PUBLIC WORKS FACILITIES						

Fund		Actual FY21/22		Actual FY22/23		Actual FY23/24		Adopted FY24/25		Proposed FY25/26
Operating Expense Budget Summary										
10 General Fund	$	19,292,439	$	21,067,364	$	23,570,988	$	25,617,389	$	26,613,563
20 Aquatic Center		1,190,566		1,478,540		1,568,502		1,536,380		1,510,279
22 Cedar Area Transit Service		225,888		236,056		244,029		272,997		293,543
24 Airport		551,258		660,578		658,062		707,454		776,478
28 Golf Course		970,145		957,909		1,188,705		1,087,426		1,204,037
29 RAP Sales Tax		365,645		1,219,411		1,148,459		1,136,733		1,191,720
30 TRT Sales Tax		341,140		370,480		531,373		508,177		524,321
51 Water		4,575,959		4,849,944		5,274,064		5,804,584		5,868,542
52 Sewer Collection		1,513,315		1,661,603		1,859,999		1,944,984		1,991,445
53 Sewer Plant		2,614,450		2,934,880		3,030,383		3,406,390		3,596,709
54 Storm Drain		884,643		859,530		924,931		922,850		966,622
55 Solid Waste		800,233		853,295		989,032		954,291		980,127
56 Downtown Parking Authority		22,250		49,754		32,708		33,941		34,073
57 Redevelopment Agency		663,842		831,890		733,733		572,823		1,037,819
61 Public Works Facilities		190,851		218,565		212,442		255,256		262,805
76 Iron / Garfield Task Force		108,250		97,338		136,333		71,586		150,500
Total Expenditure all Funds	$	34,310,873	$	38,347,137	$	42,103,743	$	44,833,262	$	47,002,584