

# Cedar City

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

**CITY COUNCIL WORK MEETING**  
**NOVEMBER 19, 2014**  
**5:30 P.M.**

**Mayor**  
Maile L. Wilson

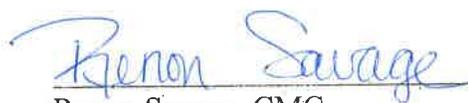
**Council Members**  
Ronald R. Adams  
John Black  
Paul Cozzens  
Don Marchant  
Fred C Rowley

**City Manager**  
Rick Holman

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
  - Mayor and Council Business
  - Staff Comment
- IV. Public Agenda
  - Public Comments
    - Chamber Presentation – Scott Jolley
- V. Business Agenda
  - Public
    1. Consider third amendment to Washington County Solid Waste contract for recycling – Ryan Marshall
  - Staff
    2. Review a resolution to accept and update the Cedar City Water Conservation Plan – Jonathan Stathis
    3. Consider lease of a Case 580 Super N Loader/Backhoe – Austin Bingham
    4. Consider an amendment to the June 7, 2013 interlocal agreement by and among Cedar City Corporation, Iron County, The Iron County School District, the Central Iron County Water Conservancy District, and the Cedar City Redevelopment Agency concerning the Aviation Way Project Area Plan – Danny Stewart
    5. Consider declaring bicycle auction proceeds for public interest use – Chief Allinson
    6. Consider a Resolution establishing procedures for signing contracts & other writings – Paul Bittmenn
    7. Consider an ordinance amending the City Manager's powers and duties – Paul Bittmenn
    8. Consider the appointment of Tom Jett to the Cedar Area Transit Committee – Mayor Wilson
    9. Executive Session – Reasonably Imminent Litigation

Dated this 17<sup>th</sup> day of November, 2014.



Renon Savage, CMC  
City Recorder

Administration  
586-2953

Building and Zoning  
865-5117

Economic Development  
586-2770

City Engineer  
586-2963

Leisure Services  
865-9223

Public Works  
586-2912

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 November, 2014.

A handwritten signature in cursive script that reads "Renon Savage". The signature is written in black ink and is positioned above a horizontal line.

Renon Savage, CMC  
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.

#1

This is the third amendment to the original contract with Washington County Solid Waste dated August 12, 2010. This amendment is to provide two (2) trips per week to transport recycled material from our six (6) bin locations to their recycle center in St. George for processing. This amendment increases the annual cost for transporting the materials from \$19,200 to \$34,620 due to the fact that there is not a transfer station located in Cedar City and the materials have to be transported to St. George and processed by WCSW. If a recycling company does open in Cedar City and would be able to handle the recycled materials from the bins, the amount paid to WCSW would drop to the \$19,200 annually as they would then be able to transport the materials to that location in the city for processing. This amendment extends the agreement between WCSW and Cedar City through February 17, 2017. Several agencies are dedicated to recycling and have expressed the desire to see recycling continue in Cedar City and as of this date the U.S. Forest Service and Cedar Breaks have committed to contribute funding to the City to help pay for the increased costs for at least this year. Further information will be available for discussion at the meeting.



**CEDAR CITY  
CITY COUNCIL AGENDA ITEM 2  
STAFF INFORMATION SHEET**

**To:** Mayor and City Council

**From:** Jonathan Stathis

**Council Meeting Date:** November 19, 2014

**Subject:** **Review a Resolution to Accept and Update the Cedar City Water Conservation Plan.**

**Discussion:** Due to concerns over limited water resources in Utah, the State legislature has adopted Section 73-10-32 of the Utah Code to address water conservation needs throughout the state. The law states that each water retailer must update its water conservation plan at least once every five (5) years.

Cedar City originally submitted a water conservation plan in 1999 and it was updated in 2009. Cedar City is currently in compliance with State law. However, since it has been five (5) years since the last update, Cedar City is now required to submit an updated version of the plan. By complying with this requirement, Cedar City will remain eligible for State funding of water projects in the future.

The main points of the water conservation plan are as follows:

1. Cedar City has done well over the past few years in reducing per capita water usage. Per capita water usage has decreased by 19.6% since 2002.
2. To further reduce per capita water usage by 10% over the next five years, the following goals are suggested in the water conservation plan:
  - Goal #1 – Conduct an annual education and awareness campaign.
  - Goal #2 – Continue to add customers to the City's secondary irrigation system so that large irrigation users can be moved off the culinary system. Maximize the use of the 200 North Pump Station.
  - Goal #3 – Begin an annual leak detection and repair program.

3. Current conservation practices that have been implemented by the City include the following:
  - A water conservation ordinance is in force that prohibits outside watering between the hours of 8:00 AM and 6:00 PM
  - Water rates are on an inclining block rate structure that encourages customers to use water wisely. Excessive water use is charged at a higher rate.
  - Water conservation reminders have been included in the City's monthly water bill and newsletter.
  
4. The water conservation plan lists several other conservation practices that could be implemented as money and resources permit.

A copy of the proposed resolution is included on the following pages along with the text of the water conservation plan update.

**CEDAR CITY CORPORATION**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO ACCEPT AND UPDATE THE CEDAR CITY WATER CONSERVATION PLAN**

**WHEREAS**, Cedar City Corporation operates a culinary water system; and

**WHEREAS**, the City Council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community;

**NOW THEREFORE, BE IT RESOLVED** by the Cedar City Council, County of Iron, State of Utah:

The water conservation plan of Cedar City, originally submitted to the Utah Division of Water Resources in July 1999, and revised on this 3<sup>rd</sup> day of December, 2014, is hereby adopted. Said water conservation plan is attached hereto and incorporated herein as Exhibit "A". The water conservation plan will be amended no less than every five years and will continue to play a vital role in the future development of Cedar City, Utah.

This resolution is considered with full knowledge of any and all disclosures as required by the laws of the State of Utah concerning any actual or potential conflicts of interest.

This resolution, assigned No. \_\_\_\_\_ shall take effect on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

This resolution was made, voted and passed by the Cedar City Council at its regular meeting on the 3<sup>rd</sup> day of December, 2014, by the following vote of its members:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAINED: \_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAILE WILSON, MAYOR

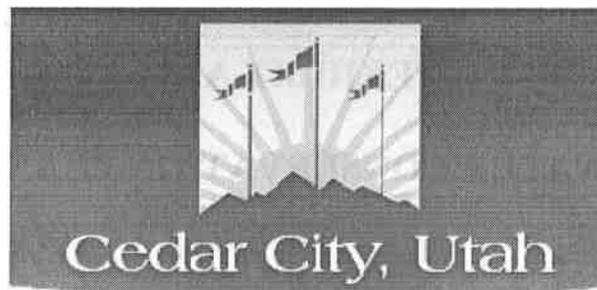
[Corporate Seal]

ATTEST:

\_\_\_\_\_  
RENON SAVAGE, CITY RECORDER

**EXHIBIT A**  
**WATER CONSERVATION PLAN**

**WATER CONSERVATION PLAN**  
**FOR**  
**CEDAR CITY, UTAH**



**NOVEMBER 2014**

Prepared by the  
Cedar City  
Engineering Department

**CEDAR CITY, UTAH  
WATER CONSERVATION PLAN UPDATE  
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- 2 – Identify Problems & Goals
- 3 – Current Conservation Practices
- 4 – Current Pricing Structure
- 5 – Additional Conservation Measures
- 6 – Cost Analysis
- 7 – Implementation, Monitoring and Evaluation

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**CEDAR CITY, UTAH  
WATER CONSERVATION PLAN**

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## **I. INTRODUCTION**

Cedar City, Utah is located in Iron County in the southwest part of the State of Utah. Reliable water service has always been a high priority for Cedar City citizens and leaders. This plan is written to address current and long-term issues relating to water use and conservation in Cedar City. This plan is also written to comply with the Utah Water Conservation Plan Act (UC 73-10-32). Concerns over the future cost and availability of potable water have given rise to increased awareness of the importance of water conservation. This report will assess the current state of the City's water system, discuss future water needs, and provide recommendations for water conservation measures.

Water conservation is an idea that most people in the western United States understand and accept as something that is worthwhile. Utah is the second driest state in the country with very little rainfall. This lack of rainfall necessitates the need for high water use during the summer months to grow crops and to keep lawns green.

In Cedar City, water is used to maintain and enhance the beauty of the community, not only to tourists, but also to our friends and neighbors. Water is used to keep our lawns, ball fields, parks, school campuses, and recreation areas green and inviting for public and private use. These amenities enhance the lifestyle of those in the community and provide a pleasant place to raise families.

Unfortunately, the use of water to enhance and beautify the community comes at a price. Water is not free - the cost to construct water infrastructure, acquire water rights, and maintain the distribution system are all costly endeavors. Customers are billed for their water use to fund expenditures from the City's water enterprise fund.

Water resources in the Cedar City area are not limitless. Every year there are more pressures on the area's water supply as the population grows and more water is needed to meet the high demand of turf irrigation in the summertime. Currently, Cedar City obtains water from ten (10) active wells and three (3) major spring sources in the Cedar City area. Enoch South Well is not currently used. Quichapa Well #8 was completed in 2011. Refer to Appendix E for a list of Cedar City's wells.

Cedar City can reduce water usage in two ways:

1. Reduce peak day demand;
2. Reduce overall usage.

A water system, much like an urban highway, must be designed to handle the peak loading. The water sources, storage, and piping must all be designed and constructed to handle that single day during the year when the demand is the highest. The "peak day" occurs during the summer irrigation season when a majority of the customers are watering their lawns. The cost to supply water for irrigation is much higher than it is to supply water for indoor usage that occurs every day of the year. Therefore, any reduction that can be made in peak day water usage translates directly into significant savings in capital costs. By reducing the peak day demand, the system

has already saved money because fewer pumps, less storage, and smaller piping is needed. In addition, reduction in peak day usage results in less strain on the system and ensures that each customer will be served without interruption.

Reduction in overall water usage also would provide several benefits. Since Cedar City relies on groundwater resources for its supply, groundwater recharge is a very important issue. Groundwater is replenished by precipitation, rainfall, and snowmelt. Currently, water users in Cedar Valley are mining the groundwater in the aquifer. "Groundwater mining" means that water is being pumped out the ground faster than it can be recharged. In the future, groundwater levels may rise if there is an extremely wet year, however, we do not know if or when a wet year may occur. In the meantime, we must live with the fact that our resource is in decline.

One particular problem that Cedar City faces is that there is a perched aquifer of poor quality water that may have begun to mix with the aquifer of good quality water. Heavy pumping of good quality water has compounded this problem. This has caused the differential to decrease such that co-mingling may occur between the two in the future. By reducing the overall culinary water usage, we may be able to preserve the resources of good quality water, minimize groundwater mining, and slow down the process of co-mingling between the good and poor quality water. In addition, a reduction in water usage will result in reduced operation and maintenance costs (i.e. lower pumping costs, etc.). It also may help in deferring capital costs, although not as much as decreasing peak day demand will help.

In addition to the perched aquifer, there is a problem with the overall decline of the Cedar Valley aquifer. Over the past several years the water table in the aquifer has been declining by about 3 feet per year. The aquifer decline is very concerning because it leads to increased electrical costs for pumping and increased capital costs for installation of pump equipment at lower depths. Cedar City has begun working with the Central Iron County Water Conservancy District (CICWCD) to try and find solutions that will help to stabilize the aquifer. Water conservation can be key component of this effort to restore the aquifer to its proper balance.

## **II. DESCRIPTION OF CEDAR CITY'S WATER SYSTEM**

According to the U.S. Census Bureau, the population of Cedar City was approximately 29,162 in 2013. Providing good quality water to all residents of Cedar City has always been a top priority for the City government. As a result, the City's water system is well maintained and operated to provide water when and where it is needed. In 2013, the City provided water to 7,712 active water connections.

Cedar City residents and officials place a high value on open space. Consequently, approximately 150 acres of land within the city limits has been set-aside as parks, a golf course, and a cemetery. Landscaped areas around churches, schools, and major industries occupy approximately another 160 acres of land. This open space, while inviting and healthy for the community, puts a strain on the City's water system during the summer months.

As Iron County's largest city, Cedar City sees a significant portion of the county's residential, commercial, and industrial growth. Through careful planning and proper utilization of this precious resource, the increased demand for water will be met.

A. Inventory of Water Resources

Cedar City has been withdrawing approximately 7,200 acre-feet of water annually from wells and springs. Cedar City owns shares in local ditch companies and has rights to withdraw water from springs and underground wells as shown below in Tables 1 and Appendix D. Water provided under the irrigation shares is used to supply surface irrigation to local residents. Some ditch water is also used to supply water to the City's pressurized irrigation system. Excess water from the City ditch system is pumped up to the new Leigh Hill Reservoir for use in the City's pressurized irrigation system.

Table 1  
City-Owned Shares in Local Irrigation Companies

Irrigation Company	Shares	Class	Water yield per share (ac-ft)	Acre-feet
North Field	112.16	1	0.75	84.12
	119.75	3 & 4	0.75	89.81
	30.47	A	0.75	22.85
South Field	73.5705	--	0.75	55.18
West Field	97.51475	--	0.75	73.14
East Extension	7.5	7.5	0.75	5.63
	2.5	2.5	0.75	1.88
Bulldog Ditch	131.027	A	0.75	98.27
Coal Creek	642.2286	B	0.75	468.17
Total =				924.62

Under current water rights, Cedar City has approximately 13,489.66 acre-feet of groundwater rights. In addition, the City has rights to withdraw 4,778.44 acre-feet from springs annually. Refer to Appendix D for a list of the City's water rights from the 2013 annual water report.

B. Water Budget

The following table shows the amount of culinary water produced by the system and metered usage.

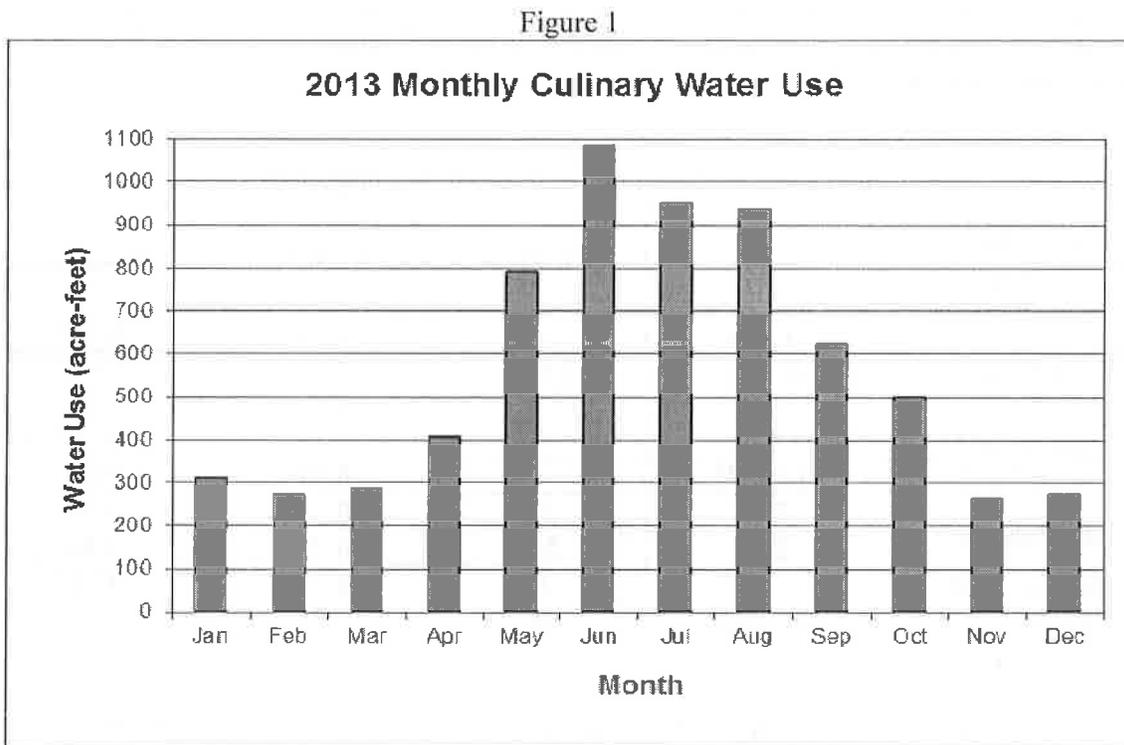
Table 2  
City Culinary Water Budget

Year	Inflow (ac-ft)	Outflow (ac-ft)	Difference
2011	6,671	6,224	447
2012	6,878	6,213	665
2013	6,697	5,944	753

As shown in Table 2, the City has some water that is unaccounted for. Losses from the system include: leakage, unmetered connections, fire flow, illegal connections, un-metered construction use, misread meters, faulty meters, and main flushing. The City has been making efforts to try to reduce leakage and improve record keeping.

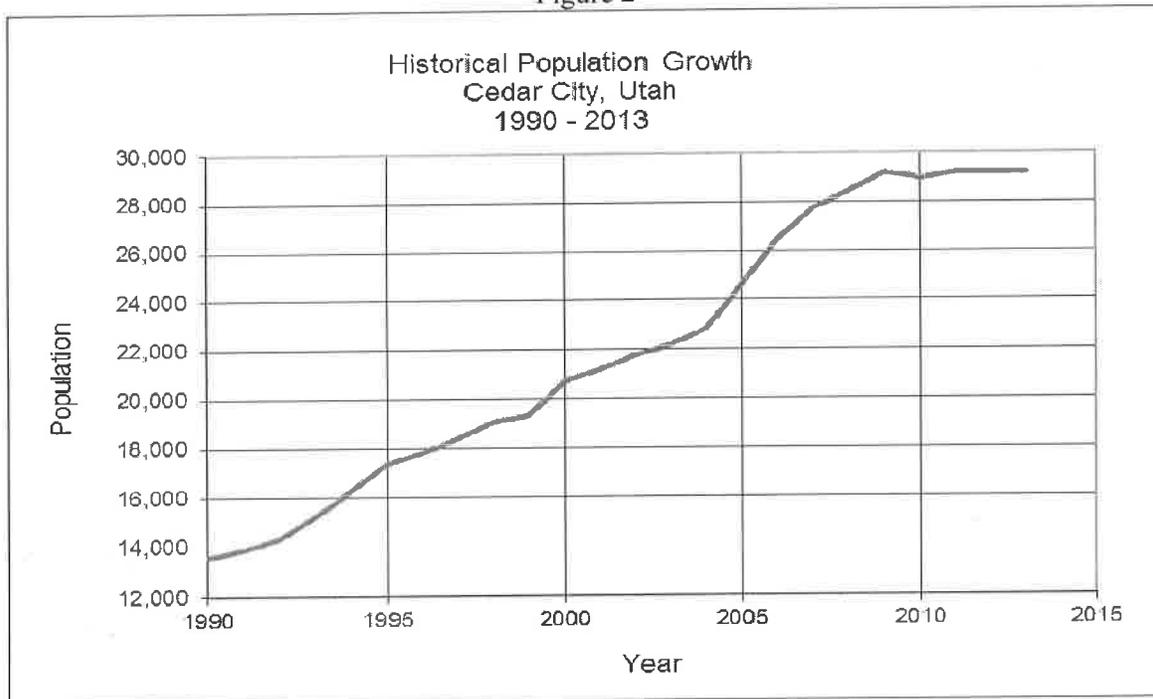
C. Present Water Use and Future Needs

Figure 1 presents the City’s culinary water use during 2013. As shown in this figure, water usage increases significantly during the summer months and then tapers off in the fall and winter.



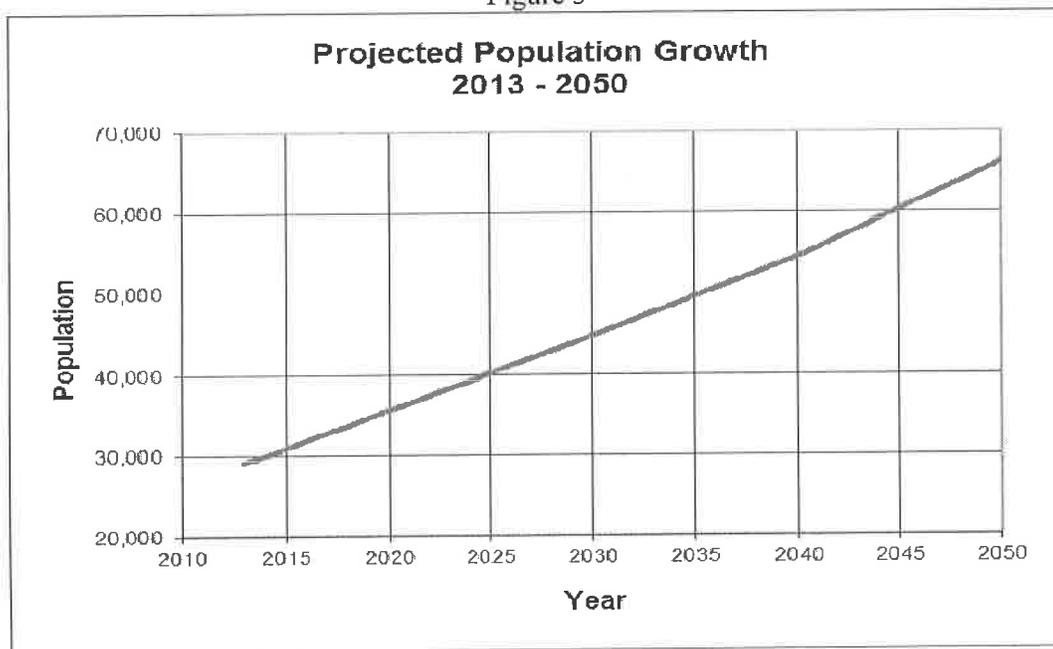
Prior to the recession, Cedar City saw significant population growth. However, over the past few years, the population growth has plateaued due to the effects of the economic slowdown. With the economy starting to improve, it is anticipated that the population of Cedar City will start to climb again over the next few years. Figure 2 illustrates the population growth in Cedar City during the years 1994 to 2013 as compiled by the U.S. Census Bureau.

Figure 2



During the years from 1990 to 2013, Cedar City experienced an average annual growth rate of 3.41%. According to the Governor’s Office of Planning and Budget, the population of Cedar City is projected to be 66,135 in 2050. The projected annual growth rate is about 2%. The extent of Cedar City’s projected population growth through the year 2050 is shown in Figure 3.

Figure 3



### III. WATER PROBLEMS AND WATER CONSERVATION GOALS

#### A. Problems Identified

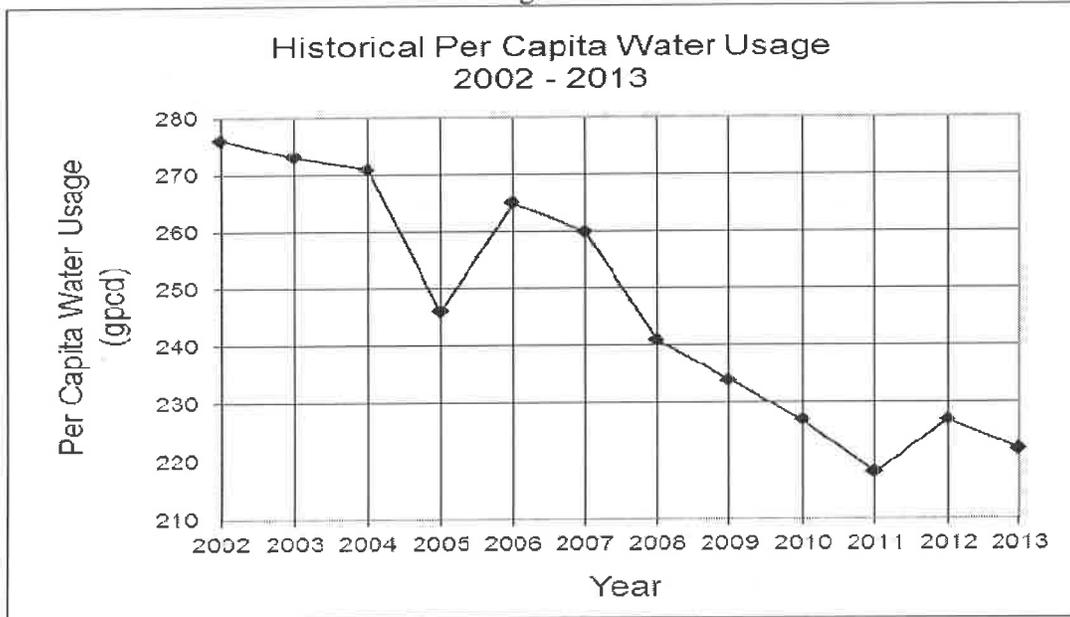
Some of the problems currently facing the Cedar City water system are related to the age of the system, inadequate water line sizes, citizen knowledge of conservative water use, peak capacity, and aquifer decline.

- Several parts of the City's distribution system have water lines that are in excess of 75 years old. These older lines are often inadequate in terms of size to handle fire flow. In addition, these lines are beginning to deteriorate, causing leaks and other problems. Water lost due to leakage is a particularly troubling problem due to the fact that not only is the water unable to be put to beneficial use by customers, but the water enterprise fund receives no revenue from the water that is lost due to leakage.
- Several large irrigation customers in Cedar City still use culinary water for irrigation including Cedar Middle School, North Elementary, South Elementary, Valley View Medical Center, Main Street Park, East and West Canyon Parks, and several churches. These customers put a strain on the City's culinary system during the summer months.
- The Cedar Valley aquifer is in a state of decline. Over the past several years, the water table has dropped by an average of 3 feet per year. Cedar City is trying to do its part to help stabilize the aquifer by encouraging water conservation among its residents.

Each of the problems listed above represents an opportunity for Cedar City's water system to improve its efficiency in delivering water to its customers, and to assist in the stabilization of the water table in the aquifer. One way to measure the success of the City's water conservation program is to look at the per capita water usage. Per capita water usage is the amount of water that each person uses per day.

In 2013, Cedar City's per capita water usage was 222 gallons per capita per day (gpcd). This per capita water usage figure includes both culinary and pressurized irrigation water usage. Over the last few years, the City has seen a steady decline in per capita water usage. Refer to Figure 4 for information concerning historical per capita water usage.

Figure 4



Cedar City has been able to achieve a 19.6% reduction in per capita water use since 2002 (276 gpcd down to 222 gpcd). Through implementation of water conservation measures, Cedar City would like to see this trend continue to go down over the next several years. A reasonable conservation goal would be to achieve an additional 10% reduction in per capita water use over the next five (5) years. To achieve a 10% decrease in per capita water usage, the rate of water use would need to drop from 222 gpcd down to 200 gpcd by the year 2019.

B. Water Conservation Goals

**Overall Goal – Reduce per capita water usage by 10% by the year 2019.**

1. **GOAL #1**  
**Conduct an annual water conservation education and awareness campaign to educate the public on proper irrigation practices.** Residents of the community need to be educated on proper water use and conservation. Improved irrigation practices can enhance the beauty of the City and save customers money on their water bills. The City has provided information in the City’s monthly newsletter; however, this education campaign could be enhanced through additional media such as radio, newspaper articles, social media, the City’s website, and school programs.
  
2. **GOAL #2**  
**Continue to add customers to the City’s secondary irrigation system and maximize the use of the 200 North Pump Station.** Additional customers that could be added in the future include: Cedar Middle School, North Elementary, South Elementary, Fiddlers Elementary, the Iron County Jail, and Valley View Medical Center. The 200 North Pump Station could be better utilized during the

summer months to pump irrigation water up to the Lake at the Hills. The water that flows to the 200 North Pump Station is the tailwater that comes off the City's ditch system. Any water that flows past the pump station is being wasted because it just flows down to Quichapa Lake where it sits and evaporates.

3. GOAL #3

**Begin an annual leak detection and repair program.** The program would consist of identifying potential problem areas within the system, using special leak detection equipment to identify specific leaks, and repairing leaks in the system. Not only does leakage waste water but it also contributes to increased operation and maintenance expenses for the system. The City will also continue its annual water line replacement program and accelerate the program as funds allow.

#### IV. CURRENT WATER CONSERVATION PRACTICES

Over the past few years Cedar City has begun to be more aggressive in terms of encouraging water conservation among its customers. In 2013, Cedar City updated the water rate structure to encourage conservation. The inclining block rate structure encourages customers to only use what they need. Wasteful use is penalized with higher rates. Education of customers has also been used to encourage conservation. Bill inserts and reminders in the City's monthly newsletter have been used to transmit information to customers. The City has also put permanent restrictions on outside watering during daytime hours. No outside irrigation with culinary water is allowed between the hours of 8:00 AM and 6:00 PM. These practices have helped the City to reduce peak usage in the summer months and also reduce per capita water usage over the last few years. If customers have questions concerning water conservation practices they can contact the City Water Division or the City Engineering Department for further information.

#### V. CURRENT WATER RATES

The current water rate structure for culinary use was implemented to encourage water conservation among customers. The base fee for all customers is \$17.00 per connection.

Residential connections are billed on an inclining block rate structure as follows:

Block 1	0 – 8,000 gallons	\$0.90/1,000 gallons
Block 2	8,000 – 20,000 gallons	\$1.00/1,000 gallons
Block 3	20,000 – 35,000 gallons	\$2.00/1,000 gallons
Block 4	above 35,000 gallons	\$2.16/1,000 gallons

Non-residential connections are charged for culinary water use at a flat rate of \$1.00/1,000 gallons.

Large irrigation users (non-residential customers) on the culinary system are billed on an inclining block structure based on their irrigable area as follows:

Block 1 allotment                      \$1.00/1,000 gallons  
 Block 2                                      \$2.00/1,000 gallons

**VI. ADDITIONAL WATER CONSERVATION MEASURES**

The following additional water conservation measures have been identified in the City’s Water System Master Plan and included in the City’s original water conservation plan. Refer to Appendix F for the water conservation information that was included in the City’s 2009 water master plan update.

Table 3  
 Additional Suggested or Possible Water Conservation Measures

Item No.	Description of Water Conservation Measures
1	Water Surveys for Single-family and Multi-family Residential Customers
2	Residential Plumbing Retrofit
3	System Water Audits, Leak Detection, and Repair
4	Landscape Ordinance for New Commercial Development
5	Large Landscape Conservation Programs and Incentives
6	High-efficiency Appliance Promotion Programs
7	Public Information Programs
8	School Education Programs
9	Conservation Programs for Commercial and Industrial Customers
10	Updated Water Rates
11	Water Conservation Coordinator
12	Water Waste Prohibition
13	Residential Ultra Low Flush Toilet Replacement
14	Non-residential Ultra Low Flush Toilet Replacement

The Cedar City Waster System Master Plan identifies these 14 items as the recommended Best Management Practices (BMPs) for water conservation. The following descriptions have been adapted to best meet the needs of the City and for ease of implementation. Some of these items have already begun to be implemented into the City’s water conservation program. As money and resources permit, the City could begin to implement other BMPs.

1. Water Survey Program for Residential Customers

Cedar City could offer an indoor and outdoor water survey to approximately 20 percent of existing single-family homes.

Specific activities for each indoor survey could include:

- Check for leaks at all toilets and faucets, and at the meter.

- Check flow rates of showerheads and faucets. Offer to replace with low flow models as appropriate.
- Check toilet flow rates and offer to install a displacement device. Replace leaking toilet flappers, as necessary.

Specific activities for each outdoor survey could include:

- Check irrigation system and timers.
- Measure the landscaped area.
- Review or develop customer irrigation schedule in minutes of watering time per week for spring, summer, and fall.
- Provide recommendations on the amount of water that should be used each month for irrigation.

Customers could be provided with an evaluation report and water conservation recommendations.

## 2. Residential Plumbing Retrofit

Cedar City could identify residential buildings constructed prior to 1992 in order to target buildings that do not have low flow plumbing devices. The City could then develop a strategy to distribute or directly install low-flow showerheads, toilet displacement devices (as needed), toilet flappers (as needed), and faucet aerators. This could be done through the distribution of retrofit kits that homeowners could install themselves or the City, with permission, could install the devices. The City could keep track of the number of retrofit devices installed and the program costs.

## 3. System Water Audits, Leak Detection, and Repair

Cedar City currently conducts an annual water audit to track unaccounted-for water (UAW) and leakage during the previous year. The results of each water audit are included in the City's annual water report. A leak detection and repair program could help to reduce losses due to leakage and save revenue that is expended to pump and distribute this excess water.

## 4. Landscape Ordinance for Non-residential New Development

Cedar City could establish a landscape conservation ordinance to encourage water conservation in new developments. Principal features of the ordinance could include:

- Plants could be selected from a list of xeriscape plants.
- Landscape could be designed to use water within a budget that is based on a percentage (less than 100) of the water required by turf grass.
- The landscape design could be reviewed by the City building department and suggestions given for conserving water.
- New landscapes could include an appropriate and efficient irrigation system.
- Landscape/irrigation plans could include an irrigation schedule.

5. Large Landscape Conservation Programs and Incentives

Cedar City has improved its secondary irrigation system by constructing the Lake at the Hills. This system currently provides irrigation water to the following customers: Cedar Ridge Golf Course, the Cedar City Cemetery, Bicentennial Park, Cedar City High School, Canyon View High School, Canyon View Middle School, and Southern Utah University. The City plans to encourage additional customers to connect to the pressurized irrigation system including: Cedar Middle School, North Elementary, South Elementary, Fiddlers Elementary, the Iron County Jail, Valley View Medical Center, and possibly other customers. The incentive for these large users to switch to the secondary system is that they will see a significant decrease in their water bill each month. In order to recognize the full benefit of the Lake at the Hills, the distribution system will need to be expanded to serve the additional customers, and additional storage capacity will need to be added on the north end of the system.

Large irrigation users that use culinary water have been given a water budget amount for each month of the year. If the customer exceeds their allotment for the month then all water used in excess of the allotment is charge at the peak rate of \$2.00/1,000 gallons. This provides an incentive to stay within the established allotment where water is charged at the rate of \$1.00/1,000 gallons. However, those that switch to the secondary irrigation system would see their rate drop to \$0.68/1,000 gallons.

6. High Efficiency Appliance Promotion Programs

Cedar City could encourage customers to purchase high-efficiency washing machines, low water use dishwashers, and point-of-use water heaters. Promotions could include: an in-store appliance labeling program, advertisements, or other activities. Where cost-effective, the City could offer rebates to customers who purchase high-efficiency appliances to help offset the purchase price.

7. Public Information Campaign

The City has begun a public information campaign to inform the public about the City's water conservation ordinance and provide conservation tips. The water conservation ordinance states that no outside watering is allowed between the hours of 8:00 AM and 6:00 PM daily. A reminder about this ordinance is included in the City's monthly newsletter that is sent out with the water bill. A reminder can also be printed on the bill itself. Periodically, conservation tips are included in the monthly newsletter. In addition, water conservation leaflets and pamphlets are available at the City Offices. Cedar City also provides water conservation tips on the City website.

Additional items that could be done to promote public awareness of water conservation include the following:

- T-shirt design contests.
- Poster contests.

- Radio and newspaper advertisements.
- Printed educational material distributed with the water bill and available at other public facilities such as the City library.
- Providing water use information on customers' bills showing water use for the last billing period compared to the same period the year before.
- Coordinating with other government agencies.
- Presentations to school, civic, and religious groups.

In order for the City to formally establish a water conservation campaign, the following items could be performed:

- Develop a clean and persuasive statement of purpose.
- Choose an appropriate theme.
- Identify key target groups.
- Select members for a water conservation committee.
- Identify communication paths, resource materials, and volunteers.
- Design and implement specific campaigns.
- Ensure effective coordination and follow-through.

#### 8. School Education Programs

Long-term results to eliminate wasteful water-use habits are best achieved by educating young people. By teaching children to respect the value of water, they will grow up into responsible adults. In addition, children may pass information on to their parents who can then implement the suggestions on their own property.

New school programs could be organized as follows:

- Obtain approval for the education program from the school superintendent.
- Obtain relevant teaching materials and establish a curriculum that can be used by teachers in the local school district.
- Coordinate teacher training.
- Estimate the number of participants, including teachers, in the water conservation education program.
- Distribute curriculum materials to teachers.
- Monitor and follow the success of the program, making adjustments as necessary to maximize student learning.

#### 9. Conservation Program for Commercial, Industrial, and Institutional Customers

Cedar City could develop a program targeted at the high water users in these classes. The program could consist of the following:

- Identify these customers by type and rank according to use.
- Offer water use surveys and customer incentives to at least the top 10% of users.

- Implement programs to reduce water use by 10%.

Water use surveys could consist of a site visit, an evaluation of existing water using appliances and processes, and a customer report identifying recommended efficiency measures, their expected payback, and available incentives. Cedar City could provide periodic follow-up and track water savings achieved.

#### 10. Non-promotional Water Pricing Programs

Cedar City has an inclining block water rate structure. This rate structure was developed to encourage customers to reduce their water usage, especially on outside watering. The current rate structure for single-family residential customers was presented in Section V of this report. The water rate structure should be reviewed periodically to ensure that revenues are covering necessary expenditures and to make sure that the rates are providing incentive for conservation.

#### 11. Water Conservation Coordinator

Several larger cities in Utah have hired a full-time water conservation coordinator. However, due to Cedar City's relatively small size this is probably not practical. A more appropriate approach could be to assign one person already on staff to be responsible for the City's water conservation activities. The duties of this person could be as follows:

- Coordination and oversight of conservation programs and BMP implementation.
- Liaison with the public and media.
- Preparation of progress reports.
- Communication and promotion of water conservation issues with other departments and preparation of budgets.
- Preparation of water conservation plan updates.

#### 12. Water Waste Prohibition

Cedar City has enacted an ordinance that prohibits outside watering between the hours of 8:00 AM and 6:00 PM. The reasoning behind this ordinance is that much of the water applied during these daytime hours is lost due to evaporation. During the past year this ordinance has been more aggressively enforced by the City Water Division. This ordinance has helped to reduce consumption during the heat of the day and aided in reducing the wasteful use of water.

Cedar City could enact and enforce other measures prohibiting single-pass cooling systems in new connections, non-recirculating systems in a new conveyor car wash and commercial laundry systems. Cedar City could also encourage replacement of inefficient home water softeners.

13. Residential ULF Toilet Replacement Programs

Cedar City could implement a toilet replacement program offering incentives to existing residential customers who replace their high water-use toilets with ultra low-flush (ULF) toilets. ULF toilets reduce toilet-flushing water to about 1.6 gallons per flush (gpf). This is a significant savings from an average 5-7 gpf for regular toilets, and from 3.5 gpf for low-water-use toilets.

14. Non-Residential ULF Toilet Replacement Programs

Cedar City could implement a toilet replacement program offering incentives to existing non-residential customers who replace their high water-use toilets with ultra low-flush (ULF) toilets. ULF toilets reduce toilet-flushing water to about 1.6 gallons per flush (gpf). This is a significant savings from an average 5-7 gpf for regular toilets, and from 3.5 gpf for low-water-use toilets.

## VII. COST ANALYSIS

A cost analysis was included in the water conservation plan update that was prepared in 2004.

## VIII. IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

To ensure that the goals outlined in Section III of this report are reached, appropriate tasks must be determined, responsibility fixed with the appropriate personnel or department, and a time frame set for completion of each task.

The following are specific tasks that could be done to achieve each water conservation goal.

Goal #1: Conduct an annual water conservation education and awareness campaign to educate the public on proper irrigation practices.

- A. Choose an appropriate theme and logo for water conservation in Cedar City (i.e. "Use Water Wisely", "Save Water, Save Money"). It is recommended that the City sponsor a contest where residents of the City can submit designs with both a theme and a logo. A monetary prize will be given to the winner of the contest. The City will then use the winning entry in its public awareness campaign.
- B. Design and implement a specific media campaign through the local newspaper, radio, and TV stations using the winning theme and logo.
- C. Provide inserts or include information in the City newsletter that is provided with the monthly utility bill to disseminate water conservation information to customers.

- D. Re-design the City's utility bill to provide more information to customers about their water use habits.
- E. Set up displays at public gatherings such as the 4<sup>th</sup> and 24<sup>th</sup> of July celebrations in Main Street Park, homebuilders shows, fairs, etc.
- F. Continue to provide timely water conservation information on the City's website.
- G. Establish a demonstration garden at one of the City parks with examples of dry landscaping techniques.
- H. Provide water audits as a public service to customers.
- I. Perform presentations in the public schools to educate young people about water conservation.

Goal #2: Continue to add customers to the City's secondary irrigation system and maximize the use of the 200 North Pump Station.

- A. Currently there are several customers who use secondary water for irrigation purposes; they are the Golf Course, the Cemetery, the Fields at the Hills, Cedar High School, Bicentennial Park, Canyon View High School, Canyon View Middle School, and Southern Utah University.
- B. The master plan includes the expansion of the secondary irrigation system to serve other customers such as Cedar Middle School, North Elementary, South Elementary, Fiddlers Elementary, the Iron County Jail, Valley View Medical Center, and other large irrigation users.
- C. The 200 North Pump Station could be better utilized during the summer months to pump irrigation water up to the Lake at the Hills. The water that flows to the 200 North Pump Station is the tailwater that comes off the City's ditch system. Any water that flows past the pump station is being wasted because it just flows down to Quichapa Lake where it sits and evaporates.

Goal #3: Begin an annual leak detection and repair program.

- A. The City Water Division will continue to maintain the water distribution system by fixing leaks promptly.
- B. Sections of pipe that are known to break frequently should be replaced. Currently, the City has an on-going pipe replacement program to replace old, undersized water lines each year. It is recommended that this program be accelerated to replace more than one section of pipe each year

- C. All City-owned properties should be metered. City meters should be read on a monthly basis. City departments could be held accountable for their water usage by paying the same user fees as other customers
- D. Areas of possible high leakage should be identified. Specialized leak detection equipment can either be purchased or rented to locate leakage points. In addition, a contractor could be hired to come in and locate leakage areas for the City. Once leakage points have been identified, the City could then dig up and repair the leaks.
- E. All water leaks repaired by the City should be documented in a report format. The report should include information on the cause of the leak, pipe material, pipe size, location of leak, type of leak, cost to repair, soil type, method of repair, and any other pertinent information. Data on leaks should be reviewed quarterly to determine where time and resources should be focused to achieve the maximum benefit for the system

## **IX. CONCLUSION**

This water conservation plan was placed on the December 3, 2014 City Council action agenda and adopted by the City Council. The Mayor of Cedar City is Maile Wilson. The City Council of Cedar City is comprised of the following members:

- a. Ronald Adams
- b. John Black
- c. Paul Cozzens
- d. Don Marchant
- e. Fred Rowley

This water conservation plan will be revised and updated as required to meet changing conditions and needs. The plan will also be updated and re-submitted to the Utah Division of Water Resources in 2019, as required by Utah Code 73-10-32. The resolution for the water conservation plan is attached as Appendix A.

**APPENDIX A**

**WATER CONSERVATION PLAN RESOLUTION**

**CEDAR CITY CORPORATION**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION TO ACCEPT AND UPDATE THE CEDAR CITY WATER  
CONSERVATION PLAN**

**WHEREAS**, Cedar City Corporation operates a culinary water system; and

**WHEREAS**, the City Council understands the pressing need to use water in a more efficient manner to allow for future sustained growth of the community;

**NOW THEREFORE, BE IT RESOLVED** by the Cedar City Council, County of Iron, State of Utah:

The water conservation plan of Cedar City, originally submitted to the Utah Division of Water Resources in July 1999, and revised on this 3<sup>rd</sup> day of December, 2014, is hereby adopted. Said water conservation plan is attached hereto and incorporated herein as Exhibit "A". The water conservation plan will be amended no less than every five years and will continue to play a vital role in the future development of Cedar City, Utah.

This resolution is considered with full knowledge of any and all disclosures as required by the laws of the State of Utah concerning any actual or potential conflicts of interest.

This resolution, assigned No. \_\_\_\_\_ shall take effect on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

This resolution was made, voted and passed by the Cedar City Council at its regular meeting on the 3<sup>rd</sup> day of December, 2014, by the following vote of its members:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAINED: \_\_\_\_\_

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAILE WILSON, MAYOR

[Corporate Seal]

ATTEST:

\_\_\_\_\_  
RENON SAVAGE, CITY RECORDER

**APPENDIX B**  
**CITY COUNCIL MEETING AGENDAS**

**APPENDIX C**

**NOTIFICATION PROCEDURES**

## **APPENDIX C**

### **NOTIFICATION PROCEDURES**

As required by Utah Code 73-10-32, this water conservation plan will be disseminated to the public through the following means.

1. Cedar City will devote part of at least one regular City Council meeting every five (5) years to a discussion and formal adoption of the water conservation plan, and allow public comment on it.
2. After its adoption by the City Council, the water conservation plan will be posted on the Cedar City website.

**APPENDIX D**

**CEDAR CITY WATER RIGHTS  
(2013 WATER REPORT)**

Cedar City Corporation Municipal Water Rights - Groundwater							
Water Right No.	Source	Source Name(s)	Flow (ac-ft)	Flow (cfs)	Period of Use	Priority Date	Proof Due Date
73-62	Hidden Hills Cove Phase 1 Sycamore Trails PUD		62.44		Mar 15 - Oct 31	10-Jun-1934	
73-131	Enoch Well Field	Enoch Well North (#1) Enoch Well South (#2) Enoch Well #3	61.0		Jan 1 - Dec 31	1916	31-Jan-2017
73-140	Tippett's Annexation		164.656		Apr 1 - Oct 31	Sep 1928	
73-151	Martin's Flat Well	Martin's Flat Well	180.995	0.25	Jan 1 - Dec 31	24-Nov-1950	
73-154	Steve Sevy Annexation				Combined with 73-156	Feb 1935	
73-155	Steve Sevy Annexation				Combined with 73-156	1924	
73-156	Steve Sevy Annexation		73.698		Mar 15 - Oct 31	Jun 1924	
73-161	Enoch Well Field	Enoch Well North (#1) Enoch Well South (#2) Enoch Well #3	325.6	1.05	Jan 1 - Dec 31	3-Dec-1936	31-Jan-2017
73-172	Joe Burgess		4.2		Jan 1 - Dec 31	1895	
73-182	Cosmic Annexation		1.867		Jan 1 - Dec 31	1910	
73-189	Steve Sevy Annexation		159.194		Jan 1 - Dec 31	Dec 1934	
73-190	Steve Sevy Annexation		89.12		Jan 1 - Dec 31	Mar 1934	
73-336	Elmer Enterprises, LLC		28.0		Mar 1 - Nov 1	1890	31-Jan-2013
73-337	Elmer Enterprises, LLC		28.0		Mar 1 - Nov 1	1890	31-Jan-2013
73-343	Jack Burns		4.0		Mar 15 - Oct 31	16-Jun-1934	
73-348	Heritage Subdivision		288.30		Mar 15 - Oct 31	25-Jul-1934	
73-351	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	62.76		Jan 1 - Dec 31	1900	31-Dec-2014
73-352	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	62.44		Jan 1 - Dec 31	1900	31-Dec-2014
73-353	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	92.28		Jan 1 - Dec 31	1900	31-Dec-2014
73-355	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	187.89		Jan 1 - Dec 31	1900	31-Dec-2014
73-356	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8			Combined with 73-385	1900	31-Dec-2014
73-367	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	0.45		Jan 1 - Dec 31	1900	31-Dec-2014
73-368	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8			Combined with 73-361	1900	31-Dec-2014
73-369	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	40.6		Jan 1 - Dec 31	1903	31-Dec-2014
73-367	JDL Investments, Inc. and Cedar Valley Holdings, LLC		9.578	0.089	Apr 1 - Oct 31	1891	
73-385	JDL Investments, Inc. and Cedar Valley Holdings, LLC		144.4		Apr 1 - Oct 31	2-Dec-1938	
73-476	Elmer Enterprises, LLC		28.0		Mar 1 - Nov 1	1895	31-Jan-2013
73-516	Elmer Enterprises, LLC		12.0		Mar 1 - Nov 1	1895	31-Jan-2013
73-519	Elmer Enterprises, LLC		12.0		Mar 1 - Nov 1	1895	31-Jan-2013
73-620	Cottonwood Grove Annexation		37.764		Mar 15 - Oct 31	12-Jun-1934	
73-660	Elmer Enterprises, LLC		12.0		Mar 1 - Nov 1	1895	31-Jan-2013
73-665	Elmer Enterprises, LLC		10.68		Mar 1 - Nov 1	May 1895	31-Jan-2013
73-663	Cordero Annexation		454.558		varies by use	12-Dec-1952	
73-703	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	95.64		Jan 1 - Dec 31	1916	31-Dec-2014
73-790	Cordero Annexation		101.442		Mar 15 - Oct 31	7-Feb-1953	
73-1023	Irrigation Wells	Cemetery Well Northfield Well	1,200	5.0	Jan 1 - Dec 31	25-Sep-1953	30-Sep-2017
73-1032	Big Time Developers LLC (Tom Jett)		8.0		Apr 1 - Oct 31	16-Dec-1953	
73-1048	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	882.45		Jan 1 - Dec 31	23-Feb-1956	31-Dec-2014
73-1049	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	482.0		Jan 1 - Dec 31	2-Mar-1956	31-Dec-2014
73-1076	Enoch Well Field	Enoch Well North (#1) Enoch Well South (#2) Enoch Well #3 Regional WWTP Well	1,447.9	2.0	Jan 1 - Dec 31	25-Jan-1951	31-Jan-2017
73-1078	Cox Well Field	1st Cox Well	398.189	0.55	Apr 1 - Nov 30	23-Jun-1934	
73-1088	Cedar Park Townhomes PUD/ Joe Burgess		31.2		Mar 15 - Oct 31	10-Jul-1953	
73-1063	Cox Well Field	Warren Cox Well	2.19	0.015	Jan 1 - Dec 31	29-Jul-1947	
73-1569	Cosmic Annexation		1.867		Jan 1 - Dec 31	1910	
73-1770	Joe Burgess		11.6		Mar 15 - Oct 31	1860	
73-1770	Big Time Developers LLC (Tom Jett)		14.0		Mar 15 - Oct 31	1860	
73-1788	Cordero Annexation				Combined with 73-663	12-Dec-1952	
73-1815	Cordero Annexation				Combined with 73-663	12-Dec-1952	
73-1818	Russell Miller Annexation		2.96		varies by use	30-Nov-1945	
73-1820	Cox Well Field	Cox Well	4.37	0.006	Jan 1 - Dec 31	2-Jun-1949	
73-1831	Cox Well Field	Cox Well	4.37	0.005	Jan 1 - Dec 31	23-Aug-1949	
73-1842	Cedar Park Townhomes PUD		3.0		Mar 15 - Oct 31	16-Jun-1954	
73-1819	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	3,616.62	5.0	Jan 1 - Dec 31	8-Feb-1856	31-Dec-2014
73-1825	Steve Sevy Annexation		2,496		Jan 1 - Dec 31	31-May-1952	
73-2122	Irrigation Wells	Cemetery Well Northfield Well	24.0		Jan 1 - Dec 31	17-Jul-1944	30-Sep-2017
73-2132	Thomas Rosing and Alexandra Rosing		6.50		Apr 1 - Oct 31	15-Apr-1937	
73-2191	Shu-De K. LLC (Kleinschmidt)		0.90		Mar 15 - Oct 31	14-Jan-1944	
73-2203	Sage Springs		2.0		Jan 1 - Dec 31	16-Dec-1953	
73-2216	Ned Donohue		3.0		Mar 15 - Oct 31	17-Jul-1944	
73-2307	Levine Annexation		16.832		Mar 15 - Oct 31	16-Jun-1934	
73-2308	Levine Annexation		16.832		Mar 15 - Oct 31	16-Dec-1953	
73-2318	Tippett's Annexation		0.164		Mar 15 - Oct 31	1916	
73-2334	Wallace & Marilyn Heap		2.0		varies by use	16-Dec-1953	
73-2341	Bart Van De Car		2.0		Mar 15 - Oct 31	1934	
73-2357	Darla Allen		2.0		Apr 1 - Oct 31	12-Dec-1952	
73-2373	Enoch Well Field	Enoch Well North (#1) Enoch Well South (#2) Enoch Well #3	64.0		Jan 1 - Dec 31	Apr 1912	31-Jan-2017
73-2374	Enoch Well Field	Enoch Well North (#1) Enoch Well South (#2) Enoch Well #3	4.062		Jan 1 - Dec 31	1919	31-Jan-2017
73-2375	Enoch Well Field	Enoch Well North (#1) Enoch Well South (#2) Enoch Well #3	10.408		Jan 1 - Dec 31	23-May-1935	31-Jan-2017
73-2477	Cedar City Industrial Park Well	Cedar City Industrial Park	32.6	0.045	Jan 1 - Dec 31	7-Nov-1983	
73-2486	Tippett's Annexation		23,424		Mar 15 - Oct 31	Feb 1930	
73-2542	JDL Investments, Inc. and Cedar Valley Holdings, LLC		5.0		Mar 15 - Oct 31	Jul 1934	
73-2574	JDL Investments, Inc. and Cedar Valley Holdings, LLC		100.0		Mar 15 - Oct 31	20-Sep-1951	
73-2593	Cottonwood Grove Annexation		16.06		Mar 15 - Oct 31	12-Jun-1934	
73-2594	Cottonwood Grove Annexation		56.99		varies by use	Apr 1930	
73-2595	Cottonwood Grove Annexation		0.49		varies by use	1917	
73-2596	Cottonwood Grove Annexation		0.056		varies by use	1917	
73-2601	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8			Combined with 73-361		31-Dec-2014
73-2628	Tippett's Annexation		126.04		Mar 15 - Oct 31	12-Jun-1934	
73-2671	Russell Miller Annexation		0.45		Jan 1 - Dec 31	30-Nov-1945	
73-2913	E. I. D. Investments, LLC		17.0		Jan 1 - Dec 31	7-Apr-1956	30-Apr-2012
73-2944	Quichapa Well Field	Quichapa Wells #1, 3, 5, 6, 7, 8	201.54		Jan 1 - Dec 31	23-Apr-1953	31-Dec-2014
73-2989	Big Time Developers LLC (Tom Jett)		19.0		Apr 1 - Oct 31	15-Apr-1937	
73-3016	Big Time Developers LLC (Tom Jett)		19.0		Apr 1 - Oct 31	9-Mar-1951	
73-3340	E. I. D. Investments, LLC		26.0		Mar 15 - Oct 31	1932	31-May-2012
73-3302	Kleinschmidt Family Trust		4.0		Mar 15 - Oct 31	20-Sep-1951	
73-3383	Preson Nelson (IDR Annexation)		25.2		Mar 15 - Oct 31	1929	
73-3732	Paydirt Annexation		5.0		Apr 1 - Sep 30	16-Feb-1946	
			Total flow in ac-ft =	11,777.82			

Cedar City Corporation Municipal Water Rights in Non-Use - Groundwater							
Water Right No.	Source	Source Name(s)	Flow (ac-ft)	Flow (cfs)	Period of Use	Priority Date	Proof Due Date
73-434	Elmer Enterprises, LLC		69.32		Mar 1 - Nov 1	1865	31-Aug-2016
73-520	Underground Water Well	Iron Mines	696.855	1.46	Jan 1 - Dec 31	5-Apr-1953	31-Mar-2019
73-2600	Underground Water Well	Iron Mines	33.32	0.046	Jan 1 - Dec 31	7-Apr-1956	31-Mar-2019
73-2601	Underground Water Well	Iron Mines	153.62	0.2164	Jan 1 - Dec 31	7-Apr-1956	31-Mar-2019
73-2602	Underground Water Well	Iron Mines	488.575	1.0408	Jan 1 - Dec 31	20-Sep-1951	31-Mar-2019
73-3250	Ronald K. Stanley		62.0		Apr 1 - Oct 31	30-Jul-1927	30-Apr-2016
73-3688	Any Date		28.0		Mar 15 - Oct 31	7-Feb-1953	31-Jul-2015
73-3730	Paydirt Annexation		55.0		May 15 - Oct 31	17-Jul-1944	30-Sep-2016
73-3731	Paydirt Annexation		40.0		Apr 1 - Oct 31	16-Feb-1946	30-Sep-2016
73-3816	Ronald K. Stanley		79.85		Mar 15 - Oct 31	Feb 1930	31-Oct-2018
73-3912	Jamet G. Leigh Minor Lot		1.3		Mar 15 - Oct 31	Apr 1933	31-Mar-2021
			Total flow in ac-ft =	1,711.84			

Cedar City Corporation Municipal Water Rights - Springs							
Water Right No.	Source	Source Name(s)	Flow (ac-ft)	Flow (cfs)	Period of Use	Priority Date	Proof Due Date
73-866	Spillsbury Springs				Combined w/ 73-990	1929	
73-904	Cedar Canyon Springs	Cluff Spring	609.8	1.26	Apr 1 - Nov 30	1870	
73-905	Shurtz Canyon Springs				Covered by 73-1080, 1081, 1082, 1083	1856	
73-956	Cedar Canyon Springs	Upper Barnson Spring	161.4	0.223	Jan 1 - Dec 31	1856	
73-957	Cedar Canyon Springs	Lower Will Williams Spring	48.5	0.067	Jan 1 - Dec 31	1856	
73-958	Cedar Canyon Springs	Dry Spring	40.5	0.056	Jan 1 - Dec 31	1856	
73-959	Shurtz Canyon Springs	Upper Black Rock Spring	32.6	0.045	Jan 1 - Dec 31	1856	
73-960	Cedar Canyon Springs	Barnson Trail Spring	120.9	0.167	Jan 1 - Dec 31	1856	
73-961	Cedar Canyon Springs	Lower Head House Spring	120.9	0.167	Jan 1 - Dec 31	1856	
73-962	Cedar Canyon Springs	Raspberry Spring	48.5	0.067	Jan 1 - Dec 31	1856	
73-963	Cedar Canyon Springs	White Rock Spring	161.4	0.223	Jan 1 - Dec 31	1856	
73-990	Spillsbury Springs	3 spgs (Quichapa stream)	1,922.53	20.0	Jan 1 - Dec 31	1880	31-Oct-2018
73-1001	Spillsbury Springs	Duncan Leeches Creek			Combined with 73-990	1893	31-Oct-2018
73-1080	Shurtz Canyon Springs	Upper Posie Spring			Combined w/ 73-2139	1856	
73-1081	Shurtz Canyon Springs	Lower Posie Spring			Combined w/ 73-2139	1856	
73-1082	Shurtz Canyon Springs	West Big Spring			Combined w/ 73-2139	1856	
73-1083	Shurtz Canyon Springs	East Big Spring			Combined w/ 73-2139	1856	
73-1125	Spillsbury Springs	Watson Gulch			Combined w/ 73-990	1856	31-Oct-2018
73-1133	Spillsbury Springs	Willow Spring Stream			Combined w/ 73-990	1856	31-Oct-2018
73-1858	Cedar Canyon Springs	Chatterly Spring	260.6	0.36	Jan 1 - Dec 31	Jun-1856	
73-1896	Shurtz Canyon Springs	Urie Spring	59.0	0.25	Nov 2 - Feb 28	21-Dec-1957	
73-2139	Shurtz Canyon Springs	Birch Spring	1191.81	1.95	Jan 1 - Dec 31	1856	
		Three Ledge Spring No. 1					
		Three Ledge Spring No. 2					
		Three Ledge Spring No. 3					
		Upper Posie Spring No. 2					
Total flow in ac-ft =			<b>4,778.44</b>				

Cedar City Corporation Irrigation Water Rights - Surface Water						
Water Right No.	Source	Source Name(s)	Flow (ac-ft)	Flow (cfs)	Period of Use	Priority Date
73-423	Coal Creek	Coal Creek	491.36	0.38	Apr 1 - Nov 30	1903
73-529	Coal Creek	Coal Creek	Note 1	0.21	Apr 1 - Nov 30	1870
73-1011	Coal Creek	Coal Creek	Note 1	1.92	Apr 1 - Nov 30	1870
73-1390	JDL Investments, Inc. and Cedar Valley Holdings, LLC	Parowan Gap Wash (Note 2)	9.128		Apr 1 - Oct 31	1856
73-1924	Cox Well Field	2nd Cox Well	Note 1	0.75	Mar 15 - Oct 31	24-Nov-1950
Total flow in ac-ft =			<b>500.49</b>			

Note 1: Water rights #73-423, #73-529, #73-1011, and #73-1924 are limited to a total yearly diversion of 491.36 ac-ft. Refer to the Order of the State Engineer for Change Application #73-423 (a34526).  
 Note 2: Water rights #73-1390 and #73-387 are supplemental rights forming a group use total of 18,706 acre-feet. However, the sole supply for each right has not been evaluated. Refer to the "Water Rights Acquired" page in the Appendix of the 2011 Water Report for more information.

Cedar City Corporation Irrigation Shares - Surface Water				
Irrigation Company	Shares Owned by Cedar City	Class	Water Yield per Share (ac-ft)	Flow (ac-ft)
South & West Field Irrigation Company - South Field	73.5705	1	0.75	55.18
South & West Field Irrigation Company - West Field	97.51475	1	0.75	73.14
South & West Field Irrigation Company - City Administered	34.108	1	0.75	25.58
Union Field Irrigation Company	0	1	0.75	0
East Extension Irrigation Company	7.5	1 & 2	0.75	5.63
	2.5	3 & 4	0.75	1.88
	0	A	0.75	0
North Field Irrigation Company	112.16	1	0.75	84.12
	119.75	3 & 4	0.75	89.81
	30.47	A	0.75	22.85
Old Fort and Old Field Irrigation Company	0	A	0.75	0
Bulldog Ditch Association (North West Field Irrigation Company)	131.027	A	0.75	98.27
Coal Creek Irrigation Company	624.2286	B	0.75	468.17
Total flow in ac-ft =				<b>924.62</b>

**APPENDIX E**  
**WORKSHEETS**

If you used worksheets, include them in an Appendix in your WCP.

## APPENDIX B - WORKSHEETS

### 1 - Water System Profile

The Water System Profile worksheet will help you describe key elements of your water system. Once the worksheet is completed, use it to help write the Water System Profile Section of your WCP.

#### Population

Current population data and future growth projections are requested for your system. These projections can be based on internal agency analysis, or on state-projected numbers from the Governor's Office of Planning and Budget (<http://www.governor.utah.gov/gopb/default.html>).

Current Pop.	<u>29,162</u>	10-year Projection	<u>39,324</u>
5-year Projection	<u>34,737</u>	20-year Projection	<u>48,666</u>
		30-year Projection	<u>59,123</u>

Based on population projections from the Governor's Office of Planning and Budget.

#### Annual Water Supply & Purchases

Please list the sources of your water supply (name and type), along with any associated water right numbers. Total culinary and/or secondary water obtained from that source should be reported. Please indicate annual water purchases and price for the past water year.

Source Name	Type	Right #	Culinary (af)	Secondary (af)
<u>Quichapa #1</u>	<u>Well</u>	<u>See Table</u>	_____	_____
<u>Quichapa #3</u>	<u>Well</u>	_____	_____	_____
<u>Quichapa #5</u>	<u>Well</u>	_____	_____	_____
<u>Quichapa #6</u>	<u>Well</u>	_____	_____	_____
<u>Quichapa #7</u>	<u>Well</u>	_____	_____	_____
<u>Quichapa #8</u>	<u>Well</u>	_____	_____	_____
<u>Enoch #1</u>	<u>Well</u>	_____	_____	_____
<u>Enoch #3</u>	<u>Well</u>	_____	_____	_____
<u>Cemetery</u>	<u>Well</u>	_____	_____	_____
<u>North field</u>	<u>Well</u>	_____	_____	_____

Purchases (2013)		
<u>0.33</u>	af	<u>\$1,333</u> /af
<u>0.15</u>	af	<u>\$1,333</u> /af
<u>0.11</u>	af	<u>\$1,333</u> /af
_____	af	\$ _____ /af
_____	af	\$ _____ /af

Source
<u>South + West Field Irrigation Co.</u>
<u>South + West Field Irrigation Co.</u>
<u>South + West Field Irrigation Co.</u>
_____
_____

The Water System Profile worksheet will help you describe key elements of your water system. Once the worksheet is completed, use it to help write the Water System Profile Section of your WCP.

**Connections & Use**

The total number of service connections is requested to be broken up into the following categories: agricultural, residential, industrial, commercial, institutional and other. Total water use should be provided for the previous water year. Total yearly water use should then be divided by population and 365 to calculate the current per capita water use in gallons per capita per day (gpcd).

	(2013) Conn.	Acreage	(2013) Use (af/yr / kgal/yr)
Agricultural	<u>17</u>	_____	<u>8,484</u>
Residential	<u>6,821</u>	_____	<u>1,514,479</u>
Industrial	<u>21</u>	_____	<u>59,386</u>
Commercial	<u>746</u>	_____	<u>509,021</u>
Institutional	<u>107</u>	_____	<u>271,478</u>
<b>TOTAL</b>	<u>7,712</u>	_____	<u>2,362,848</u> (365 population = <u>222</u> gpcd)

Active  
Connections

Projected Water Use (Current Use × Growth + Current Use)

Current Use	<u>7,251</u> (af/yr / kgal/yr)
30-Year Growth	<u>200</u> %
Projected Use	<u>14,502</u> (af/yr / kgal/yr)

**Secondary Water Use**

Please list all secondary irrigation companies that exist within your service area. Include your agency if they have a secondary water system. Estimate the percentage of your connections that are served by secondary water companies for their lawn and garden needs.

*See next page for a list of irrigation companies.*

Secondary Water Company

Secondary Water Company

Name \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone \_\_\_\_\_

Name \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone \_\_\_\_\_

% of Customers with Secondary Access

Agricultural	<u>0</u>	Commercial	<u>0</u>	Industrial	<u>0</u>
Residential	<u>25%</u>	Institutional	<u>10%</u>	<b>TOTAL</b>	<u>20%</u>

IRRIGATION COMPANIES REPRESENTATIVES

<u>NAME</u>	<u>REPRESENTING/ADDRESS</u>	<u>PHONE</u>
Street Dept. Over Irrigation	Cedar City Jeff Hunter 233-0059	586-2912
Rick Holman	Cedar City Manager	586-2953
Rusty Aiken	Bulldog Irrig. Co. & Bulldog East Ext. P.O. Box 1684, CC	463-9344
Ron Williams	320 E 200 N Kanarraville UT 84742	586-9650
Ramon Prestwich Paige Austin	Coal Creek Irrigation Secretary	586-2258 or 463-2257 590-7376
Deb & Sam Bauer	East Extension/1011 W 3000 N	586-4960
Phil Hirschi RueGene Rollo Gale Bradshaw	North Field/300 N 800 W North Field North Field Secretary /731 S 300 E	<del>586-98567</del> 586-4992 586-8408
Brent Hunter	North West Field / 3795 N Bulldog Rd.	590-8445
Paul Lunt Jim Francisco Steve Wood	Old Fort Old Field/120 W. Center Old Fort Old Field/4637 N Pioneer	586-9595 586-6628 or 586-2810 586-4202
Danny Munford Ramon Prestwich Mary Judd	South & West Field Water Master South & West Field, Coal Creek Secretary – 297 S 500 W	586-6036 586-2258 or 463-2257 586-4392
Paul Nelson	Union Field Ditch / 383 E 200 N Work: Jenkins Oil	586-6498 586-6066
Kurt Vest	Division of Water Rights	586-4231

April 2014

## 2 - Identify Problems & Goals

Identify current problems such as low pressure during peak use periods, inadequate conveyance or distribution capacities, and/or insufficient water rights or source capacity. Goals should identify conservation measures that will partially or completely solve the problems you identified. Goals should be measurable, e.g., "reduce per capita water demand by 25 percent within 15 years". Use this material to write the Problems & Goals Section of your WCP.

### Problem 1

Old deteriorating, undersized water lines.

Water loss due to leakage.

Inadequate water line sizes causing excessive head loss.

#### Goal 1

Continue with the City's annual waterline replacement program.

Accelerate the waterline replacement program as funds allow.

Begin an annual leak detection inspection and repair program.

Maintain leakage losses to less than 5% of total water produced.

### Problem 2

The current water rate structure is an inclining block rate structure that encourages conservation. Water rates should be reviewed periodically.

#### Goal 1

Review the City's water rate structure periodically to ensure

that income is sufficient to meet fund expenditures and to

ensure that the rates are encouraging conservative water use.

### Problem 3

Many customers still need to be educated on proper lawn irrigation techniques.

#### Goal 1

Conduct an annual water conservation education campaign

to educate the public on proper lawn irrigation techniques.

#### Problem 4

The City's secondary irrigation system could add some additional customers at the south end of the system. Improvements need to be made to the system to add customers on the north end of the system.

#### Goal 1

Encourage potential customers to switch over to the secondary system. Identify projects that need to be done in order to add customers.

### 3 - Current Conservation Practices

Please list current water conservation measures and their estimated water savings. Copy this page to add more measures. One completed, use this information to write the Current Conservation Practices Section of your WCP.

#### Measure 1

Description:

Inclining block water rate structure

Implemented: 4/1/02 -      /      /     

Still active?  Yes  No

Estimated Annual Savings: 300 Ac Ft

Comments:

The rate structure was updated on Jan. 1, 2013. Rates were adjusted to match necessary revenue. The rate structure gives customers incentive to not waste water.

#### Measure 2

Description:

City ordinance restricting outside watering between the hours of 8:00 AM - 6:00 PM.

Implemented:      /      /      -      /      /     

Still active?  Yes  No

Estimated Annual Savings: 50 Ac Ft

Comments:

This ordinance has been more aggressively enforced this year by the City Water Division. Customers have become more aware of the need to water at night when there is less evaporative loss.

#### Measure 3

Description:

Monthly reminders in the City newsletter about water conservation.

Implemented: 1/1/02 -      /      /     

Still active?  Yes  No

Estimated Annual Savings: 20 Ac Ft

Comments:

By including water conservation tips with the monthly utility bill the City can keep customers informed about the importance of water conservation.

**Measure 4**

Description:

---

Implemented: \_\_\_/\_\_\_/\_\_\_ - \_\_\_/\_\_\_/\_\_\_

Still active?    Yes    No

Estimated Annual Savings: \_\_\_\_\_ Ac Ft

Comments:

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## 4 - Current Pricing Structure

Please list your current water pricing structure for a standard, residential connection. One completed, use this information to write the Current Pricing Structure Section of your WCP.

### Pricing

Billing Frequency monthly / quarterly / annually / other \_\_\_\_\_

Base Rate \$ 17.00 includes 0 Kgal / CCF / CF

\$ 0.90 for the next 8 Kgal / CCF / CF

\$ \_\_\_\_\_ for the next \_\_\_\_\_ Kgal / CCF / CF

\$ 1.00 for the next 12 Kgal / CCF / CF

\$ \_\_\_\_\_ for the next \_\_\_\_\_ Kgal / CCF / CF

\$ 2.00 for the next 15 Kgal / CCF / CF

\$ \_\_\_\_\_ for the next \_\_\_\_\_ Kgal / CCF / CF

\$ 2.16 for the next \_\_\_\_\_ Kgal / CCF / CF

\$ \_\_\_\_\_ for the next \_\_\_\_\_ Kgal / CCF / CF

### Projected Rate Changes

Water rates were changed last year. The next anticipated rate change  
is in about 4 years.

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## 5 – Additional Conservation Measures

Please list additional conservation measures your entity may consider, enhancing conservation efforts and results. The following is a list of Best Management Practices (BMPs) recommended to water providers by the Utah Division of Water Resources. One completed, use this information to write the Additional Conservation Measures Section of your WCP.

### BMP 1 – Comprehensive Water Conservation Plans

- Develop a water management and conservation plan, as required by law, and submit to the Utah Division of Water Resources.
- Plans are to be adopted by the water agency authority (city council, board of directors, etc.) and updated no less than every five years.

### BMP 2 – Universal Metering

- Install meters on all residential, commercial, institutional and industrial water connections. Meters should be read on a regular basis.
- Establish a maintenance and replacement program for existing meters.
- Meter secondary water at the most specific level possible, somewhere below source water metering. Individual secondary connection metering should be done as soon as technology permits.

### BMP 3 – Incentive Water Conservation Pricing

- Implement a water pricing policy that promotes water conservation.
- Charge for secondary water based on individual use levels as soon as technology permits.

### BMP 4 – Water Conservation Ordinances

- Adopt an incentive water rate structure.
- Adopt a time-of-day watering ordinance.
- Adopt an ordinance requiring water-efficient landscaping in all new commercial development. This should include irrigation system efficiency standards and an acceptable plant materials lists.
- Adopt a landscape ordinance that encourages water conservation.

### BMP 5 – Water Conservation Coordinator

- Designate a Water Conservation Coordinator to facilitate water conservation programs.

### BMP 6 – Public Information Program

- Implement a public information program consistent with the recommendations of the Governor's Water Conservation Team. Such programs can be adapted to meet the specific needs of the local area and may use the "Slow the Flow" logo with approval of the Utah Division of Water Resources.

### BMP 7 – System Water Audits, Leak Detection and Repair

- Set specific goals to reduce unaccounted water to an acceptable level.

- Set standards for annual water system accounting that will quantify system losses and trigger repair and replacement programs, using methods consistent with American Water Works Association's *Water Audit and Leak Detection Guidebook*.

#### **BMP 8 - Large Landscape Conservation Programs and Incentives**

- Promote a specialized large landscape water conservation program for all schools, parks and businesses.
- Encourage all large landscape facility managers and workers to attend specialized training in water conservation.
- Provide outdoor water audits to customers with large amenity landscapes.

#### **BMP 9 - Water Survey Programs for Residential Customers**

- Implement residential indoor and outdoor water audits to educate residents on how to save water.

#### **BMP 10 - Plumbing Standards**

- Review existing plumbing codes and revise them as necessary to ensure water-conserving measures in all new construction.
- Identify homes, office building and other structures built prior to 1992 and develop a strategy to distribute or install high-efficiency plumbing fixtures, such as ultra low-flow toilets, showerheads, faucet aerators, etc.

#### **BMP 11 - School Education Programs**

- Support state and local water education programs for the elementary school students.

#### **BMP 12 - Conservation Programs for Commercial, Industrial and Institutional Customers**

- Change business license requirements to require water reuse and recycling in new commercial and industrial facilities where feasible.
- Provide comprehensive site water audits to those customers known to be large water users.
- Encourage the installation of separate meters for landscapes.

#### **BMP 13 - Reclaimed Water Use**

- Use reclaimed or recycled water where feasible.

#### **BMP 14 - "Smart Controller" Technology**

- Install "smart controller" technology to irrigate public open spaces where feasible.
- Encourage customers to utilize "smart controller" technology by offering rebates for these products.

## 6 - Cost Analysis

Please perform a cost analysis on conservation programs you hope to implement in your organization. Once completed, use this information to write the Cost Analysis Section of your WCP.

### Description

Give a brief description of the proposed program. Example: "Toilet Distribution and Retrofit Program for Customers Targeted for Older Housing Developments".

### Capital Costs

Capital costs are usually one-time purchases, such as equipment or computers, used throughout the life of the program. If you plan to do a showerhead distribution program, the one-time purchase of 5,000 showerheads would be included as a capital cost.

### Annual Costs

Annual costs are those costs that will occur on an on-going basis. These costs include salary for personnel devoted to the program and any rentals that may be necessary.

### Avoided Costs

Avoided costs are costs that will become unnecessary due directly to the efforts of this program. If it is projected that the program will save 2,000 acre-feet of water, then the cost of purchasing 2,000 additional acre-feet of water each year in the future must be considered an avoided cost.

For instance, if the program saves 2,000 acre-feet and water is valued at \$400 per acre-foot, the avoided costs for water purchases is \$800,000.

### Net Cost / Benefit

The Net Benefit of a program can be derived by adding the capital costs to the annual costs (projected over the duration of the program), and then subtracting the program cost from any avoided costs (benefits) this conservation will produce.

Example:

Avoided Costs: \$178,434

Capital Costs	\$54,757
Annual Costs	<u>\$12,847</u>
TOTAL	\$67,604

Program Duration: 5 years

$$178,434 - (54,757 + (12,847 \times 5)) = \$59,442 \text{ (total benefit of program)}$$

This example has a Net Benefit of \$59,442 over the life of the program.

### Program

Description Annual water leak detection and repair program.

$$\begin{array}{rcccl} \$129,500 & \text{minus} & (\$5,000 & \text{plus} & (\$10,000 \text{ times } 5) & ) = & \$74,500 \\ \text{Avoided} & & \text{Capital} & & \text{Annual} & \text{Program} & \text{Total} \\ \text{Costs} & & \text{Costs} & & \text{Costs} & \text{Duration} & \text{Benefit} \end{array}$$

Cost of underground water rights = \$1850/ac-ft  
Average cost of water delivery = \$500/ac-ft. } Total cost = \$2350

Reduce leakage by an additional 20%.

This would produce a savings of 70 ac-ft.

$$\text{Costs avoided} = (70 \text{ ac-ft})(\$1850/\text{ac-ft}) = \$129,500$$

## 7 - Implementation, Monitoring and Evaluation

Please describe the process for plan implementation, the monitoring of the plan, and evaluation of the success of the program(s) selected. One completed, use this information to write the Implementing and Updating Section of your WCP.

### Implementation Procedure

Assign Responsibility City Engineering Department

Budget:      Projected Costs \_\_\_\_\_ Fund \_\_\_\_\_

Schedule:    Begin Date \_\_\_\_\_ End Date \_\_\_\_\_

Public Involvement \_\_\_\_\_

### Monitoring & Evaluation

Evaluation Schedule:      Monthly      Quarterly      Annually      Other

Data to Be Gathered Water use data, expenditures

Evaluation Process Compare water use data with goals.

### Plan Update

Describe the procedure for updating the WCP:

The City's water conservation plan will be updated at least once  
every 5 years, or as needed.

**APPENDIX F**

**WATER CONSERVATION PLAN FROM THE  
CEDAR CITY 2009 WATER MASTER PLAN UPDATE**

**GENERAL**

The purpose of Section 3 is to *review the effectiveness of the City's water conservation program and update the recommended implementation plan. The previous master plan reviewed the water conservation potential for Cedar City, described State Water Conservation Guidelines, profiled current water use, described the general benefits of saving water, and provided an implementation plan with selected conservation measures. This update provides ongoing guidance in the same direction with refinements based on current regulation as well as the efforts and results of the recommendations already implemented.*

**STATE OF UTAH GUIDELINES FOR WATER UTILITIES**

*New water conservation rules have been adopted by the State of Utah since completion of the previous plan. The State of Utah Code, Title 73, Chapter 10, Section 32 (73-10-32) requires each "retail water provider" to prepare, adopt and file with the Division of Water Resources, a conservation plan. The Code was passed by the State Legislature in 2004 and amended to its current form in 2007. 73-10-32 outlines the requirements of the plan which include the following as taken directly from the Code:*

- *a clearly stated overall water use reduction goal*
- *an implementation plan for each of the water conservation measures it chooses to use, including a timeline for action and an evaluation process to measure progress;*
- *a requirement to devote part of at least one regular meeting every five years of its governing body to a discussion and formal adoption of the water conservation plan, and allow public comment on it;*
- *a requirement that a notification procedure be implemented that includes the delivery of the water conservation plan to the media and to the governing body of each municipality and county served by the retail water provider; and*
- *a copy of the minutes of the meeting (public discussion and adoption) and the notification procedure which shall be added as an appendix to the plan.*

*The Code further suggests that the water conservation plan may include information regarding:*

- *the installation and use of water efficient fixtures and appliances, including toilets, shower fixtures, and faucets;*
- *residential and commercial landscapes and irrigation that require less water to maintain;*
- *more water efficient industrial and commercial processes involving the use of water;*
- *water reuse systems, both potable and not potable;*
- *distribution system leak repair;*
- *dissemination of public information regarding more efficient use of water, including public education programs, customer water use audits, and water saving demonstrations;*
- *water rate structures designed to encourage more efficient use of water;*
- *statutes, ordinances, codes, or regulations designed to encourage more efficient use of water by means such as water efficient fixtures and landscapes;*

- incentives to implement water efficient techniques, including rebates to water users to encourage the implementation of more water efficient measures; and
- other measures designed to conserve water.

From the provisions of 73-10-32 it is clear that the previous water conservation recommendations are consistent with the State's conservation plan requirements. However, there are several requirements associated with the implementation plan, adoption and notification that need to be added. The Code also requires that the plan be updated at a minimum every five years. Without conservation plan compliance (meaning adoption, notification and updating), the City is not eligible to receive State funds for water development.

### PROFILE OF CURRENT WATER PRODUCTION

Table 3-1 provides a profile of updated indoor and outdoor water use as well as un-metered water (UMW), as recorded by the City's billing system. The current profile is somewhat different than situation reported in the previous master plan. While the volume of indoor use over the past 10 years increased only slightly, outdoor use doubled and total UMW actually decreased.

**Table 3-1 Updated Water Use Profile**

Water Use	2007 Total Use (gal)	2007 Percent Total	1997 Total Use (gal)	1997 Percent Total
Indoor Use	800,569,911	36%	781,097,972	48%
Outdoor use	1,198,816,989	54%	540,365,894	34%
Total Billed	1,999,386,900		1,321,463,866	
Un-Metered	213,699,700	10%	290,077,434	18%
Production	2,213,086,600		1,611,541,300	

Obviously, outdoor water use makes up the largest portion of the City's water use and as a result, water demands for the culinary water system increase substantially in the summer. Peak summer water use may be more than six times average winter use.

The previous profile also divided indoor and outdoor use between residential and non-residential use categories. This information was not available for this study. However, it is recommended that additional study be performed by the City to examine these trends as well to determine if one category should be targeted for conservation measures above another.

#### Growth

It is expected that Cedar City will continue to experience significant growth. Since completion of the previous plan, population has increased from 18,398 to 26,480 (2007), or about 3.7 percent annually. As presented in Section 2, the expected population in 2032 is 69,663, an annual increase of about 3.94 percent. This represents a 25 year growth of 163 percent over current

(2007) numbers. Therefore, water conservation programs should be designed for both existing and future customers.

*Summary of Where to Place Conservation Effort*

From the perspective of deferring proposed water capital improvement projects, the reduction of summer peak-day water use would be effective. Prime targets to reduce peak-day use are the exterior uses by single families and by public agencies. Improved efficiency at local government-owned sites would target concentrations of turf (parks and playing fields) and set a good example and establish credibility with the general public. *The recommended conservation measures of the previous plan focused on these priorities and they continue to be the focus of this update.*

**GENERAL BENEFITS FROM SAVING WATER**

Quantifiable benefits to Cedar City by reducing water demand include:

- Reduction in operation and maintenance (O&M) expenses resulting from lower pumping energy
- Deferral or downsizing of capital facilities- Lowering the rate of increase in demand can postpone facility construction and, in cases where growth is slowing, avoid the next water supply or treatment increment. The types of water utility capital facilities most likely affected include water storage reservoirs, raw-water transmission facilities, *new well development*, finished water storage, and *booster* pumping stations. Fewer or smaller facilities also reduce staffing costs.

In addition, wastewater utilities can benefit from reduced indoor water use which translates into reduced wastewater flows. While this reduces O&M costs of existing facilities, wastewater capital facilities are less affected because most are designed for peak wet weather flow, which is not significantly affected by reduced average dry weather flows.

A balanced perspective should also consider the reduction in water revenues. Conservation programs can suppress water sales, lowering revenues. If the reduction occurs slowly, say less than 1 percent per year (*as has been the case over the past 10 years since the initial plan formulation*), then the revenue loss impacts can be mitigated by periodic rate adjustments. These adjustments would be handled similar to operating cost increases due to inflation and can be integrated into financial planning.

**PREVIOUS PROGRAM**

*The previous plan consisted of three programs:*

1. *System Water Audits and Leak Detection*
2. *Public Information*
3. *Non-Promotional Pricing*

*The previous water conservation recommendations were developed by evaluating the water savings and cost-effectiveness of typical conservation Best Management Practices (BMPs). The water savings are computed by multiplying unit water savings, per measure, by a market*

SECTION 3- WATER CONSERVATION

penetration or installation rate, and then multiplying by the number of units in a particular service area, such as dwelling units targeted by a particular program. Cost-effectiveness was evaluated by first estimating costs and then computing the cost of water saved. The evaluation was done using the expected population growth.

The cost-effectiveness was evaluated in terms of the cost of water saved, in dollars per 1000 gallons. This was computed by dividing the present worth of the initial and/or annual costs by the total water saved over the next 25 years. Table 3-2 shows the results of the previous analysis. Measures that were selected for the plan are indicated by an “x” in the last column. The residential retrofit and *ultra low flush* (ULF) toilet replacement measures were not selected because they overlap with the conservation due to the natural replacement of fixtures. The other measures not selected either offered too little water savings or *came* at too high a cost.

**Table 3-2 Cost-Effectiveness of Measures**

Measure	Total Water Saved (mil gal)	Unit Cost of Water Saved (\$/1000 gal)	Recommended For Plan
Residential Water Surveys	80	0.60	
Residential Retrofit	955	0.45	
System Water Audits, Leak Detection and Repair	3895	0.15	X
Non-Residential Landscape Ordinance	399	0.28	
Large Landscape Conservation and Incentives	253	1.47	
High-Efficiency Appliance Promotion	136	0.55	
Public Information	772	0.22	X
Com/Ind/Inst Conservation	49	1.70	
Non-Promotional Pricing	1642	0.02	X
Residential ULF Toilet Replacement	363	0.69	
Non-Res ULF Toilet Replacement	228	0.49	

Also included in the plan was the naturally occurring conservation due to plumbing fixture replacement.

*Shown in Table 3-3 are the savings expected for the previously recommended plan.* Note that the percentage of total water use reduction is 8 percent in water use (billings) by 2022. Expected savings in production, which include reduction of unaccounted for water was considerably more, 14 percent. The annual costs also vary with population, as more budget is required to reduce demand in a larger system. Overall the plan was to save 1.6 mgd by 2022. The unit cost of the water saved was projected to be \$0.10 per 1000 gallons saved or \$33 per acre-foot saved. The reason this is so low is that the naturally occurring conservation due to plumbing fixture replacement is free, the cost to adjust the rates is just the cost of the rate study, the public information is inexpensive and whereas the system water audits leak detect costs are relatively high, the water saved should also be high. In other words water conservation was determined to

be an excellent investment for Cedar City. It is doubtful that additional supplies could be developed, treated, and distributed for such a low cost.

**Table 3-3 Previously Recommended Plan for Savings**

Measure	Water Saved- High Growth (mgd 2022)	Annual Cost (\$/year)
System Water Audits	0.84	45,000
Public Information	0.13	12,500
Non-Promotional Pricing	0.39	2,000
Total Savings Due to Measures	1.36	59,500
Natural Fixtures Replacement	0.20	0
Grand Total Water Savings	1.56	59,500
Savings in Water Use, %	8.08	
Savings in Production, %	14.37	

*The selected programs for the previous plan are described in more detail in the following paragraphs.*

*System Water Audits Leak Detection and Repair*

Some system water losses, or unaccounted-for water (UAW), are authorized. The purpose of this measure is to reduce unauthorized use of water such as leaks from older and broken pipes, joints, or valves. Up to 40 percent of all UAW can be attributed to leaks. For example, if the UAW is greater than 10 percent of total production, then the leakage could be 4 percent, and the City may find a leak-detection and repair program beneficial. Lower UAW levels usually indicate that leak-detection and repair would not be cost-effective.

This goal involves reducing UAW, as a percentage of production to 10 percent. In many cases the easy savings have probably been found and the City will need to move into leak detection and repair to get the value less than 10 percent.

Every year a preliminary system water audit would be completed by the City. The audit would involve the following steps:

1. Determine metered sales
2. Determine other system verifiable uses
3. Determine total supply into system
4. Divide metered sales plus other verifiable uses by total supply into the system to determine UAW. If this quantity is less than 0.9 (more than 10 percent UAW), a full scale audit is needed.

When needed Cedar City would complete water audits of their distribution systems using a methodology consistent with that described in AWWA's "Water Audit and Leak Detection Guidebook."

## SECTION 3- WATER CONSERVATION

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Where the water audit indicates that leak detection and repair would be cost-effective, Cedar City would initiate a leak-detection and repair program. In addition, Cedar City would check customer bills for extreme changes that may indicate a leak on the customer's property. This step can be automated by programming the billing system to flag water bills with consumption greater than 25 percent of the previous year's consumption. The City would encourage these customers to look for leaks.

Cedar City will need to conduct water distribution piping leak detection surveys and repair leaks discovered during the surveys. The goal of the program should be to begin inspection of the pipes in older downtown areas, then working outward to the outer limits the service area until all the piping has been inspected. The desired time to inspect all water distribution pipes for leaks is on the order of four years. Re-inspection of the pipes will begin upon the completion of the first overall survey and subsequent repairs. Leak survey equipment will be used in the initial survey. When a leak is located a crew with a leak detector would be called in to pinpoint the leak. The leak is then found and fixed by a repair crew.

Most of the work conducted by each leak detection and repair crew involves surveying the water distribution lines systematically. However, sometimes a water use customer calls the City concerned that his/her water bill is unusually high. In this case, an investigator would assess the situation with leak detection equipment to determine if in fact a leak is present on the property. If a leak is present, then it is the customer's responsibility to have the leak repaired. The only instance that the City would repair the leak is if City personnel caused the break in the pipe during the investigation.

### *Public Information*

This measure would expand existing public information efforts. It serves as the 'glue' to tie all the other measures together. It would not only address specific measures but also cultural/social aspects of establishing or enhancing a water conservation ethic among the Cedar City customers; most 'importantly, it would convey to the public an understanding of why water conservation is important. Programs include theatrical productions, poster contests, T-shirt design contests, speakers to employee and community groups, presentations and tours with hands-on demonstrations; radio and television time, and printed educational material such as bill inserts. Utilities will attempt to put the water use from the same period in the prior year on customer water bills. Public education would continue to be used to raise awareness of other conservation measures available to Cedar City customers.

A public information program needs goals, staff, materials and a theme to be effective. The program will also need an annual budget to carry out the program. The following steps could be used to add the new program:

- Develop a clean and persuasive statement purpose
- Choose an appropriate theme
- Identify key target groups
- Select members for a water conservation committee
- Identify communication paths, resource materials, and volunteers

- Design and implement specific campaigns
- Ensure effective coordination and follow-through

This measure targets all customers within the Cedar City service area. The coordinator would develop the program following the steps listed above. Once a purpose statement has been created, a water conservation theme would be decided upon. This could be based on the results of this study which will identify where most of the conservation benefits will come from.

A program logo reflecting the theme should then be selected. The image could be realistic, stylized, or a friendly caricature; and it should be given a suitable name. This theme can be retained or modified as needed in the future.

A public information specialist would likely devote most of their time to public education. Additional staff may be involved to help by educating the public through a speakers bureau, tours, producing bill inserts, creating displays at fairs and nurseries, giving presentations, and creating low water-use gardens. This program will likely be carried out with in-house staff. Certain parts of the development could be contracted out, such as graphics and printing. A water conservation committee could be created to receive input from consumers affected by the program, to advise the water conservation coordinator about new programs, materials, and means of communicating with target groups; assist in ideas; and help develop and implement specific education programs. The committee could consist of an elected official as chairperson, representatives of interested agencies and parties, and technical personnel.

To convey to the customers the importance of water conservation, the program may seek to explain why construction of water facilities may be necessary if water conservation is not practiced, how much these facilities would cost, and then compare these costs to what benefits can be received from conserving water. Public information would be used to promote the other selected conservation programs as well.

The various media forms including bill inserts, ads, and television and radio spots can be used to instill a conservation ethic in the community. Specific material compliments the other programs such as free audit programs so that the customers are aware of how to take advantage of existing conservation programs. For example, a spring bill insert could publicize the availability of irrigation audits to qualified customers (larger water users) or the availability of free water audit or retrofit kits for homeowners.

Low water use landscaping is often promoted through demonstration gardens and brochures, developed through a public education program. Cedar City could start a Xeriscape program that could include demonstration gardens at the water department's office.

### *Non-Promotional Water Pricing*

Under this measure Cedar City would modify their existing water rate structures to target reducing consumption. Traditional objectives in rate structure design include that the rates be based on the costs to serve, that they provide adequate and stable revenues, that they be fair or equitable among customer classes and volume users, and that they be easy to implement and administer. Non-promotional or conservation rates provide a financial incentive to ratepayers to reduce their water use, usually by applying a surcharge on peak months' usage or by charging a higher unit rate for water as more units are used. These rates are often not based on historical

costs to serve each customer group or rate block and therefore are held, by some ratepayers, to be unfair. It is, therefore, essential that new rates be developed through a public process that assures acceptance of the purpose and design of the rate structure. It is important to recognize that, for whatever new type of rate structure selected, greater leverage can be achieved from a combination of price with indoor and outdoor conservation programs than from price alone. Non-promotional water pricing makes the most sense as part of a broad demand management program.

In the evaluation of water rate alternatives two types of rates were considered: Rates with relatively low water allowances in the service charge, and inclining block rates. There are other rate forms that can be considered. Also most utilities have different rates for different classes of customers.

Non-promotional rates, especially inclining block rates, are sometimes perceived by ratepayers as being unfair. Public hearings will be required to hear the rate payers sentiments and to respond to them regarding the purpose of the rates and the design of the rate structure. Non-promotion rates should be presented to the public more as a subtle, but constant, reminder that water is a precious commodity that should not be wasted than as an unyielding deterrent to water use for traditionally acceptable applications. The public should be reminded that they can minimize the effect of rate shock by implementing the various conservation measures that Cedar City endorses, whether or not they are chosen as participants in the programs that are restricted (for budget and practical implementation reasons) to a limited number of participants per year.

### **IMPLEMENTATION PROGRESS**

*Since the completion of the previous plan, the City has begun implementation of all three recommended conservation measures. In addition, the City has adopted a daytime water restriction ordinance, not mentioned in the previous plan. And, the City has implemented customer water surveys and large landscape conservation incentives as conservation measures that were also not part of the recommended plan but were listed as BMPs considered during plan development.*

*The non-promotional water pricing, the customer water survey, and the large landscape conservation incentive measures were enacted under City Council Resolution No. 05-0126 in January of 2005. The resolution established an inclining block water rate schedule with the stated intent to encourage water conservation. A copy of the Resolution along with the specific of the rates and structure can be found in Appendix C of this report. The resolution mandated the offering of water audits for both culinary and pressurized irrigation water system customers as a public service "to identify and recommend specific water conservation measures." It also established a classification for large irrigation users and required a separate irrigation meter or connection to the City's pressurized irrigation system. The resolution assigns a monthly water allotment to each user based on acreage and evapotranspiration rates. A separate rate for large irrigation users (for culinary or pressurized irrigation system) was established based on the allotments to encourage irrigation efficiency and conservation.*

*The City's public education efforts have included the following:*

- *The City's annual "Consumer Confidence Report" includes water conservation tips and educational information. This is mailed out to all Cedar City residents in June or July of each year.*
- *The City's monthly newsletter. The newsletter is sent with the customer's monthly billing. Water conservation information is often included in the newsletter.*
- *The State's "Slow the Flow" campaign. The campaign provides water conservation information via television and radio.*

*Each year as part of the City's annual water report, a system-wide audit of leakage and unaccounted-for water is performed. In addition, the City performed an actual leak detection survey several years ago and the system was reportedly found to be "pretty tight". Specific results of the survey and the annual audits were not available for this report but the City indicated that their UAW percentage was currently at 6.2 percent.*

*Cedar City has also adopted an ordinance (City Ordinance Section 37-7-1) to restrict daytime watering using culinary water. The purpose is to improve irrigation efficiency by reducing evaporation. Outside watering from the culinary system is restricted between the hours of 8:00 AM and 6:00 PM. The City strictly enforces this regulation during the summer. Under certain circumstances, a variance can be given by the City Engineer.*

### **EVALUATION OF CONSERVATION PROGRAM EFFECTIVENESS**

*The previous plan provided a number of indicators and conservation milestones that can be used to measure progress or identify a trend. They include:*

- *Reduction of UAW below 10 percent*
- *14.3% savings in water production*
- *8.1% savings in water use (billings) by 2022*

*There are some indications that the City has made significant progress in conserving water. These include reductions in unit water use rates and in percent UMW and UAW water. Since 1997 the unit water use rate (water production divided by population) has steadily fallen from an average rate of 261 gpcd to 229 gpcd in 2007. This represents a reduction of approximately 14 percent. The UMW water percentage (related to UAW) as well as volume have also fallen. The ratio of UMW to total water production fell from 18 percent in 1997 to 10 percent in 2007. And, at 6.2 percent, the UAW percentage is less than the goal of 10 percent.*

*Additional water conservation trends can be seen by comparing the change in water use to the corresponding increase in population since the previous plan. Table 3-4 summarizes the increase of indoor, outdoor, billed, un-metered water use as well as total water production and population over the past 10 years. The table reveals that increase in indoor water usage was nearly flat. Outdoor water use, on the other hand, increased substantially. Un-metered water use actually declined. However, the decline was offset by a corresponding increase in billed water use which suggests that the City's accounting of billed water use has improved (which should have translated to better water revenues). Overall, water production increased more slowly than population over the same time period, suggesting that conservation achieved to date is about 7 percent. That is halfway to the program's total water conservation goal of 14 percent.*

Table 3-4 Water Conservation Trends

Water Use	Production Volume (gal)		Increase		
	1997	2007	Amount (gal)	% Total	% Annual
Indoor	781,097,972	800,569,911	19,471,939	2%	0.25%
Outdoor	540,365,894	1,198,816,989	658,451,095	122%	8.29%
Billed	1,321,463,866	1,999,386,900	677,923,034	51%	4.23%
Un-Metered	290,077,434	213,699,700	(76,377,734)	-26%	-3.01%
Production	1,611,541,300	2,213,086,600	601,545,300	37%	3.22%
<b>Population</b>	<b>1997</b>	<b>2007</b>	<b>Amount</b>	<b>% Total</b>	<b>% Annual</b>
	18,398	26,480	8,082	44%	3.70%

From the trends, it would also appear that much of the savings are attributable to the reduction of indoor water use as well as elimination of some water losses such as leaks or storage tank overflows. It can be concluded that the City's conservation efforts have been very successful. It should be noted however that additional savings could be accomplished in reducing outdoor water use since it grew at much greater rate than the rate of population growth.

#### RECOMMENDED PROGRAM UPDATES

The same measures recommended in the previous plan are again recommended for this plan update. No additional measures are recommended. While all of the recommended measures have been implemented to one degree or another, not all of the activities associated with each measure have been fully implemented. Conservation efforts should be continued with increased focus on outdoor water use to accomplish the savings goal. All other measures already implemented by the City should be continued. Specific ongoing or improved efforts are detailed in the following paragraphs.

##### System Water Audits Leak Detection and Repair

UAW is less than 10 percent and leak detection project confirmed that water losses from leaks are insignificant. Thus a leak detection and repair program would not be cost effective. However, the City should continue to perform the annual audit as well as monitor customer billing for extreme changes in individual customer usage as a maintenance measure.

##### Public Information

The City has a good beginning to a public information program but more could be accomplished. An improved campaign should be developed, focused on areas where greatest conservation can be achieved (like outdoor use). The State has a number of public information documents already prepared that could be used to augment the City's efforts. The City could increase its level of communication to customers through the newsletter by providing more frequent conservation related information. The City could also employ or designate an existing employee (ideally a public information specialist) to devote part of their time to public education

*around conservation. And, the City could incorporate a xeriscape demonstration garden into one of its parks or building landscapes.*

Non-Promotional Water Pricing

*Rates should be reviewed periodically both to quantify the initial impact as well as to see that the conservation effect continues over time. Some adjustment to the rates may be considered at the time they are up for an increase for financial reasons in response to the results of the monitoring. Additional rate adjustments combined with increased focus through a public information program may be effective in further reducing outdoor water usage.*

**OTHER IMPLEMENTATION CONSIDERATIONS**

*In addition to the program update recommendations, the following should be addressed by the City in their conservation plan and program to comply with the State of Utah requirements:*

- 1. Establishment of a timeline for action and an evaluation process to measure progress for all conservation measures.*
- 2. One City Council meeting every 5 years to discuss and adopt the conservation plan with provisions for public comment. A copy of the meeting minutes should be attached to the plan as an appendix.*
- 3. Delivery of the plan to City leaders, Iron County and the media.*
- 4. The plan should include a drought/emergency element.*



**CEDAR CITY COUNCIL**  
**AGENDA ITEM 3**  
**STAFF INFORMATION SHEET**

TO: Mayor and City Council

FROM: Parks & Outdoor Facilities Division – Austin Bingham

DATE: November 13, 2014

SUBJECT: Lease new Case 580 Super N Loader Backhoe

DISCUSSION: Consider Lease for the following:

One Year Lease of New Case 580 Super N Loader Backhoe

For the past few years we have leased a backhoe for use in the cemetery. Quotes were received from Century Equipment and Wheeler Machinery. (See attached)

The low lease bid is \$3,998 for a Case Model 580 Super N Loader Backhoe from Century Equipment, Cedar City, Utah. See attached Equipment Operating Lease Agreement from last year. A new agreement is created upon approval.

\$5,000 budget was approved during the FY 2014-2015 Budget Year for this equipment.





**Customer Quotation & Order Form**

4343 Century Drive  
 P.O. Box 57500  
 Salt Lake City, UT 84157  
 Phone (801) 262-5761  
 Fax (801) 262-5780

1097 Highway 3  
 Durango, CO 81301  
 Phone (970) 247-0522  
 Fax (970) 247-9721

549 32 Road  
 Clifton, CO 81520  
 Grand Junction  
 Phone (970) 434-7363  
 Fax (970) 434-7367

2030 Sunset Drive  
 P.O. Box 2187  
 Rock Springs, Wyoming 82901  
 Phone (307) 382-6570  
 Fax (307) 382-6574

North Main Street  
 P.O. Box 972  
 Cedar City, Utah 84720  
 Phone (435) 586-4406  
 Fax (435) 586-2362

1687 S. Highway 89-91  
 Logan, UT 84321  
 Phone (435) 752-1533  
 Fax (435) 752-5722

2957 North 350 East  
 Spanish Fork, UT 84660  
 Phone (801) 794-1463  
 Fax (801) 794-1414

Customer's Name <b>Cedar City Corp</b>			Deliver To:	
Address <b>10 North Main Street</b>			Address	
City or Town <b>Cedar City</b>	State <b>Utah</b>	Zip Code <b>84720</b>		
Date <b>11/7/2014</b>	Expected delivery date <b>2/12/2014</b>	Account No.	Invoice No.	Phone Number <b>435-531-2078</b>

Quantity	Description of Goods	Price
1	<b>Case 580SN-T4 Final Backhoe</b> S/N	
	Cab, Heater, Air Conditioner, Cloth Suspension Seat, AM/FM Radio with MP3 Jack, Case 4-Stick Mechanical Controls, Extendahoe with 24" Backhoe Bucket, 93" Loader Bucket with Bolt-on-Cutting Edge, Ride Control, 4-Wheel Drive, Dual Batteries with Grid Heater, Block Heater and all other Standard Features.	
	Yearly lease price with a 300 hour limit is \$3498.00 and a \$12.00 per hour charge over 300 hours.	
	\$500.00 frght charge.	
<b>subject to credit &amp; management approval</b>		

**TRADE-IN OF EQUIPMENT**

None	S/N	
------	-----	--

Century Equipment Co. warrants the above described Equipment only to the extent of the manufacturer's written warranty in effect on date of delivery. No other warranty is expressed or implied except as noted below or signed and attached in writing to this document by Century Equipment Co.  
 Century Equipment Co. makes the following optional warranties: (If none, write none)

**NONE AS-IS**

Read Reverse Side Before Signing

Signature of Purchaser or Agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of Purchaser or Agent \_\_\_\_\_ Date \_\_\_\_\_

Witnessing Sales Representative of Century Equipment Co. \_\_\_\_\_ Date \_\_\_\_\_

Total Trade In Value	
Less Amount Owning	
Net Trade In Allowance	
Total Amount	
Deduct Trade In	
Deduct Lease Equity	
Cash Difference	
Other	
Sales Tax	
Total Cash Price	
Less Cash Received	
Balance Due on Delivery	

Order Accepted By:

**CENTURY EQUIPMENT COMPANY, INC.**

# GOVERNMENTAL LEASE PROGRAM



## **TERMS & CONDITIONS:**

- NO INITIAL PURCHASE REQUIRED
- 1-year lease with annual payment due in advance
- All wear items (tires, cutting edges, bucket teeth, etc.) must be 50% or better upon return
- Prices effective August 1, 2014

*DISCLAIMER: Lease provided by Caterpillar Financial. Annual lease limited to 300 hours of usage. Customer is responsible for any maintenance needed during the duration of the lease. Machine to be free from damages upon return.*

## **CUSTOMER RESPONSIBILITIES:**

- Grease machine every 10 hours of operation
- Monitor/maintain proper fluid levels
- Abnormal tire wear, flats and/or damage
- Machine damage
- Liability, theft & damage insurance

## **CAT® 420F Backhoe Loader**

**1-year lease for \$6,000/year**

- 1.25Y Pin On Loader Bucket
- 24" Backhoe Bucket
- Manual Backhoe Coupler
- Extendable Stick
- Cab w/ Heat and AC
- 4 Wheel Drive
- 300 Hours of usage

## **CAT® 420F IT Backhoe Loader**

**1-year lease for \$7,000/year**

- IT Configuration
- Front Loader Coupler
- 1.3Y Coupler Bucket
- Forks
- 24" Backhoe Bucket
- Manual Backhoe Coupler
- Extendable Stick
- Cab w/ Heat and AC
- 4 Wheel Drive
- 300 Hours of usage

**For more information, please contact:**

Patrick Wells, Governmental Sales Representative  
pwells@wheelercat.com or (801) 978-1613

*Wheeler*



wheelercat.com

## FIRST AMENDMENT TO THE JUNE 7, 2013, INTERLOCAL AGREEMENT

This first amendment to the June 7, 2013, interlocal agreement is entered into on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and among CEDAR CITY CORPORATION, a municipal corporation, organized and existing under the laws of the State of Utah, herein referred to as "CITY"; IRON COUNTY, a political subdivision of the State of Utah, herein referred to as "COUNTY"; the IRON COUNTY SCHOOL DISTRICT, a political subdivision organized and existing under the laws of the State of Utah, herein referred to as "SCHOOL DISTRICT"; the CENTRAL IRON COUNTY WATER CONSERVANCY DISTRICT, hereinafter referred to as "WATER DISTRICT"; and the CEDAR CITY REDEVELOPMENT AGENCY, a political subdivision of the State of Utah hereinafter referred to as "RDA".

**WHEREAS**, CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, AND RDA entered into an interlocal agreement on or about June 7, 2013, to facilitate the collection and expenditure of tax increment financing in support and furtherance of the Aviation Way Project Area Plan; and

**WHEREAS**, a copy of the above mentioned June 7, 2013, interlocal agreement and all exhibits included therewith are incorporated herein by reference; and

**WHEREAS**, on or about the 13th day of August, 2014, the RDA passed resolution No. RDA-14-0813, directing the Cedar City/Iron County Economic Development Office to produce an amended aviation way project area plan; and

**WHEREAS**, the amendments to the aviation way project area plan consisted of adding a lot consisting of approximately 1.204 acres and increasing the base year property valuation to account for the added lot; and

**WHEREAS**, UCA § 17C-4-201 allows CITY, COUNTY, SCHOOL DISTRICT, and WATER DISTRICT to agree through an interlocal agreement to the payment of their individual portions of tax increment money to RDA for the purposes set forth in the June 7, 2013, interlocal agreement; and

**WHEREAS**, UCA §11-13-215 allows a county, city, town or other local political subdivision to share its tax and other revenues with other counties, cities, towns, local political subdivisions, the state or federal government; and

**WHEREAS**, paragraph 13 of the June 7, 2013, interlocal agreement allows for modification or amendment of its provisions only if the modification or amendment is in writing and signed by each of the parties.

**WHEREAS**, on or about October 8, 2014, the Cedar City Council passed Cedar City Ordinance number 1008-14 which formally adopted the first amended aviation way community development project area plan as the official Aviation Way Project Area Plan; and

**WHEREAS**, in order to allow tax increment to be collected from the property recently added to the Aviation Way Project Area and used in furtherance of the goals set forth in the First Amended Aviation Way Community Development Project Area Plan the taxing entities need to amend their interlocal agreement to adopt the First Amended Aviation Way Community Development Project Area Plan.

**NOW THEREFORE**, it is hereby agreed by CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, AND RDA that the June 7, 2013, interlocal agreement related to the funding for the Aviation Way Project Area Plan is hereby amended to include the First Amended Aviation Way Community Development Project Area Plan.

**NOW THEREFORE BE IT FURTHER AGREED**, by CITY, COUNTY, SCHOOL DISTRICT, and WATER DISTRICT that each of these taxing entities re-affirms their commitment to allow use of 100% of the tax increment generated within the Aviation Way Project Area, as amended, in furtherance of the purposes set forth in the First Amended Aviation Way Project Area Plan.

**NOW THEREFORE BE IT FURTHER AGREED**, by CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, and RDA as follows:

1. This first amendment to the June 7, 2013, interlocal agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each party pursuant to and in accordance with the provisions of UCA § 11-13-202.5
2. A duly executed and complete copy of this first amendment to the June 7, 2013, interlocal agreement shall be filed immediately with the keeper of the records for each party pursuant to UCA §11-13-209.
3. As provided in UCA §11-13-219 the parties agree that the RDA shall cause a notice of this first amendment to the June 7, 2013 interlocal agreement to be published in the Daily News, which is designated as the official newspaper for all publications made under the Interlocal Cooperation Act, and notice shall also be posted on the Utah public notice web page (<http://www.utah.gov/pmn/index.html>). The parties hereto shall make a copy of this first amendment to the June 7, 2013, interlocal agreement available at their respective principle places of business during regular business hours for thirty (30) days after the publication of the notice of agreement, during which time any

interested person may contest the legality of this first amendment to the June 7, 2013, interlocal agreement. After thirty (30) days have passed, no one may contest the regularity, formality, or legality of this first amendment to the June 7, 2013, interlocal agreement or any action performed or instrument issued under the authority of this agreement for any cause whatsoever.

**NOW THEREFORE BE IT FURTHER AGREED**, by CITY, COUNTY, SCHOOL DISTRICT, WATER DISTRICT, and RDA, that any provision of the June 7, 2013, interlocal agreement not specifically amended by the provisions of this document shall remain unaltered.

*Remainder of page intentionally left blank.*

(CEDAR CITY'S SIGNATURE PAGE)

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

CEDAR CITY CORPORATION:

\_\_\_\_\_  
MAILE L. WILSON, MAYOR

Approved as to form and content:

ATTEST:

\_\_\_\_\_  
RENON SAVAGE, CITY RECORDER

\_\_\_\_\_  
PAUL BITTMENN  
CITY ATTORNEY

STATE OF UTAH )

:ss

COUNTY OF IRON )

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public, in and for the State of Utah, duly commissioned and sworn as such, personally appeared Joe Burgess, known to me to be the Mayor of Cedar City Corporation, and Renon Savage, known to me to be City Recorder of Cedar City Corporation, and acknowledged to me that he the said Joe Burgess and she the said Renon Savage executed the foregoing instrument as a free and voluntary act and deed of said corporation, for the uses and purposes therein, and on oath state that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

\_\_\_\_\_  
Notary Public

(IRON COUNTY'S SIGNATURE PAGE)

Dated this \_\_\_\_ day of , 2014.

IRON COUNTY:

By: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to form and content:

[SEAL]

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
(Legal counsel's signature)

By: \_\_\_\_\_

\_\_\_\_\_  
(Print legal counsel's name)

Its: \_\_\_\_\_

STATE OF UTAH )

:ss.

COUNTY OF IRON )

On this \_ day of \_\_\_\_\_, 2014, personally appeared before me, \_\_\_\_\_  
\_\_\_\_\_, who duly acknowledged to me that he signed the above and foregoing document.

\_\_\_\_\_  
Notary Public

(IRON COUNTY SCHOOL DISTRICT'S SIGNATURE PAGE)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

IRON COUNTY SCHOOL DISTRICT:

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Approved as to form and content:

[SEAL]

\_\_\_\_\_

ATTEST

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_

(Legal counsel's signature)

\_\_\_\_\_

(Print legal counsel's name)

STATE OF UTAH        )

      )SS.

COUNTY OF IRON     )

On this \_ day of \_\_\_\_\_, 2014, personally appeared before me, \_\_\_\_\_, who duly acknowledged to me that he signed the above and foregoing document.

\_\_\_\_\_  
Notary Public

(CENTRAL IRON COUNTY WATER CONSERVANCY SCHOOL DISTRICT'S  
SIGNATURE PAGE)

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

CENTRAL IRON COUNTY WATER CONSERVANCY  
DISTRICT:

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SEAL]  
ATTEST:

\_\_\_\_\_  
(Legal counsel's signature)

\_\_\_\_\_  
(Print legal counsel's name)

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF UTAH        )

:ss.

COUNTY OF IRON     )

On this \_ day of \_\_\_\_\_, 2014, personally appeared before me, \_\_\_\_\_  
\_\_\_\_\_, who duly acknowledged to me that he signed the above and foregoing  
document.

\_\_\_\_\_  
Notary Public

(RDA'S SIGNATURE PAGE)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST:

\_\_\_\_\_  
RON ADAMS  
RDA CHAIRPERSON  
Approved as to form and content:

\_\_\_\_\_  
PAUL COZZENS  
RDA SECRETARY

\_\_\_\_\_  
Paul Bittmenn  
Counsel for the RDA

STATE OF UTAH            )  
  :SS.  
COUNTY OF IRON        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, personally appeared before me, Ron Adams and Paul Cozzens, who duly acknowledged to me that they signed the above and foregoing document.

\_\_\_\_\_  
Notary Public

# Exhibit "A"

First Amended Aviation Way Community Development Project Area Plan.

# Revised Aviation Way Draft Community Development Project Area Plan

Cedar City, Utah

July 18, 2014



**Prepared by:**  
**Cedar City – Iron County Office of Economic Development**  
**Brennan M. Wood – Director**

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## 1. Introduction, Adoption of Project Area Plan

The Cedar City Redevelopment Agency also referenced herein as “the Agency” requested that the Cedar City – Iron County Office of Economic Development prepare a revision to the Draft Community Development Project Area Plan previously adopted by the Agency and Cedar City Council, in conformance with the requirements of Utah Code Annotated 17C-4-101 et seq (the “Act”). This revised Draft Community Development Project Area Plan (the “Project Area Plan”) is for a project area located entirely within the boundaries of Cedar City. The specific boundaries and proposed development that will occur within these boundaries are all set forth in this Project Area Plan document. This will be titled, “Aviation Way Community Development Project Area Plan,” dated July 18, 2014.

A map of the proposed Community Development Area (“CDA”) project area is included as Exhibit A.

The Cedar City Redevelopment Agency has determined that the proposed project area meets the criteria for creation of a CDA. The area offers the opportunity to encourage an expansion of an existing aerospace manufacturing facility that will attract private capital investment, contribute to the tax base, create jobs, and otherwise contribute to the economic vitality and prosperity of the community.

Creation of the CDA will allow Metalcraft Technologies, Inc. referenced herein as “MTI” and SyberJet Aircraft referenced herein as “SJA”, locally owned manufacturing aerospace components and final assemble manufacturer the opportunity to expand its ability to manufacture aircraft components and to assemble the SJ30 and other derivative aircraft.

The document is prepared in good faith as a current reasonable estimate of the economic impact of this project. Fundamental economic and other circumstances may influence the actual impact. With these assumptions, the information contained within this report represents the reasonable expectations of the project.

The ordering of sections of this Project Area Plan document is consistent with the presentation of requirements and other criteria for CDA development as set forth Utah Code 17C-4-103.

Contact: Brennan M. Wood  
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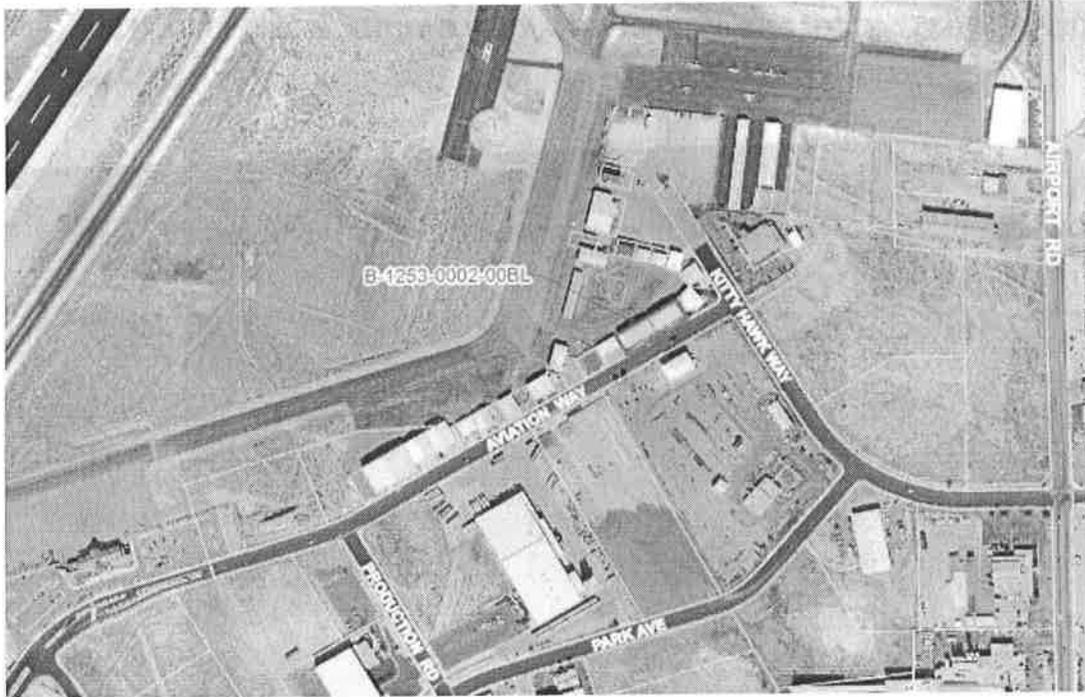
## 2. Proposed Community Development Project Area Boundaries (Aviation Way Community Development Project Area)

The proposed project area is located within Cedar City, Utah and is approximately 41.81 acres (the "Project Area"). A map of the Project Area is attached as Exhibit A and incorporated herein (the "Project Area Map").

The parcels proposed to be contained within the CDA are as follows:

<u>Parcel Number</u>	<u>Current Owner Name</u>	<u>Acreage</u>	<u>2012 Assessed Value</u>
B-1253-0002-00BL	Cedar Building Associates	0.460	\$349,995
B-0003-0006-0003-01	Cedar Building Associates	16.29	\$1,986,540
B-1792-0009-0001	Cedar Building Associates	2.504	\$250,020 *Combined
B-1792-0001-0000	Cedar Building Associates	7.97	\$3,850
B-0005-0001-0001-912	Cedar Building Associates	14.59	\$2,111,036
<b>TOTAL</b>		<b>41.81</b>	<b>\$4,701,441</b>

PARCEL 1 [B-1253-0002-00BL]: BEG AT PT N30\*00'00"W, 66.00 FT & N60\*00'00"E, 144.07 FT FR NW COR OF LOT 1, CEDAR CITY INDUSTRIAL PARK SUBD; N30\*00'00"W, 80.00 FT; N60\*00'00"E, 252.00 FT; S30\*00'00"E, 80.00 FT; S60\*00'00"W, 252.00FT ALG NW R/W LN OF AVIATION WAY TO POB; PROPERTY BELONGS TO CEDAR CITY CORP, BUILDING BELONGS TO PORTER DEVELOPMENT. (LOC SEC 4,T36S,R11W, SLM) (DELETED FOR 2013 TAX YEAR-NOW B-1253-29-BL & B-1253-30-BL)



PARCEL 2 [B-0003-0006-0003-01]: BEG S00\*05'05"E 2527.67 FT FR NW COR OFSEC 9,T36S,R11W, SLM; SD PT BE ON N R/W OF UP RR; N00\*05'05"W ALG W LN SD SEC 942.66 FT; N45\*53'56"E 1267.50 FT; N89\*40'02"E 351.94 FT; S00\*06'48"E 825.10 FT TO N R/W LN OF UP RR; S84\*11'36"W ALG SD RR R/W 523.58 FT; S85\*00'21"W ALG SD RRR/W 431.19 FT; S86\*12'10"W ALG SD RR R/W97.11 FT; S88\*31'30"W ALG SD RR R/W 183.00 FT; S89\*50'23"W ALG SD RR R/W 33.42 FT TO POB; BEG AT PT N 2639.05 FT & E 840.26 FT FR SW COR SEC 9,T36S,R11W, SLM; SD PT BE ON N R/W LN OF HWY U-56; N00\*05'35"W 60.42 FT; S84\*11'56"W 60.30 FT; S00\*05'35"E 54.42 FT TO N R/W LN OF SD HWYU-56; N89\*54'25"E ALG N R/W SD HWY U-56 60.00 FT TO POB. LESS B-3-8, B-3-10, B-1794 & B-3-11; SUBJ TO EASE DESC REC BK 1173/1122.

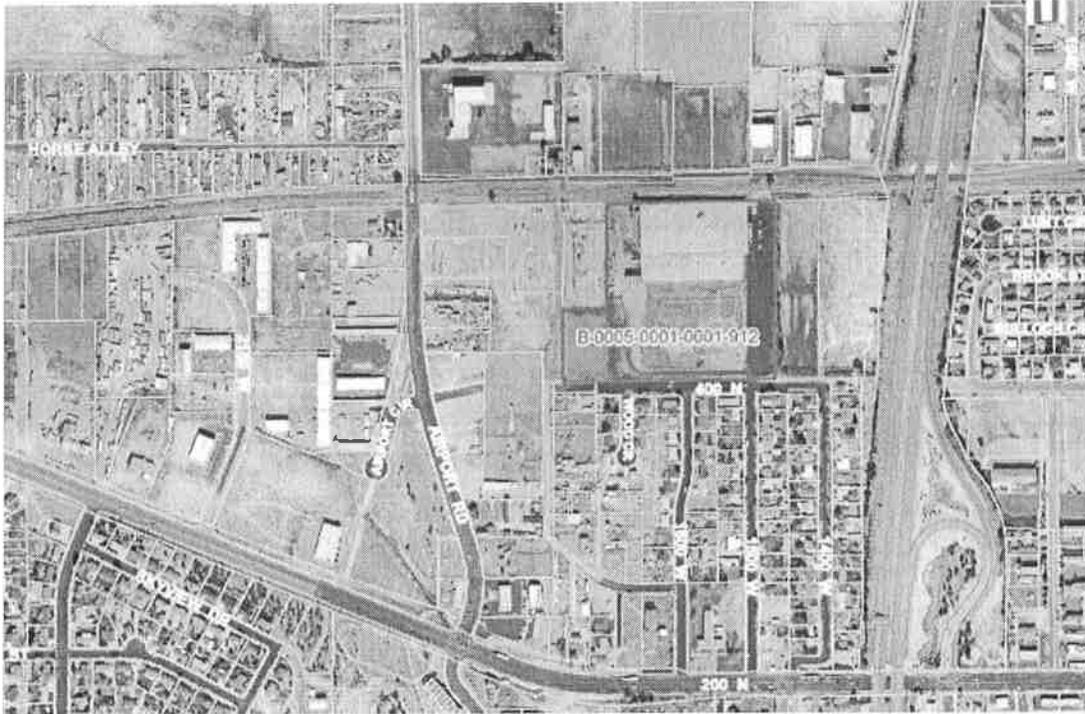
PARCEL 3 [B-1792-0009-0001]: BEG AT PT N0\*05'05"W ALG SEC LN 777.49 FT & E 61.39 FT FR W1/4 COR SEC 9,T36S,R11W, SLM; SD PT BE ON W'LY R/W LN OF AVIATION WAY; N55\*44'22"W 300.01 FT; N34\*15'38"E 363.63 FT; S55\*44'22"E 300.00 FT TO PT ON W R/W LN OF AVIATION WAY; S34\*15'38"W 360.20 FT TO POC; SW'LY ARD ARC CURV TO LEFT W/ RADIUS OF 650.00 FT; DIST OF 3.44 FT (CHORD SD CURV BEARS S34\*06'33"W 3.44 FT) TO POB; SUBJ TO 20 FT UTIL EASE ALG E'LY SIDE OF DESC PROP ADJ TO AVIATION WAY. (LOC SEC 8 & 9,T36S,R11W, SLM)

PARCEL 4 [B-1792-0001-0000]: BEG AT PT N0\*05'05"W ALG SEC LN 954.07 FT & E 181.91 FT FR W1/4 COR SEC 9,T36S,R11W, SLM; SD PT BE ON W'LY R/W LN OF AVIATION WAY, N55\*44'22"W 300.00 FT; N34\*15'38"E 150.00 FT; S55\*44'22"E 300.00 FT TO PT ON W R/W LN OF AVIATION WAY, S34\*15'38"W 150.00 FT TO POB.

SUBJ TO 20 FT UTIL EASE ALG E'LY SIDE OF DESC PROP ADJ TO AVIATION WAY. (LOC SEC 8 & 9,T36S,R11W, SLM)



PARCEL 5 [B-0005-0001-0001-912]: BEG AT PT WH IS E ALG 1/4 SEC LN 990.0 FT FR W1/4 COR SEC 10,T36S,R11W, SLM; N 27.0 FT; E 191.5 FT; N 456.0 FT M/L TO S'LY R/W LN OF LA & SL RR; E'LY ALG SD S'LY R/W LN 730.0 FT; S 784.2 FT M/L TO N LN OF 400 N ST OF CEDAR CITY; W 919.5 FT M/L TO PT 293.0 FT S OF POB; N 293.0 FT TO POB; SUBJ TO IRRIG DITCH EASE/R/W OVER FOLLOW DESC REC BK 644/278. ALSO DESCAS: BEG N89\*26'56"E 990.00 FT ALG 1/4 SEC LN FR W1/4 COR SEC 10,T36S,R11W, SLM; N0\*11'35"W 27.00 FT; N89\*26'56"E 188.65 FT; N0\*12'10"W 457.08 FT ALG EXIST FENCELN; N89\*02'56"E 728.16 FT ALG S R/W LN OF LA & SL RR; S0\*17'58"E 784.13 FT ALG EXIST FENCELN; S89\*29'28"W 981.48 FT ALG N LN OF 400 N ST; N0\*07'34"W 294.30 FT TO POB; SUBJ TO EASE DESC REC BK 1159/610.



### **3. Summary of Existing Land Use, Principal Streets, Population Densities and Building Intensities**

#### **Existing Land Use Map**

A map of existing zoning in the Project Area is included as Exhibit "B" and is incorporated herein (the "Zoning Map"). A map indicating the layout of principal streets serving the area is included as Exhibit "C".

The parcels included in the Project Area are zoned I&M. The principal access to the Project Area is Highway 56 with access off of Interstate 15 at exit 59. The Project Area is less than one mile from Interstate 15. Highway 56 is a four lane highway running east and west in Cedar City.

PARCEL 1: Parcel belongs to Cedar City Corporation; hangars belong to Cedar Building Associates. There are two hangars at this location including a 13,200 sq. ft. hanger and a 6,600 sq. ft. hanger

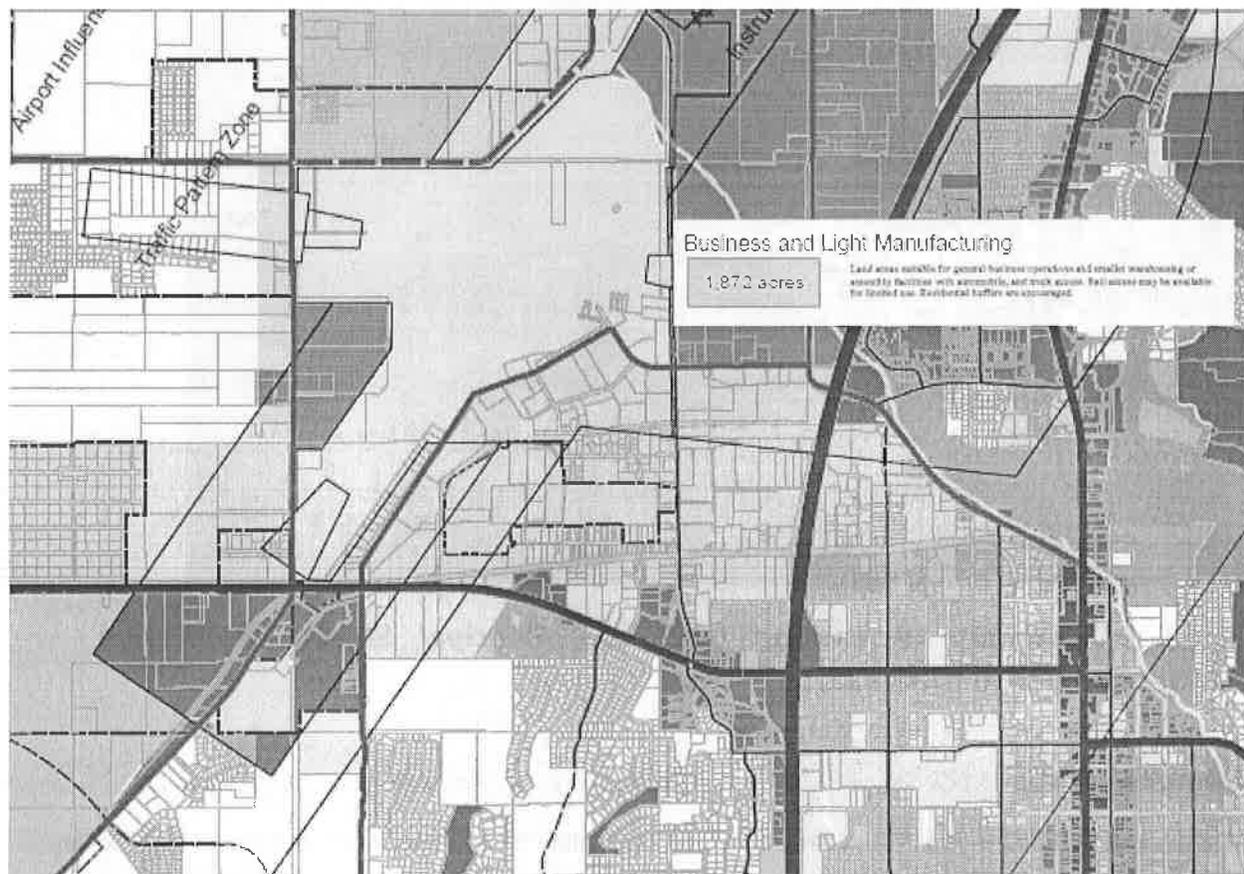
PARCEL 2: Parcel two belongs to Cedar Building Associates. Metalcraft Building I is a 90,000 sq. ft. facility.

PARCEL 3: Parcel three belongs to Cedar Building Associates. Parcel is vacant with no existing facility and is adjacent to the Cedar City Regional Airport.

PARCEL 4: Parcel four belongs to Cedar Building Associates. Parcel is vacant with no existing facility.

PARCEL 5: Parcel belongs to Cedar Building Associates. Metalcraft Building II is a 160,000 sq. ft. facility with rail access and all utilities.

## General Description of surrounding property -



The area in question is completely within the I&M-1 Zone and has been established for business and light manufacturing. The project area is south of the Cedar City Municipal Airport, west of Interstate 15 and north of highway 56. The I&M -1 zone has been established as a district in which the primary use of the land is manufacturing, fabricating, processing and warehousing establishments. This zone is characterized by flat, open land particularly suited for industrial uses because of the proximity to railroad tracks and streets and the availability of utilities necessary for successful industrial use. Representative of the uses within this zone are manufacturing and fabrication and processing, storage warehousing, and wholesale distribution and railroad trackage switch yards and terminal facilities. Uses which give rise to excessive noise, vibration, smoke, odor, dust, fumes, or danger of explosion have been excluded from this zone. Also subdivisions and dwellings on small lots along with other uses which tend to thwart or prevent the use of the land for its primary purposes have been excluded from this zone.

**Population Density in the Project Area** – The Project Area made up of five parcels does not contain any residential housing units.

**Building Density in the Project Area** - There are four structures located within the project area: 1) Metalcraft Building I is 90,000 sq. ft. 2) Metalcraft Building II is 160,000 sq. ft., and the hangars located on the Cedar City Regional Airport are 3) 13,200 sq. ft and 4) 6,600 sq. ft. The surrounding area is known as the rail or industry corridor with manufacturing facilities that include: BWAY, WL-Plastics, Smead, and Western Quality Foods.

**Impact of Community Development on Land Use, Population and Building Density** – No change in zoning is required and the proposed project is consistent with area usage. MTI and SJA are proposing to use existing facility for manufacturing with some additional upgrades. The proposed facility (with upgrades) will be able used for manufacturing aerospace components and final assemble of the SyberJet SJ30 and derivative aircraft.

- **Aerospace Components:** MTI is a full-service, vertically integrated aerospace manufacturer fabricating sheet metal parts, machine precision parts, process/finish parts and build both major and minor assemblies.
- **Final Assemble:** SJA will assemble the SJ30 aircraft within the proposed boundaries. The SJ30 is the world's fastest and longest range light business jet. The SJ30 has a high speed cruise of Mach 0.83 (486 ktas), a range of 2,500 nautical miles and a sea level cabin pressure at 41,000 ft.

MTI and SJA have proposed to increase manufacturing and final assemble space and will require additional facilities of 300,000 of square feet to accommodate proposed expansion.

#### **4. Standards That Will Guide Community Development**

**Standards Guiding Development** - Development in the Project Area will be subject to appropriate elements of the Cedar City General Plan, the Cedar City Zoning Ordinances and all applicable Cedar City Building Ordinances. Development/expansion proposals shall be accompanied by site plans, development data and other appropriate material clearly describing the extent of development/expansion proposed, and any other data that is required by Cedar City Ordinances.

#### **5. Description of How Purposes of the Act Will be Attained**

Title 17C of the Utah Code contains the following definition of "Community Development":

"Community development" means development activities within a community, including the encouragement, promotion, or provision of development. [17C-1-102 (16)]

The creation of the Proposed Aviation Way Community Development Project Area furthers the attainment of the purposes of Title 17C by addressing the following objectives:

• **The provision of development that enhances economic and quality of life basis** -The proposed community development project will provide numerous economic and community benefits including the generation of construction/remodel jobs and approximately 1,200 long-term jobs.

• **Associated business and economic activity stimulated by the development** – This project will meaningfully enhance Cedar City’s property tax base. The direct and indirect impact provided by new permanent jobs and temporary construction jobs to the existing economy in Cedar City could be substantial. Businesses that should benefit include hotels, restaurants and suppliers and vendors servicing the proposed new facility. In addition, some suppliers and vendors may choose to locate in Cedar City to better service the new facility. Local and regional taxing authorities should also benefit from sales and use taxes directly and indirectly generated by the project.

- Enhancing employment and income opportunities for community residents by offering a wide range of employment opportunities within the City.
- Increasing the diversity of the tax base, increasing the resources available for performing governmental services.
- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Support and encourage appropriate public and private development and redevelopment efforts in the community.

• **Provision of public infrastructure** – It should be noted that MTI and SJA have proposed as part of the total business expansion incentive package that Cedar City Corporation make capital improvements to Aviation Way, which includes road base, curb, gutter, streetlights, and sidewalk. The estimated costs of these improvements are \$298,734.33. Additionally, the Cedar City Regional airport will require an additional taxilane to service the project area. The estimated costs for a 35 foot wide taxilane is \$778,000.00 and the estimated costs of a 50 foot wide taxilane is \$1,102,000.00

## 6. Conformance of the CDA to the Community’s General Plan

The Aviation Way CDA is consistent with the City’s General Plan: Cedar City General Plan Update 2009, Community Development Framework – Principles of Community Development.

With its history, attributes, and location, Cedar City possesses the basic resources that give energy to its aspirations as a thriving community of moderate size in southwestern Utah. It is a community that combines the draw of a rural lifestyle surrounded by agricultural, with an historic downtown commercial district that is combined with a growing university community, a center for the arts and a hub for tourism. The City’s goal for the future is to be a dynamic and healthy community, responsive to a pattern of quality growth while preserving its basic strengths and values through comprehensive planning.

From the outset, it is significant to note that the concepts of Planning for Growth and Community Development denote specific qualities that shape land use and zoning strategies, as well as priorities in The City’s General Plan. Planning for Growth, as described below, denotes the deliberate, systematic anticipation of residential and commercial expansion within the context of continued emphasis on environmental quality

and social needs. Community Development implies that infrastructure, civic facilities and grounds, and commercial development are to be encouraged only to the extent that it meets the needs of the City's residents. Future development and expansion of the existing community will prove essential in order to maintain present service levels as population and tax base within the City grows.

The following are Community & Economic Development goals identified in the City's General Land Use Plan:

1. Address issues related to the Quality of Life in Cedar City through comprehensive planning and the effective allocation of resources, in coordination with other public and private agencies.
2. Continue the City's commitment to promote a broad-based, pluralistic, and informed decision making process based on citizen participation at all levels of community governance.
3. Develop improved mechanisms for communications; joint planning, and coordination with other levels of government, public agencies, and the private sector.
4. Expand employment opportunities within Cedar City through effective planning and zoning supporting economic development activities.
5. Increase the tax base of the City through expanded commercial development that broadens the retail diversity and limits sales tax leakage.
6. Support and expand the tourism base and provide the highest quality visitor experience through property planning, zoning, and design.

**Zoning Ordinances** - The Project Area is currently zoned I&M -1. The I&M-1 Zone has been established as a district in which the primary use of the land is manufacturing, fabricating, processing and warehousing establishments. This zone is characterized by flat, open land particularly suited for industrial uses because of the proximity to railroad tracks and streets and the availability of utilities necessary for successful industrial use. Representative of the uses within this zone are manufacturing and fabrication and processing, storage warehousing, and wholesale distribution and railroad trackage switch yards and terminal facilities. Uses which give rise to excessive noise, vibration, smoke, odor, dust, fumes, or danger of explosion have been excluded from this zone. Also subdivisions and dwellings on small lots along with other uses which tend to thwart or prevent the use of the land for its primary purposes have been excluded from this zone.

**Building Code** - The Project enhancements will be constructed in accordance with all applicable Cedar City building codes.

The creation of the Project Area will foster renewed economic activity in an area designated for industry and manufacturing and commercial purposes, which is consistent with the General Plan.

## **7. Specific Project Outline and Its Potential for Job Creation**

The formation of the CDA Project Area will provide Cedar City with job creation opportunity by creating short term construction jobs and long term employment. The proposed rehabilitation of the existing facilities and additional new facilities which will result from the provision of incentives to the Property Owner as specified in

the Project Area Plan, will provide approximately 1,200 new positions as part of a fifteen year expansion project.

MTI projects to create 960 jobs by 2025 and SJA projects to create 240 jobs by 2025. Combined the Project Area projects 1,200 new positions in the aerospace manufacturing industry including engineers, fabricators, machinist, assemblers, inspectors and a wide range of personnel to build, deliver and support the SJ30 program.

Calendar Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Metalcraft	40	80	120	220	360	480	480	480	800	800	800	800	960	960	960
SyberJet	10	20	30	55	90	120	120	120	200	200	200	200	240	240	240
<b>Total Jobs</b>	50	100	150	275	450	600	600	600	1000	1000	1000	1000	1200	1200	1200

Conservative projections have SJA delivering 1 aircraft in 2014, 3 aircraft in 2015, 5 aircraft in 2016, 9 aircraft in 2017, 14 aircraft in 2018 and 18 aircraft in 2019.

### 8. Selection of Developer



The Agency does not own or control any property in the Project Area. Cedar City owns public right-of-ways and airport property. The Airport Property contained within this Project Area is leased to SJA. The Agency desires the owners of real property in the Aviation Way CDA to undertake development of their property and anticipates that owners will take advantage of the opportunity to develop property as outlined in this draft plan.

### 9. Reasons for Selection of Project Area

The Project Area was selected by the Agency due to the immediate opportunity to strengthen the City's economic base.

- 1) The recognition that the Project Area needs assistance to attract the investment of private capital to upgrade existing facilities and surrounding property.
- 2) Enable the Project Area to be competitive in a competitive site selection process.
- 3) The opportunity to initiate a public/private partnership to improve this area of the City.

## 10. Description of Physical, Social/Economic Conditions Existing in the Project Area

A community's socioeconomic status is based on family income, education level, occupation and financial resources. Amongst Utah's counties, Iron County has one of the highest rates of poverty and lowest median household income statistics in the state. CDA's encourage development in areas that are underutilized, blighted or under economic stress and will have a positive impact on the physical environment, as well as the socioeconomic characteristics. The Aviation Way CDA will increase capital investment in the area, encourage other development and offer quality long term employment for Cedar City and County residents.

The total assessed value of the property within the Project Area is currently \$8,167,633 a value that will increase with enhancements to the proposed Project Area. Total assessed value includes both real and personal property assessment.

2012	Parcel/Co.	Assessed Value	Notes
Real Property	Parcel 1	\$ 349,995	Account 0375979
Real Property	Parcel 2	\$1,986,540	Account 0037991
Real Property	Parcel 3	\$ 250,020	Account 0493426 *Value of parcels before being combined
Real Property	Parcel 4	\$ 3,850	Account 0448727
Real Property	Parcel 5	\$2,111,036	Account 0038171
Personal Property	MTI	\$2,464,915	Account P783035 (MetalCraft Technologies Inc.)
Personal Property	SJA	\$1,001,277	Account P995166 (MT. LC / SyberJet Aircraft)
<b>Total</b>		<b>\$8,167,633</b>	

## 11. Tax Increment Benefits Analysis

The following are the requirements of a benefit analysis as established by Utah Code 17C-4-103 to be included in a Community Development Project Area Plan:

*(11) include an analysis or description of the anticipated public benefit to be derived from the community development, including:*

*(a) the beneficial influences upon the tax base of the community; and*

*(b) the associated business and economic activity likely to be stimulated;*

Subject to the establishment of the Project Area, the following describes tax incentives which the Agency intends to offer within the Project Area to a company in consideration for renovating proposed site, building new facilities and relocating final assemble of the SJ30 program. The Agency intends to negotiate with the taxing entities a voluntary agreement to provide property tax increment of 100% for 15 years to be paid to the Agency for community development Project Area purposes. These funds may be used for land acquisition, desirable Project Area improvements (including rehabilitation and upgrades to the existing building) and other items as approved by the Agency. Payment to the developer shall be made through an agreement between the Agency and the City or the Agency and the developer. Subject to the provisions of the Act, the Agency may agree to pay for eligible costs and other items from taxes for any period of time the Agency may deem to be appropriate under the circumstances. The source of funds for reimbursement will be tax increment revenues generated through investment in real and personal property in the project area. The projections for net new tax revenue generation within the CDA, and the associated tax increment projections, involve certain development assumptions, forecasting techniques, and other factors.

The primary purposes for the Agency offering an incentive are to:

- 1) Attract new business development in a weak economic climate.
- 2) Stimulate job growth opportunity and create new high paying jobs.
- 3) Stimulate private investment within the Project Area.

The Cedar City Redevelopment Agency has set minimum guidelines that client must adhere to in order to qualify for reimbursement. These include, hire and maintain a minimum of 50% of company projections and pay its employees an average of 25% above the County average wage as defined in the agreement between the Agency and the Company.

Calendar Year	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Metalcraft	40	80	120	220	360	480	480	480	800	800	800	800	960	960	960
SyberJet	10	20	30	55	90	120	120	120	200	200	200	200	240	240	240
Total Jobs	50	100	150	275	450	600	600	600	1000	1000	1000	1000	1200	1200	1200
Minimum Jobs	25	50	75	138	225	300	300	300	500	500	500	500	600	600	600

to qualify for reimbursement

## ANTICIPATED PUBLIC BENEFIT

**Beneficial Influences Upon Community Tax Base** – The beneficial influence on the tax base will happen through an increase of the property tax base of the Project Area. As the enhancements occur, property tax revenue will increase and jobs will be created. Businesses that should benefit include hotels, restaurants, suppliers and vendors servicing the proposed project. In addition, some suppliers and vendors may choose to locate in Cedar City to better service the site.

The capital expense for this project is estimated at approximately \$350,000,000 to \$400,000,000.

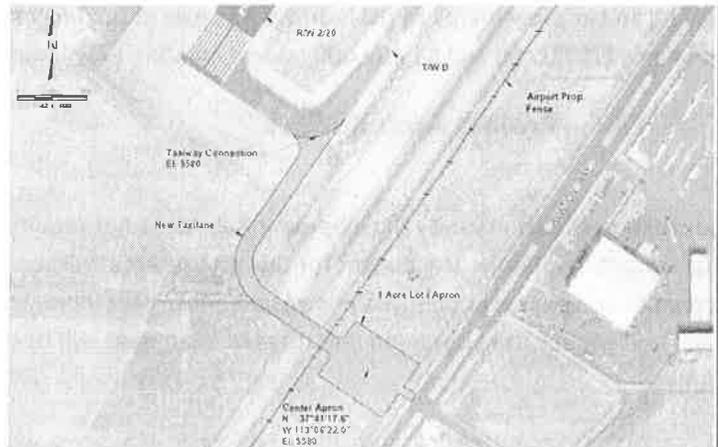
**Original 2012 Base Year Tax Valuation** – In order to calculate the net new taxes generated by project expansion within the CDA – or tax increment, the existing tax base within the Project Area has to be taken into account. According to the Iron County Assessor’s Office, the current total assessed value as of 2012 is \$8,020,358. It is proposed that the base year be 2012 with reimbursement beginning with tax year 2013. The base real property tax assessment is \$4,554,166 and the base personal property tax assessment is \$3,466,192.

**Amended 2012 Base Year Tax Valuation** - To amend the project area, Cedar City Economic Development increased the base tax valuation by \$147,275 or the value of the additional parcel added to the project area boundary. The value of parcel B-1792-0009-0000 in 2012 was \$147,275. The amended base real property tax assessment is \$4,701,441 and the base personal property tax assessment is \$3,466,192 for a total base value of \$8,167,633

**Economic Activity** - Manufacturing jobs have one of the highest “multiplier-effect or ripple-effect” and will add additional jobs within Cedar City. The Project Area also offers surplus space and land for future expansion opportunities.

**Economic Costs** – A 35 or 50 foot wide taxilane will be required to be constructed from the current taxiway C to Cedar Building Associates property. The proposed 35 foot taxilane is estimated to cost \$778,000.00 and the 50 foot taxilane is estimated to cost \$1,102,000.00. The Agency is currently working with local, state and federal programs for funding.

Aviation Way improvements including road base, curb, gutter, streetlights and sidewalk are estimated to costs \$298,734.33.



**Purpose of Utilizing Property Tax Revenues** – Once qualified, the company will be reimbursed for costs incurred in preparing the site and making improvements to the existing sites as per the terms and conditions of this plan and the adopted interlocal agreement.

- To enhance employment and income opportunities for community residents
- To improve access to goods and services for residents
- To increase and diversify the tax base, thus increasing the resources available for performing governmental services while minimizing tax rates

**Net Benefits** – The net benefits from the proposed Project Area are commensurate with the improvements that need to be funded. This report assumes that the benefits ignore the present revenue situation and only include the incremental costs and revenues the new renovation and nearby developments generate. The development will benefit all taxing agencies within the Plan Area.

## **12. Source of Incentive Funds to Property Owner**

This Plan utilizes the property tax increment generated by the improvements to the existing building and the site and the installation of personal property on and within the boundaries of the Project Area. The Project Area proposes to utilize tax increment funds from all participating taxing entities including Cedar City Corporation, Iron County, Iron County School District and the Central Iron County Water Conservancy District.

Incremental Incentive Analysis from the Project: Projected 15 Year Total tax increment is \$11,543,460 (may be actually higher or lower, depending on assessed values).

### **Other Incentives**

The Agency or Cedar City purposes to pay for some or all of the costs associated with improvements to the taxilane and improvements to Aviation Way as part of the incentive package. The taxilane is estimated to cost between \$778,000.00 and \$1,102,000.00 and Aviation Way improvements are estimated to cost \$298,734.33

## **13. Project Area Budget**

The creation of a community Development Area does not require a Taxing Entity Committee and a Project Area budget is optional. The budget for this project area will consist of revenues generated by new tax increment and expenses paid to the project equaling tax increment if all performance milestones have been met. If milestones have not been met, the tax increment will be distributed back to participating taxing entities.

## Exhibits

**Exhibit A**

**Project Area Map**

**Exhibit B**

**Zoning Map**

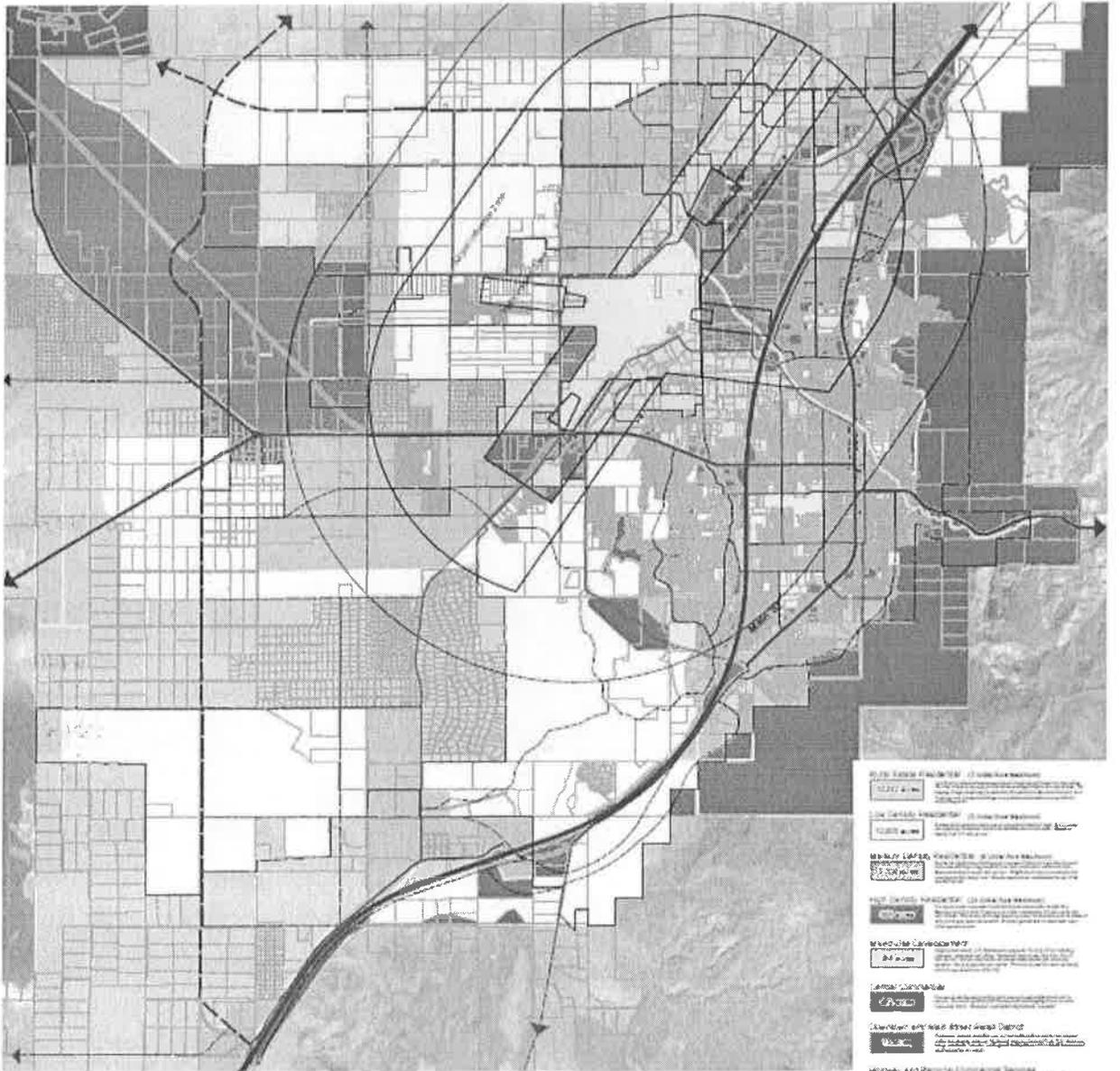
**Exhibit C**

**Principal Streets**

Exhibit A



# Exhibit B



Indicated Arterial and Collector Streets, Streets and Roads on the General Land Use Plan are for reference only. For more detailed information, see the Transportation Plan and Map.

**Informational Notes:**  
 Informational lines on the land use map do not include drainage, property boundaries, road systems, political boundaries, and other items not overlaid on the subject map. They are included to provide context for the indicated land uses and their inclusion may be altered as needed without amendment to this plan.



### Legend

- City Center
- Future Potential
- City Center
- City Center with 100' street width

- City Center (CC)**  
 The City Center is the heart of the community, providing a place for people to work, live, and play. It is characterized by high-quality architecture, pedestrian-friendly streets, and a mix of uses.
- City Center with 100' Street Width (CC100)**  
 This zone is similar to the City Center but is designed to accommodate a wider street width, providing for improved traffic flow and pedestrian safety.
- Future Potential (FP)**  
 This zone is designated for areas that have the potential for future development but are currently undeveloped or underutilized.
- Community Office (CO)**  
 This zone is intended for office buildings and other professional services that serve the community.
- Community Office with 100' Street Width (CO100)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 150' Street Width (CO150)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 200' Street Width (CO200)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 250' Street Width (CO250)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 300' Street Width (CO300)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 350' Street Width (CO350)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 400' Street Width (CO400)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 450' Street Width (CO450)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 500' Street Width (CO500)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 550' Street Width (CO550)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 600' Street Width (CO600)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 650' Street Width (CO650)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 700' Street Width (CO700)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 750' Street Width (CO750)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 800' Street Width (CO800)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 850' Street Width (CO850)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 900' Street Width (CO900)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 950' Street Width (CO950)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.
- Community Office with 1000' Street Width (CO1000)**  
 This zone is similar to the Community Office but is designed to accommodate a wider street width.

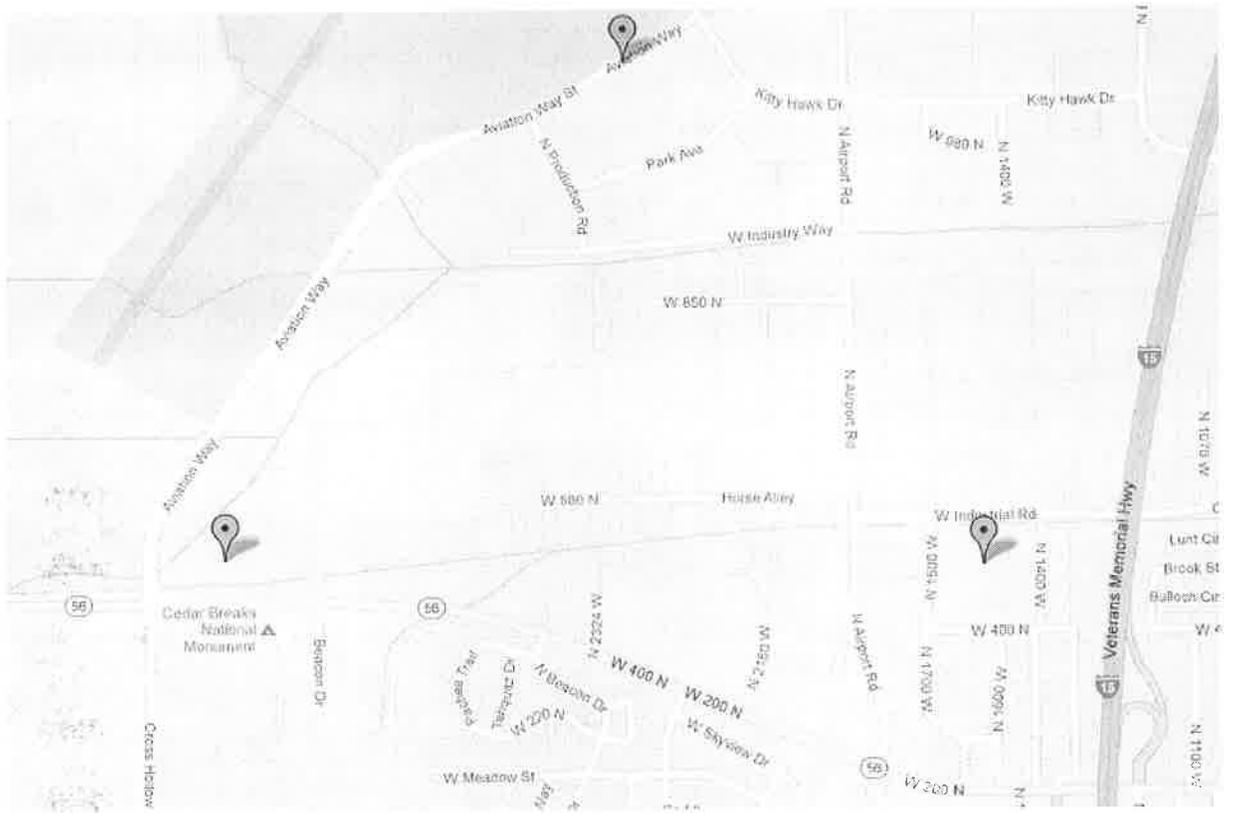


## Proposed Land Use **CEDAR CITY** General Plan 2012

Council Approved:  
 Sept 26, 2012

Exhibit C







**CEDAR CITY COUNCIL**  
**AGENDA ITEM 5**  
**DECISION SHEET**

**TO:** Mayor and City Council  
**FROM:** Chief Robert D. Allinson  
**DATE:** 14 November 2014

**SUBJECT:** Bicycle Auction Proceeds

**DISCUSSION:** On October 4, 2014, the police department conducted an auction of found property. This property was specifically forty-five bicycles of varying styles and sizes. The auction generated \$957.00 that was deposited into the 10 34 211 account until such time that it could be allocated for public interest use.

Utah State Law 77-24a-1 through 77-24a-5 outlines the requirements for the sale of found property. Requirements such as holding periods, notifications and advertising were all complied with in accordance with the statutes. The final requirement not yet fulfilled is to have the Council deem the proceeds from the sale for "public interest use".

We are requesting this money be designated for public interest use, specifically for equipment to better serve the evidence operation. The bicycle storage and auction is one of several responsibilities of the evidence operation, thereby making it a natural fit to have the proceeds from the auction allocated back to the evidence operation.

If approved, the money would be used to obtain a second evidence refrigerator for the storage of blood, urine and sexual assault kits. Additionally, the funds would be used to obtain materials to construct an evidence drying chamber. This will assist in the proper care of wet, bloody or other physical evidence requiring drying before being stored. Any remaining money would be used to purchase pre-fabricated cabinets to facilitate the storage of evidence supplies in the evidence processing room.



CEDAR CITY COUNCIL  
AGENDA ITEMS V - 6+7  
DECISION PAPER

**TO:** Mayor and City Council

**FROM:** Paul Bittmenn

**DATE:** November 17, 2014

**SUBJECT:** Consider alternative methods for entering into agreements.

**DISCUSSION:**

This proposal deals with how the City enters into agreements. There are two sections of the City's current ordinance that need to be examined. First ordinance 3-3 states the Mayor, "... is hereby authorized and empowered to sign his name officially for and in behalf of the City, to all deeds, bonds, bills, notes, contracts, leases and other writings to which the City is a party, when so directed by the City Council". Second, ordinance 6-3(f) allows the Mayor and Manager to, "... create no liability against the City without the sanction of the City Council in excess the following: (1) \$2,500.00 with the City Manager's sole signature; and (2) \$5,000.00 with the City Manager's and Mayor's signatures jointly endorsed".

The proposal would eliminate the need to take all agreements to the City Council. Examples of agreements that would not have to go to Council for approval would be agreements for facility rental, sponsorship agreements, some equipment lease agreements, and even some minor purchase agreements. This would speed up approval on relatively minor agreements. There would be an impact on Council knowing about the smaller agreements that would no longer be presented.

The attached resolution and ordinance allow the Mayor and department heads to enter into agreements without taking each agreement to the City Council for Council approval. All agreements would have to be reviewed by the legal department. The funds needed to pay for the subject matter in the agreement would need to be in the relevant department's budget. Consistent with the purchasing policy dollar limits department heads would be able to sign contracts up to \$15,000 and the Mayor would be able to sign on contracts over \$15,000 but less than \$50,000. There are some other items contained in the resolution such as: (1) allowing for department heads to enter agreements for facility space; (2) all agreements that may require funding over multiple fiscal years need to go to the Council; (3) if there is an issue as to the dollar value the City Manager may send the agreement to the Council for approval; (4) the Mayor may require any agreement to go to the Council for approval; (5) agreements related to zoning and land use go to the Council, and (6) agreements must comply with law and City policy.

The attached ordinance would allow the Mayor and Manager to create contractual liability against the City in excess of the dollar limits in 6-3(f) and in accordance with the proposed resolution. When settling minor claims such as fender bender type car accidents 6-3(f) is very helpful.

# Proposed resolution

CEDAR CITY RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION ESTABLISHING PROCEUDRES FOR THE SIGNING ALL DEEDS, BONDS, BILLS,  
NOTES, CONTRACTS, LEASES AND OTHER WRITINGS TO WHICH THE CITY IS A PARTY.

**WHEREAS**, currently Chapter 3, Section 3 of the ordinances of Cedar City, Utah, reads as follows:

**Section 3-3. Shall Sign All Ordinances, Licenses, Deeds, etc.**

The Mayor shall sign all City Ordinances, Licenses, and he is hereby authorized and empowered to sign his name officially for and in behalf of the City, to all deeds, bonds, bills, notes, contracts, leases and other writings to which the City is a party, when so directed by the City Council.

**WHEREAS**, this provision of the City's ordinance allows the Mayor to sign various documents on behalf of the City when directed to do so by the City Council; and

**WHEREAS**, the normal City Council process takes a minimum of two (2) weeks to complete and often longer by the time documents are prepared and presented to for the council's consideration; and

**WHEREAS**, City staff is frequently running into conflicts with the time needed to enter agreements for operational matters including, but not limited to, transfer of title for burial lots, leasing equipment, renting facilities to the general public, purchasing annual software licenses, accessing and using intellectual property, securing event sponsors, entering cooperative agreements with other governmental entities, receiving small grants, and a wide variety of daily administrative issues; and

**WHEREAS**, in order to increase the City's efficiency and improve the City's ability to do business on a daily basis the Cedar City Council finds that it is in the best interest of the health, safety, and general welfare of the citizens of Cedar establish a policy directing the Mayor, and others as to when they may sign documents on behalf of the City.

**NOW THEREFORE** be it resolved by the City Council of Cedar City, State of Utah, the City Council hereby establishes the following policy so as to direct the Mayor and City staff as to when they may sign agreements, contracts, and other documents on behalf of Cedar City:

- (1) Unless otherwise stated herein and after review by the legal department the Mayor may sign contracts, agreements, and other documents on behalf of Cedar City when the City will not be directly obligated to sums less than fifteen thousand dollars (\$15,000.00) or more than fifty thousand dollars (\$50,000.00) pursuant to the terms of the document being signed; the money to pay costs associated with the document are budgeted in the relevant department budget; and the document is in compliance with applicable State Law, City Ordinance, City Policy, and adopted City Fees.
- (2) Unless otherwise stated herein and after review by the legal department City Department Heads may sign contracts, agreements, and other documents on behalf of Cedar City when the City will not be directly obligated to pay in excess fifteen thousand dollars (\$15,000.00) pursuant to the terms of the document being signed; the money to pay costs associated with the document are budgeted in the relevant department budget; and the document is in compliance with applicable State Law, City Ordinance, City Policy, and adopted City Fees.
- (3) Unless otherwise stated herein and after review by the legal department City Department Heads may sign contracts, agreements, and other documents on behalf of Cedar City in order to rent or lease time or space in a City facility. By way of example and not by way of limitation this provision shall apply to rental of the Heritage Center, Festival Hall, and Leisure Services Facilities. All rentals must comply with applicable State Law, City Ordinance, City Policy, and adopted City Fees.

- (4) Nothing in this policy shall be interpreted to supersede existing or hereinafter adopted State Law, City Ordinance, or City policy. By way of example and not by way of limitation this resolution shall not supersede existing City policy related to disposal of or lease of City property.
- (5) If the document being signed may require commitment of budget resources in future fiscal year budgets, then the document must be approved by the City Council.
- (6) If there is a question as to the value involved the City Manager may send the contract for approval to the City Council.
- (7) Agreements that either delay or otherwise impact the normal zoning and subdivision processes shall be approved by the City Council.
- (8) The Mayor may require any agreement be presented to the City Council.
- (9) All contracts, agreements, and other documents signed pursuant to the terms of this resolution shall be attested to by the City Recorder and a fully executed copy thereof shall be maintained by the City Recorder.

*Remainder of page intentionally left blank.*

This resolution, Cedar City Resolution No. \_\_\_\_\_, shall become effective immediately upon adoption by the City Council.

Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Abstained \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAILE L. WILSON  
MAYOR

[SEAL]  
ATTEST:

\_\_\_\_\_  
RENON SAVAGE  
RECORDER

# Proposed ordinance

CEDAR CITY ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE OF THE CEDAR CITY COUNCIL AMENDING PROVISIONS OF CEDAR CITY  
ORDINANCE 6-3, POWERS AND DUTIES OF THE CITY MANAGER.

**WHEREAS**, current Cedar City ordinance 6-3(f) regulates the powers and duties of the City Manager and reads as follows, "To create no liability against the City without the sanction of the City Council in excess the following: (1) \$2,500.00 with the City Manager's sole signature; and (2) \$5,000.00 with the City Manager's and Mayor's signatures jointly endorsed"; and

**WHEREAS**, the Cedar City Council has considered and adopted a resolution allowing the Mayor and/or City Department Heads, including the City Manager, under circumstances described in the resolution to enter into agreements and contracts that will bind the City to the terms thereof; and

**WHEREAS**, the dollar amounts contained in the resolution allowing the Mayor and Department Heads to enter into agreements and contracts on behalf of the City exceed the provisions in Cedar City Ordinance 6-3(f); and

**WHEREAS**, after considering Cedar City Ordinance 6-3(f) and the recently adopted resolution related to signing agreements and contracts the Cedar City Council finds that it is in the best interest of the City to amend Cedar City Ordinance 6-3(f) .

**NOW THEREFORE** it is hereby ordained by the City Council of Cedar City State of Utah that Cedar City Ordinance 6-3(f) is hereby amended to remove the language below that is struck through and to include the language below that is underlined:

**SECTION 6-3 POWERS AND DUTIES.**

(f) Except in compliance with duly adopted resolutions and policies of the City Council, to create no liability against the City without the sanction of the City Council in excess the following:  
(1) \$2,500.00 with the City Manager's sole signature; and  
(2) \$5,000.00 with the City Manager's and Mayor's signatures jointly endorsed.

*Remainder of page intentionally left blank.*

This ordinance, Cedar City Ordinance No. \_\_\_\_\_, shall become effective immediately upon publication as required by State Law.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
MAILE L. WILSON  
MAYOR

[SEAL]  
ATTEST:

\_\_\_\_\_  
RENON SAVAGE  
RECORDER