

**COUNCIL MINUTES**  
**MAY 21, 2025**

The City Council held a meeting on May 21, 2025, at 5:30p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

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

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; Senior Engineer Jonathan Stathis; Police Chief Darrin Adams; Fire Chief Mike Phillips, Fire Marshall Mike Shurtz; Public Works Director Ryan Marshall; Finance Director Teri Marsh, Public Relations Gabbie Costello; Airport Manager Tyler Galetka; Planner Amber Ray

**OTHERS PRESENT:** Steve Nelson, Norm Sherratt, Tom Jett, Tyler Romeril, Ann Powell, Greg Powell, Elena Roundy, Meri Pryor, Heidi Hailstone

**CALL TO ORDER:** Greg Powell Canyon County Communications Council gave the invocation; the pledge was lead by Ken Nelson.

**AGENDA ORDER APPROVAL:** Councilmember Phillips moved to approve the agenda order for the WORK meeting; second by Councilmember Wilkey; vote unanimous.

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

**COMMENTS:** **Mayor:** Welcome Teri Marsh. Hope you get a chance to meet her. Can you say a few words? **Teri:** Originally from northern Utah, spent the past 20 years in California. Cedar has always been the place we planned to be. The dream is a reality. I appreciate the community and council and staff. **Mayor:** Next week the National Guard will be in Korea to honor that event that happened 5/26/51. Sister relationship to represent Cedar City. **Gabbie:** Public Relations for the city. I have been tasked to make a temporary logo to join in on the 250 celebration. There is a larger committee. We wanted a way to incorporate this into our logo. Temporarily alter the logo. We would also want a guideline to where it will be used. Website, social media, docs, letterhead. We have two logos in the City. The square and the circle one. I presented two options. We have seen examples from other cities, Washington City recolored the entire logo to red, white and blue, my suggestion add red white and blue. Keep in mind when we decide where it goes, it will be small. We want people to recognize that this is not our birthday. I like option two the best. I like option one banner, but it would be small. This would begin July 1. Commemorate the year leading up to the event. **Melling:** I like the stamp, can you incorporate the banner with the 250? Maybe lose the stars. **Wilkey:** Banner gets lots. I like option 2. **Melling:** I plugged in AI, it resolved some issues with banner, fewer stripes. Replaced the flags with American Flags.

**Gabbie:** It may be small **Melling:** 5 red stripes max. You can tell it is the American Flag **Cox:** I like option 1 where it focuses on the American flag. That is what it is about. I like the American flag as the focus. **Gabbie:** Option 1 I did, option 2 AI. We would have to send to a professional. We want it to be exact. **Melling:** I will send over the one I plugged into AI.

**Phillips:** Thanks council and staff in supporting me in my absence. I want to bring to attention the Northfield triangle. Fraught with weeds. They are very high. The street dept needs to look at it. **Paul:** At the pump house, did we get rid of all the materials? Ryan, ask him to take a look at the weeds. **Wilkey:** I had a citizen reach out and ask about trash cans in the parking garage. They are bad. Do we take them out and pressure wash? Can we



Semiannually wash them? Are we doing a skim coat on north end of Industrial? **Ryan:** They will put the asphalt and skim patch to level one cohesive road. We were going to do chip seal, but we are going to hold off and do it in two years when it is on the schedule. Giving it the year Kent was requiring. Just skim patch, parking, striping. **Hedi Hailstone:** City Youth Council helped clean up the cemetery last night. Weeds, trash, bark. **Wilkey:** A few items from my library board meeting. One is Mr Decker is retiring. His last day will be Aug 16. We want to overlap for a couple weeks. If we don't vote on the budget and have it fully approved on June 11<sup>th</sup>. He asked me to bring up, if we could find the money put the advertisement out now, and add a budget line item to have an overlay for two weeks. Unless you do it now you probably won't get someone hired. It is a specific degree. **Phillips:** Was it in the intended budget? **Paul:** No. **Wilkey:** We talked about it; it was in Steve's but didn't make it into the tentative budget. We need to decide if we are going to go ahead and budget to have that overlay happen. **Paul:** Between 5-10 thousand. We need to figure it out or we may not have someone to train. **Melling:** It makes sense to have overlap if we can. **Wilkey:** I was surprised it was even a budget item. **Paul:** In conjunction with your budget discussion, you asked staff to look at the revenue projections in various areas, we have done some of that work, specifically with the Aquatic Center. If you adjust the revenue projections, you reduce the amount of transfer from the general fund to fund the Aquatic Center. There is about \$80,000 there. **Phillips:** I think it is a smart idea for the transition of the library. **Mayor:** I think we have advertised it. **Wilkey:** Steve's understanding it that it wasn't going to be advertised until after the approved budget June 11<sup>th</sup>. **Paul:** We didn't have money to pay for it. If you are saying put it in, we can put it in and start the process. **Cox:** You can advertise now. Have their start date X, they can give their two weeks. Not going up to the deadline. **Wilkey:** We did not have it in the budget **Paul:** If there is no overlap, no need to increase the budget. **Mayor:** When you advertise people have time. **Paul:** It is May, Steve doesn't leave until the 16<sup>th</sup> of Aug. **Wilkey:** He said in that type of position, you normally give more time than two weeks **Phillips:** Like Councilman Cox said, we can advertise and have the start date. We would like to see the two week salary included in the budget. **Wilkey:** One of our board members, Hannah Melling said with them moving out of the city sometime later this year, her board position, we need to find something to do. I know with other boards we have changed the ordinance to allow people who live outside of the city. The one thing that is a little different on this, they also have a state board which has a strict rule that the person has to live in the City. It is a decision we need to make. **Paul:** For the library funding we include the county because of the county tax. **Melling:** I would say we don't need to jump through hoops or change the ordinance. When she accepted the appointment, she also just started a job she now has to ask for time off. She wouldn't be heartbroken if we didn't change the ordinance. **Randall:** 9-7-402-2 appoint library board of directors... chosen from the citizen of the city. It is pretty straight forward. We have interlocal with the county. That is why they have allowed. **Carter:** Wanted to make sure it is on the radar.

#### **Fire Department Study**

**Mike Phillips:** Brad Bordel from Heart of Solutions. He is the one that did the study. **Brad:** You have a beautiful city. I realize I am an outsider. 39 year fire fighter. First 30 years active duty in West Jordan. When I started it was similar to where the Fire Department is now. Last 6 as fire chief. Dealt with growth issues. Population was 30,000 now to 100,00 mark. Our issue was how do we deal with growth. Then went to Mountain View CA. 6 years as a fire chief. A study I did in both my organization. What I was dealing with was growth, how to pay for things. What can we cut, what would be the ramifications. I am sure you are considering here. In West Jordan I spent 6-7 months as the City Manager. They have to work



together to solve these problems. It was a great education for me. I am the director of the Utah Fire and Rescue Academy. This job I did for you is something I do on the side. I have conducted this study for a number of departments throughout the state. As an organizational study. Response time. Where you have them located, a cohesive plan, Emergency Services, growth that is happening. Cedar City is a destination location. From California and other places they move here. The Fire Department is the top of the heap in Iron Co. Last source of protection. When other places are overwhelmed, they call you. You also have partners it is great how you have worked out the financial cost. In my experience. My company is called Heart of the Matter, and it is to help solve these issues. Keys to Emergency response: Well trained, invested in community. Apparatus, placement of fire station. equipment, if they aren't on it, or can't function. These three things have to be in order to have an effective response system. There are standards, and many codes. NFP standards for firefighting. Response times, etc. Two standards 17/10. That is where I was for most of my career. The other element 17/20. Rural suburban community. So as we look at 17/20 in the urban areas, 15 to respond to a structure fire. Do the best you can in total areas. You don't have to be sick to get better. I don't think Cedar City is sick. Your department is well trained. I use your firefighters as trainers throughout the state. I don't think the Fire Department is unhealthy. Something to consider, and embrace is the growth. Response time, how many on staff, effectiveness on scene. In the art of war, check the temp before you go into battle. This table is checking the temp as the group. I had an open discussion with the department and said as a new chief coming in, what should I not touch? Your chief is well respected. Also respected throughout the state. Employee oriented, work ethic. You don't get respect without earning it. I asked them, what could we work on? It is their impression that the last full-time hire was in 2008. Response areas, offering more classes to volunteers. I am impressed by amount of detail. They are rewarded for their work at the end of the year. Staffing is an issue. I won't shy away from that conversation. Community expectations. What the Fire Department does and doesn't do. If you are king and \$ was an issue, what would you change? More staff stations, full time EMS and welfare checks. You can see, nothing terribly wrong. They are ready to go into battle. Response times: Where located and how fast to get to locations., 4, 8 8-10 min. Your Fire stations, this map was done by your GIS, the response time station 1, 2 and 3. Gap in response area prescribed are for station 4. Misleading. Assumes someone is in the fire station. The equipment is there, but no one to use it. We know we can make a difference in that type of response time. I understand there is talk of moving the station. Station 3, good response, if people are there. Representation of status of response time. You have 4 on duty, 6 during the weekdays. They will be overwhelmed on a scene. What kind of response time do you want to have? Staffing chart- How do you get a good product? In talking to Mike Phillips, his recommendation, sequence hitting, station one, fully staffed, then station 2, then three. These are the actual salary cost. The estimated cost is a million dollars a fire station. The overarching cost 3.3 million for staffing. Other elements: Apparatus: You have a good variety, some on order. The waiting period is now about 4 years. It used to be 1 – 1 1/2 years. Order ahead of time so you can have them when you need them. You have good options for fighting. The department has planned for those things. Unfortunately, you are the only ones to offer it. You don't have the luxury to call other cities. Timeline. I think the apparatus is a good fleet. Planning for the future is very good as well. You are the body that decides what you do with these suggestions. Adopt a response type standard. Gives them a goal to manage to. Annual report to measure effectiveness. Capital plan long term, when you have to replace. Local control, people feel like they have a say in the game. A district is simply an opportunity to use economies of scale. An opportunity to



explore. **Paul:** How would a district make it better? **Brad:** I am not sure I know besides financially attach a tax to fund. Then you have a way to plan. Staffing, 4 people on an engine. 4 x 3 per shift. Think in those kinds of terms. I needed an administrative assistant. I know how busy I was, I know how busy he is. An administrative assistant is gold. Consider adding EMS. **Paul:** I didn't understand how that would help us get better. **Brad:** You already have the structure in place. If someone is in need, I would want to be able to respond. If they have a medical issue, we already have someone on shift. I don't know what Gold Cross response time is for the city. If you can shave off a few minutes. **Paul:** I can see the benefit for the person, I am not seeing the benefit for the City. How do we cover that. **Brad:** Grants, revenue sharing. There is opportunity for that. EMT on call, you would charge. I think it is value added to the city. **Wilkey:** The only way there is a charge is when there is a transport. So only EMS not transport? **Brad:** Correct. You can make a difference on someone's life. **Wilkey:** Is there a way to cost share if you prep the person? **Brad:** There is opportunity to revenue. We eventually went into the transport service, that helped the cost. The paramedic portion. **Phillips:** How often do we have ambulance necessary, and what is the response time? **Carter:** Any idea what it would cost to add those services? **Brad:** New equipment, and training. Add equipment in the vehicles you have, you would have to figure out how to dispatch. These recommendations are sequenced for 4-5 years. Its up to you. As you strategically plan for needs in the city and county. I am impressed with the organization. Mike was apprehensive for this study. You can't teach attitude. The Firefighters attitude is great. They love working together. When you have a council, chief and leadership. The sky is the limit for you. Strategically plan to where you want to be in 5 years. **Wilkey:** I liked your phrase; you don't have to be sick to get better. **Phillips:** I neglected to remind everyone; we are not meeting next Wednesday the 28<sup>th</sup>. Where are we at with the impact fee study? **Paul:** We have asked the consultant twice in the past month. He is waiting on engineering to get him some information. Kent is aware of it. There are a few line items.

**PUBLIC COMMENTS:** **Meri Pryor:** I promise I am not talking about Maverik. Darrin, who is in charge of the intersection by the bowling alley? **Darrin:** Highway Patrol and Cedar City. **Meri:** There is an accident about once a week. If you drive in that intersection, all the people and trucks wanting to get on the freeway, school busses. I sat there for three green lights. 25 cars in front of us. The cars are screeching to a halt. Do you know what people look like in the hospital when they get hit from behind. The Tagg n Go in and out is on that road. They're trying to go on the business loop to the north. Tagg n Go has an 8-foot sidewalk. No more room to go that way. **Phillips:** I know UDOT is working on that intersection to improve the traffic. **Meri:** Have you been to the ball parks by the Veterans Park? When they are having games, you cannot park and cannot get in and out. The kids are all walking in and out. You can't get in and out. It is a disaster. We have about 1,000 kids in the ball program. **Phillips:** Do you have a suggestion? **Meri:** No. We had a tournament. Four teams, there was only one day before the tournament. The grass was deep and a hole by the batter's box. They couldn't stand on the pitcher's mound. **Paul:** We are so grateful the kids are graduating to help out. **Meri:** We are inviting people to tournaments, it is embarrassing. Then the soccer fields by the cemetery, the old people or young trying to carry their chairs. I drove around for a half an hour then double parked. **Mayor:** Thank you for your comments. **Meri:** The kids are going across the street. Did you mention the rotary thing? I want to know where you want them to park. **Cox:** We can raise taxes and build parking towers. **Meri:** 50 years ago, they told us we need to donate our property to make a parking lot. Why can't they do that for a



parking lot. In the original plan the rotary club had 46 parking places. Where are you parking? They were parked all along inside the wall. I was about to call the state public safety. Darrin, you know how many people don't stop at the stop sign. When someone gets hurt.

**CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED APRIL 30, MAY 6 & 7, 2025; (2) RATIFY BILLS DATED MAY 9 & 13, 2025; (3) APPROVE AMENDMENT TO THE WATER RIGHT CONTRIBUTION AGREEMENT WITH DEVELOPMENT TEAM, LLC. TYLER ROMERIL/JONATHAN STATHIS/RANDALL MCUNE; (4) APPROVE THE CITY'S CONCURRENCE WITH A WATER RIGHTS PURCHASE AND SALES AGREEMENT BETWEEN ONADO INVESTMENTS II, LLC AND DEVELOPMENT TEAM, LLC. TYLER ROMERIL/JONATHAN STATHIS/RANDALL MCUNE; (5) APPROVE BIDS FOR 2025-2026 BLANKET CONTRACTS. ERIC WITZKE; (6) APPROVE BID FROM GEM ENGINEERING IN THE AMOUNT OF \$82,045 FOR THE MATERIALS TESTING BLANKET CONTRACT. KENT FUGAL; (7) APPROVE A CONTRACT WITH TRAVIS LARSEN CONSTRUCTION IN THE AMOUNT OF \$664,122.21 FOR RENOVATIONS ON THE PUBLIC WORKS BUILDING. RYAN MARSHALL; (8) APPROVE BLM TANKER BASE STANDSTILL AGREEMENT. TYLER**

**GALETKA:** Councilmember Phillips motion to approve. One question on #3. Approve the first amendment? Paul: The document they gave us, the original everything minus the one water right not done. Councilmember Melling seconds, unanimous vote.

**PUBLIC HEARING TO CONSIDER REDUCING OR WAIVING A WATER BILL FOR STEVE GIGER. PAUL BITTMENN:**

*Public Hearing Opened*

No comments

*Public Hearing Closed*

**Phillips:** Did Mr. Geiger know about the leak? When they came the first time, they identified the leak was from the building? Does it indicate the leak was apparent. **Giger:** Not apparent

**Cox:** Read email from Water Department. **Giger:** The three sinks we had running was to prevent freezing. It is what we have been doing for 25 years. Doesn't affect use. Pipe broken between waterline and first building. They said the city upped the pressure. They said they didn't break the pipe. About two years ago we were told we were going to get a pressure increase and to pressure meter on all three. It should have been just one. Now my bill is \$1,700 between that and Imlay I am out a lot of money. I didn't do anything wrong. I am a renter. No business in there. **Phillips:** I don't think they city did anything wrong either. **Cox:**

I am not sure that the city would give you advice on plumbing. **Giger:** I have never had a leak in the building. We don't know what caused the break **Phillips:** It could be an old pipe.

**Cox:** When he went to turn it off the first time there was a leak going into the building.

**Melling:** What months is the bill for? **Giger:** I don't know where the water went. Someone needs to find the sink hole. **Cox:** Two different instances there is a leak going into the building. When did you get the bill? **Giger:** I don't know.

**Cox:** There are three bills. You knew about it from the first bill, and it continued for two more months. **Melling:** I have no problem discounting up to Feb 18. when you had it turned off. You had it turned back on, knowing there was an issue, anything after the 18<sup>th</sup> I have a problem with.



**Wilkey:** When was the repair done? **Cox:** Readings before in the 100s not tens of thousands. **Paul:** Most of the time people realize they have a leak is when they get their water bill.

**Riddle:** I have gone through this. I was approached by the city to discount but didn't feel right about that. My understanding is that from the meter to the house, I was responsible. It cost me about 9,000 to dig up, put in, I actually jumped the gun, turned it off myself. From the meter to the house. My overage was about \$900. **Giger:** If someone came and filled up their water truck. **Wilkey:** Then it is a civil matter. **Giger:** These guys dug it up 4-5 times in the past couple of years. **Tom Jett:** have been coming for a lot of years. This scenario has happened before. I don't think it is fair to discount this one and not go back and discount all the others who have come through. Stuff happens, may have been a teeny hole, gets bigger. I think we would be making a mistake and setting a precedence. **Giger:** Why are you speaking? **Jett:** I am a citizen and have a right to speak **Cox:** If we make this exception for you, what about the others? **Paul:** Reminder, staff reduced it already. \$1,407.25 is when it is bumped down. It was at \$1,585 then bumped down.

**Melling:** I think this is the most fair, discounted rate. Staff has already reduced it.

Councilmember Wilkey moved to deny the request to waive the fee and to reduce as stated with the total \$1,407.25 Councilmember Melling second; unanimous vote.

**APPROVE AIP 049 CHANGE ORDER #10. TYLER GALETKA:** Tyler: CO #10 Terminal expansion. Two items for the additional wood trim, not matching well in transition, forgotten items. Door hardware does not have to physically monitor door, and make it ADA. \$31,448.00 making total \$289,120.17.

Councilmember Wilkey moves to approve the Change order. Councilmember Cox second; Councilmember Riddle abstained. All others positive vote.

**CONSIDER FY-25-26 WATER BONDING PROJECTS. JONATHAN STATHIS:**

**Jonathan:** Several projects for 2026 budget. Summary for large scale projects at least initially proposed. Broke down by project. #1 Chlorine disinfection. Ordered by Division of Drinking Water. We had conversations with them and submitted a proposed plan to them. Included 6-month time frame, to take another look and cost estimate. \$17,000,000 to install. Quichapa wells. It is a threefold benefit for the full project. Adding the chlorine reduces the pressure and use the water rights from Beryl. **Melling:** Did they approve the 6-month re-look? **Jonathan:** They were okay with that. **Phillips:** Will they help fund? **Paul:** They might be a source of funding. **Phillips:** Unfunded mandates. **Paul:** They are going to require us to install a temporary chlorinator at the Cross Hollow tank to the Greens Lake tank **Wilkey:** Cost? **Paul:** \$100,000 we have money in the budget. **Melling:** I talked with Mayor Green, I talked to Paul Monroe that afternoon. He was leaving the county. He said yeah, let's talk about it, take a look. If we do this whole redo to get pressure under control but don't factor in interconnection to the district there won't be a feasible time in the future. **Wilkey:** There is some confusion, are actually asking them to reevaluate the whole thing **Melling:** We have a lot of infrastructure needs in the master plan. The scope of this discussion, what modifications can we do effectively. **Wilkey:** Didn't we already have that? **Phillips:** Talking and brainstorming. HAL did a lot of the heavy lifting. 35 pounds of pressure. Could be as simple as where pumps are or a tank. **Cox:** There are options to connect at the Y. They have a line at 56 as well. **Mayor:** They should come with their engineer and then we come with ours and sit and talk. **Wilkey:** Do we want to leave the \$17



million on the budget then? **Cox:** We still have to approve the bond **Melling:** Paul advised, leave the bond. **Paul:** The whole thing operationally doesn't matter. **Jonathan:** Putting in the temp does buy is that time. The state seemed okay. The next item. Cedar Canyon Springs, another requirement from Division. Some of the sources are under the direct influence of surface water. Plat up the canyon have \$2 million budgeted, \$2 more million. **Wilkey:** If we don't do the bond, where will we get the two million. Take it from something already funded. **Melling:** DDWQ is saying surface influence. Have we had tests? **Jonathan:** They do an MPA test, that is how they determine. **Paul:** We have had to turn it out every few years. **Melling:** Springs is not a choice. Way too much water to not have in our system. **Jonathan:** Third project is system capacity and future growth. For summer months it is at capacity. We need a backup. Looking at Martin's Flat and Rush Lake. Diversify sources. Help with management plan, that is why we have been looking to find new sources. \$3.5 million we already had some in budget. Test wells in Rush Lake area. One well looks good. Potential for other sources **Cox:** Martin's Flat we don't have the capacity to carry it down canyon. **Paul:** You can put some into the springs. **Wilkey:** That is a lot of pressure, we put pumps to do that. **Melling:** If we average, what gpm year-round from springs right now. **Jonathan:** 1,000. **Melling:** So an additional 1,000. **Jonathan:** That test well turned out to be very good. Number 4. Equestrian Point, for flow, redundancy. Proposed \$1.1 mil in budget. Now or later to reduce pressure. **Phillips:** It is important, but it could wait. **Jonathan:** Another project that was not in the bonding, water meters. Regularly read meters. **Paul:** \$1.6 million to do the whole project. At one point we thought we could move things around. We are at 1. The next item the cathodic protection and backup generator. Reduce that. The funding for the water meters was never included. From \$23 million to \$25 million \$150 thousand, that is what you are talking about. When we present it, we want it to be something you may want to entertain. This is a big item; we want to get as close as we can. **Jonathan:** Rush Lake Ranch potentially getting water from that location. **Phillips:** With council permission. I would like to discuss item 13 with this. **Wilkey:** We have \$1.2 million at Martin's Flat. The next stage next set of test wells, go down deeper. 950 thousand. If we decide to I recommend we take the 950 pay for meters, finish that, if we decide to move forward, we attach to that bond. Use the cash we have for the projects we need to do. **Phillips:** I am not looking to borrow any money right now. We are already approving the BLM south well. I don't know how to do it without borrowing. I don't want to borrow right now. **Wilkey:** With the cash on hand, take the \$4 million, loop at Equestrian all would be paid for. We could lose the opportunity to have KP move to LaBaron. **Mayor:** LaBaron is going to drill, and we can buy a finished product from him. They are buying the rig tomorrow. **Phillips:** We still don't have a way to bring it to the city. **Mayor:** If the well at the BLM works, you don't have a way to bring it to the city. I don't think it will produce 4 thousand a minute. Could take two or three wells to find that. What I like, the window is open to make a contact with the guy who own 5,300 acres of land. We have to run pipeline. His farm encompasses Hwy 130. 5,300 acres. Mud spring 4-5 miles of pipelines. We drill wells. You see what it costs. Make a contract with LaBaron, start that process, leave that \$ in the budget. There is no risk. **Cox:** That changed? **Mayor:** That changed. When we get water from a well, take him up on his offer. There is a window to do that. I would like to be first. I would like to have the first 4,000 gallons. We get ours, he is farming, has water rights. He is trying to be a farmer. Gives us an opportunity. Rush Lake Ranches. 4,000 gallons water a minute. If he only gets 1,500, we have the right of way. Right by Hwy 130. If he gets any, hooray. We are only committing to do \$4 million. Did not pan out, you all know, the future of Cedar City deserves the very best water, get it in our system. Martin's Flat well is a no brainer. We should drill and do the zone testing. No



brainer. But there are no other no brainers. He is willing to sign a contract. You saw the report. **Phillips:** On the \$2.6 million, we are not paying all of that. **Mayor:** We pay for you to get. We own the water; we are just transferring it.

**Melling:** Really it isn't apples to apples, we will have to buy more water rights. We have capacity to dig, but we still need water rights. We are drilling into the same bucket. Rush lake, we will need to bond or cash to buy enough water rights. **Mayor:** Wilkey said we have enough water rights from what the last council bought. The value of the purchase, we have enough water. The pressure is off. We have a lot of water rights. 23,000 acres feet of water we own, use 8 to 9. Not as new, but lots. We buy water rights from Wayne Lebaron.

**Phillips:** If we use the money to do the Wayne Lebaron project, we still don't bring water to Cedar City. **Cox:** We have to justify enough proven to even justify a pipeline. HAL did a feasibility study to justify pipeline. **Phillips:** Martin's Flat we assume water there; we can put that much into pipe right now? **Wilkey:** \$3.2 million more. **Phillips:** That is my point. We could get one done. This doesn't get either done. We have almost \$6 million. Can we get any water into Cedar City? **Wilkey:** Martins Flat **Phillips:** I don't want to borrow any money for water. **Cox:** Let's get water in the pipeline, but we have to think ahead. If it is a bust, we will know we can't. I'd rather finish Martin's Flat and put to a bond for the \$4 million, now we don't have a risk. Why would we tie them in? Then we would know we have a producing well. **Wilkey:** I think we also need to know if he has an expectation for a minimum. **Mayor:** Has to be over 1,000. You could have three wells at 1,500. If you don't get it from Wayne Lebaron you have to go out and start digging test wells again. **Cox:** Going to cost us as much to get 1,500 or else it would not be worth it if only 1,000. It would cost too much. **Wilkey:** Remember the deal with Labaron. Only can pump 6 months out of the year. **Mayor:** We all pump in the summer; it recharges all winter. Any amount, at any rate, more in July less in May. **Melling:** What is the peak demand? **Jonathan:** 15-16 **Melling:** Only adds 3.6 million gallons a day. Need 1,500 bare minimum. **Melling:** How would you recommend we get the extra \$2 million for Martin's Flat? **Mayor:** Bond, the state is making us do it. See what the bid comes in at. Let's turn it over to Paul Monroe and let him get the top on it. **Wilkey:** If the BLM south doesn't produce, we would have enough. **Paul:** What is on the agenda, is what we are going to do with the bonding projects. The direction I think I have received from Council is to leave them alone. Leave budget as proposed. It does nothing with the \$4 million it stays as it has been for 1 1/2 years. You can make the decision when you have a contract before you. **Wilkey:** I propose we pull the \$600 for the water meters from the \$1.95 at Martin's Flat. If we are going to finish Martin's Flat, we are going to have to borrow money anyways. I'd rather use the cash. We want to purchase the water meters now. Before the price goes up. **Melling:** The issue is we can't get mor aggressive on our tired rates, which we will need. And we can't do unless we can read at a regular interval. At the end of the day, we will probably be bonding \$33 plus million. **Cox:** Doesn't make sense to put up all the towers and only half the town. We will have the cost invested, why not do the whole thing. **Wilkey:** Pulling the \$600,000 out of Martin's Flat doesn't affect the next stage of what we need to do there. **Mayor:** I want that well tested. I want to prove one way or the other. **Wilkey:** Are you guys okay with proposing to pull \$600,000 to go towards the water meter. **Ryan:** \$1.6 to finish. We were at \$1 million. Did I understand you taking some out to go towards the well? **Paul:** Yes. If you want us to give you a consideration next week. **Wilkey:** Taking from generator and still have a balance.



**APPOINT A MAYOR PRO TEM FOR MAY 22 THROUGH JUNE 3, 2025:**

Councilman Wilkey motions to appoint Councilmember Phillips; Councilman Cox second unanimous vote.

**CONSIDER A CHANGE ORDER WITH KP VENTURES DRILLING AND PUMP FOR THE COMPLETION OF THE BLM SOUTH WELL. JONATHAN STATHIS:**

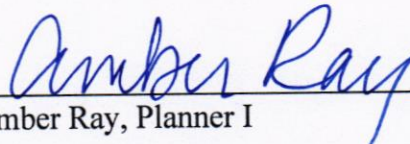
**Jonathan:** KP ventures finishing last test well. The BLM north has not turned out as good as we hoped. There is clay. Salt on top. We will be doing zone testing. They presented a proposal for \$830,490.00 to move the rig to south side and finish and complete. Change Order to allow KP to move to the BLM south. Looking to defund Quichapa South Production Project and the backup generator. Move that money to this project. **Paul:** You have already authorized the spending. Asking you to move to finish **Jonathan:** Saving \$150-175,000

**Wilkey:** This is what would give us the quantity **Phillips:** Would it be a completed well?

**Paul:** The hole is completed, no pump, no pump house. **Wilkey:** The only one that concerns me, the backup generator, we cancelled the order, why? **Cox:** We won't need as much power. Go back to the drawing board. **Wilkey:** It makes me want to hold off until we know how much we can get out of this one. **Phillips:** I think we should finish this. This is the first success we have really had. **Paul:** When you motion, please have where you are moving the funding from specifically.

Councilman Wilkey motions to approve the change order, including reallocation funds from backup generator and Quichapa South Production Project; Councilman Phillips second; unanimous vote.

ADJOURN: Councilmember Melling moved to adjourn at 7:48pm; second by Councilmember Phillips; vote unanimous.

  
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Amber Ray, Planner I