

COUNCIL MINUTES
JULY 9, 2025

The City Council held a meeting on Wednesday, July 9, 2025, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

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

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Assistant Police Chief Jimmy Roden; Fire Chief Mike Phillips; Public Works Director Ryan Marshall; Economic Development Director David Johnson.

OTHERS PRESENT: Kathy Long, Ann Clark, Phil Schmidt, Jim McConnell, Mary Parrinello, Tom Jett, Sue Longson, Paul Longson, Shelly Quilliam, Sara Penny, Sarah Allred, Waldo Galan, Steve Nelson, Greg Powell, Sarah Dobrinski, McKinley Mitchell, Elizabeth Niles, Emma Niles, Allora Dobrinski, Addie Jorgensen.

CALL TO ORDER: Director Greg Powell of the Church of Jesus Christ of Latter-Day Saints, Canyon Country Communication Council gave the invocation; the pledge was led by Mayor Green.

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

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■**Mayor** – I have spent the last three days at the Utah Shakespeare Festival, I have seen the three plays in the Randall Theatre, if you want good entertainment, any of the plays are great. ■**Phillips** – thanks to the mayor for his participation and all that helped with the Korean Memorial Sunday evening. The young ambassadors from South Korea who spoke were so articulate and were so sincere. I was deeply impressed with their eloquent manner of expressing themselves and their love of country and their expression for this country. I want to thank you and everyone that helped put that together, and the Triple Duce as well. Also, a few citizens have reached out about the Verizon store on Main Street it is full of weeds, they need to clean up. The other is on the corner of 300 West and 540 South, trailers, washing machines, weeds very high all around it. Please look into those properties. ■**Robert** – July Jamboree is this Saturday, it is a fun event put on by the Rotary Club, come out support it. This event supports a good cause. They have done Veteran's Park, ball fields and many other things. ■**Wilkey** – I want to thank the Fire Department for the July 4th fireworks; we left here thinking it would be a dud of a show, but it wasn't. ■**Paul** – they sent two guys to Nevada and two to Wyoming to get fireworks. ■**Phillips** – the Chamber First Responders luncheon was today and a lot of the first responders were there. ■**Swear in Patrol Office** I Seth Rogers and Code Enforcement Officer Heather Conner. ■**Assistant Chief Roden** - we will introduce to Code Enforcement Officer Heather Conner and Officer Seth Rogers. Heather came through a recruitment of over 150 applicants, 40 showed up for testing. She graduated from POST yesterday. Seth came from a competitive recruitment also. He is attending Utah Tech POST in Hurricane and will graduate in a few weeks; he comes from good stock. ■**Heather Conner** – I moved here from Montana with my partner Preston so he could pursue a pilot's license in helicopter school. I just finished my degree in Physics. I am grateful to be part of the

department. Preston is here with me tonight. **Seth Rogers** – I got out of Marine Corp about 6 months ago, I was stationed in Camp Pendleton for five years. My wife and I and our 10-month-old Stetson live in St. George, I am originally from Santa Clara. They are here along with my mom and Dad and sister. I am excited to protect and serve the citizens of the community. Renon Savage administered the Oath of Office. Seth's wife pinned his badge and Heather's partner Preston pinned her badge.

PUBLIC COMMENTS: ■ Youth Service Learning. **Sara Dobrinski** – these are our leaders, McKinley Mitchell, Elizabeth Niles, Emma Niles, Allora Dobrinski, Addie Jorgensen. **Sarah** - they have a slide to show of what we have been doing during the year. **McKinley** – this is a report of the things that we are doing consistently. See Exhibit “A”. **Phillips** – where do you do the cake fundraiser? **McKinley** – at the Elks Lodge. We have a lot of success doing that. We want to keep you up to date on what we do and if you have any suggestions on what we can do. **Phillips** – we are celebrating America's 250th Birthday for the next year and I would like to put something out there about that, I will get with Sara. **McKinley** – we also want to know if you have any tips on recycling. Right now, we have a hub at the 4-H office we would like to publicize, we call it a hub because it is a place where people can drop off their recycling and we clean it up and we are paying Recyclops to pick it up. We want ideas on how we can get that information out. **Wilkey** – could we announce it and their location. **Phillips** – you are a 501c3, Mayor could we announce it somewhere? **Mayor** – you are supporting the group that picks up in town? **Sara** - the goal is to get enough sponsors eventually that it isn't coming out of our funds. **McKinley** - we have multiple bins we can put out through the community. **Mayor** – my wife does it and we have enough for several binds at our house. **McKinley** - the bins are by our office now, but we do have bins that are not being used. **Cox** – what about putting them out during July Jamboree, we will have a lot of plastic. **Sara** – if we can do that it would be great. **Mayor** – there are a lot of people that would like to do it that can't afford to do it at their home. **Phillips** – we can help with some publicity. **Cox** – you could have one person on a block to do that also. **McKinley** - we could also have them at company workplaces. **Cox** – thank you for getting involved. ■ **Ann Clark** – that was impressive. I want to thank the city for the wonderful 4th of July Parade, it was wonderful, I was glad the historic floats made it. We should get this on the news. **Riddle** – that is done by the Lion's Club. The historical portion is no longer associated with the Lion's Club, it is a group of individuals that do it on their own. ■ **Phillips** – we have a series of banners that will go up to celebrate the America 250, they will have quotes, so read the quotes. They are going to say “*We the People*”, “*Life, Liberty and the Pursuit of Happiness*”, “*Ask not what your country can do for you*”, “*I have a dream*”, “*We have nothing to fear but fear itself*”. There is a whole series of quotes that will be on the banners celebrating Amrica250 with the logo on the bottom of it.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED JUNE 18 & 25, 2025; (2) APPROVAL BILLS DATED JULY 1 & 3, 2025; (3) APPROVE BOARD APPOINTMENTS. MAYOR GREEN; (4) APPROVE CHANGE ORDER #2 IN THE AMOUNT OF \$141,273.88 FOR THE COAL CREEK EWP PROJECT. KENT FUGAL/BILL MAXWELL; (5) APPROVE THE PURCHASE OF A TYPE 1 TACTICAL TENDER IN THE AMOUNT OF \$259,900 FROM UNITEDBUILT. MIKE PHILLIPS; (6) APPROVE AIP 054 – AWARD ENGINEERING CONTRACT TO WOOLPERT FOR RUNWAY 2/20. TYLER GALETKA: Councilmember Phillips

moved to approve the consent agenda items 1 through 6 as written above; second by Councilmember Melling; vote unanimous.

APPROVE THE APPOINTMENT OF DALLEN OLCOTT AS THE NEW LIBRARY

DIRECTOR: Paul – this was taken off consent because there is a request to waive the residency requirement. Our policy requires all department heads live in the city limits, we now have one that does not, that is Mr. Decker. Mr. Olcott lives less than a mile off 3000 North. There is significant County money that goes to the library every year. **Cox** – is there a compelling reason to keep it in our code? **Melling** – there have been concerns on the ability to respond, where this staff member is a mile outside the city limits. **Wilkey** – what was the reason behind that policy. **Paul** – when I got my job, I was told that I would live within the city limits if I had a significant position, we are spending taxpayer dollars. They have significant budget spending, that is why. **Phillips** – Cedar City residents pay taxes for those salaries, you have an allegiance, I have no problem with the policy, but I don't see an issue with this one. **Cox** – I would prefer a broader zone or a phase in period. **Paul** – they have a year. **Wilkey** – what has it been in the past? **Paul** – we told them to move in the city. We had a Leisure Services Director that wanted to move to Washington County, and we told him no. He left for other reasons. **Wilkey** – I look at it as a variance, do we give a variance or change the policy. The Library, Economic Development and Fire are partially funded by the County. **Paul** – the funding is one component, but you also need to be where your neighbors live, and they can give you a piece of their mind you should be in a position to do that. **Wilkey** – we could say our mailing address has to remain Cedar City, that keeps you in the valley. **Cox** – is the value worth the potential of losing a good candidate. **Phillips** – if I was applying for a position in a community, I would assume I live in the community. **Cox** – I think of the community from New Harmony to Parowan, and I don't see the value. **Riddle** – I lean to live in the city, that is the people that voted us into office. I see your side, but I also see how Mr. Bittmenn was told he would live in the city. **Mayor** – it is the top 12 people that work for the city. **Paul** – on the agenda is a request to waive the requirement, Dallen said he would still take the job. **Wilkey** – I would say if we stayed with the requirement that we give a longer period of time. **Phillips** – would you want the CEO of the Chamber to live in St. George? No. **Melling** – the impact of your daily life, it is right there. It would be a pity to downsize your house to move into the city. **Cox** – the ordinance may be more suitable for some positions than others, the County funds a portion of this position.

Councilmember Wilkey moved to approve appointing Dallen Olcott as the new library director but not waive the requirement to live in the city limit but give 18 months and we in the meantime we will bring it back to discuss changing the requirement. The motion died for lack of a second.

Councilmember Phillips moved to approve appointing Dallen Olcott as the new Library Director giving the variance to allow him to live outside the city limits; second by Councilmember Cox; vote unanimous.

Cox – I would like a discussion on this.

MAYOR GREEN CONSIDER A RESOLUTION APPROVING THE ALLOTMENT OF RAP TAX FUNDS AS RECOMMENDED BY THE ARTS ADVISORY BOARD AND THE PARKS & RECREATION ADVISORY BOARD. RANDALL MCUNE:

Randall – nothing has changed. **Phillips** – this is recommending both Arts and P&R. **Paul** – you can do them together or split them up. **Phillips** – I didn't know if there were questions on P&R, I know Arts are solid. **Riddle** – I think they were solid on the requirements. **Cox** – I have question on new players versus those that have got funding year after year, that is the comment I get. **Melling** – on the Arts side, we have had a number of new organizations, they all get the same treatment, first we look at the scope, if it is brand new, they get a small fraction the first year and if they show what they did they get more and then it continues to increase such as the Quilt Festival and the Book Festival. **Paul** – this isn't the first time we had a new group, the most controversial was the Heritage and Livestock Festival, the Arts people did not want them in the Arts, they didn't see how they were artistic, we had discussions on all the other things such as quilting, cowboy church, etc. the two new groups didn't qualify on the rec side. **Riddle** – they didn't properly do their application. They felt they weren't treated respectfully, when they were told they didn't qualify they thought we didn't care, I didn't hear any disrespect. **Randall** – we took to heart to work on the application. **Phillips** – look at having a planning meeting to see if they understand it.

Councilmember Phillips moved to approve the RAP Tax funds as recommended by the Arts Advisory Board and the Parks and Recreation Advisory Boards; seconded by Councilmember Melling; vote as follows:

AYE: 5
NAY: 0
ABSTAINED: 0

CONSIDER AN ORDINANCE VACATING PART OF A PUBLIC RIGHT-OF-WAY AT APPROXIMATELY 400 EAST 325 SOUTH. TOM JETT / RANDALL MCUNE:

Tom Jett – we discussed this item last week, it is a dirt road about 400 feet long to the east of 400 East, the road is currently dedicated at 66' wide, I would like 21' vacated and grant the remainder parcel to me. **Wilkey** – if we do this, you want it all the way to 400 East? **Randall** – that would be staff's request. **Wilkey** – per the ordinance, when he goes to develop his property, he has to widen the road for his piece only? **Randall** – yes, 12 feet past centerline, it must have 26' of asphalt. **Melling** – I struggle with this, everyone built their house, and no one built the road, now we are asking the last person to do this. If it was a substantial development, it would be different. I had someone reach out after last week's meeting and say why is Tom asking for this. I reached out to an excavator, to do this the full length of the road to city spec is \$120,000, that is a lot to ask for one house. Do we want to say don't build there or build a million-dollar house. This is not the norm, when subdividing property for the purpose of selling the property to build homes for others we have standards that apply to everyone. We have a road that wasn't applied to anyone, and I don't feel comfortable putting it on one person. We have the vacation and the improvements. I think we need to allocate all to one side. **Randall** – there is a waterline in place. **Tom** – we thought it was on property, but it is 15' into the road off my current property and there is a lateral for a fire hydrant. If I am incorrect, we will build accordingly. **Paul** – in the motion say the waterline be located and keep a 5' easement for the waterline. **Randall** – we thought the waterline would be 10 feet from the house which would be a problem. We can amend the Development Agreement saying any building has to be 10' from the waterline. A cul-de-sac normally would have been required, I indicated that the hammer head replaces the cul-de-sac, it is odd that the hammer head be constructed on solid surface, but the road to get to it is not.

Tom – 12-14 years ago the city came to me about a bike trail and asked if I would work with them to put a bike trail on the east side of the ravine, and I said yes. I donated that property. At that time Curt Nielson asked if I wanted to donate the ravine and I did that also. There is a little triangle piece that was taken out of my property, and I have a cargo container on that property, it is 400 square feet, and I would like that donated back. I wasn't donating anything on the west side of the ravine, only on the east side. I will work with the Fire Department and Public Works to put a hammer head in. **Phillips** – how about we give the property back if you do the road. I get it, but we kick the can down the road on the east side of town forever. At some point we need to do the improvements. I don't have a problem with the 21' being vacated. **Tom** – it won't pencil out; the value won't be in the home to build it. **Randall** – you can meet halfway, you could do a double chip road also, that is substantially less. You can waive or defer all or a portion. **Tom** – I will do a single chip of the city do a double chip, but I want to wait until the Heaton do their property. **Randall** – he would be required to do 26 feet in front of their property and 27 of his property. **Melling** – I don't do the chip seal, but the city would have to maintain it. I would rather it stay dirt. **Tom** – I am the last home on the road. **Riddle** – I agree with Melling, but I would like a chip seal and a curb, it could be a rolled curb. **Tom** – I would like to do it when Heaton's do their portion. **Phillips** – that could be 20 years or never. **Wilkey** – what about the chip seal now and hold the rolled curb and waive the sidewalk forever, it goes nowhere. **Cox** – I look at this is it an exception or not. I agree with Melling, all the other homes didn't put theirs in and now we are asking the last guy in to do that and that is not fair. **Wilkey** – maybe it wasn't required when they built. **Cox** – everyone will benefit from this street; he won't put a home in if he has to put \$120,000 of improvements in. Under the circumstances I think it is worthy of the exception. **Wilkey** – I will disclose I lease property from Mr. Jett, but it doesn't have anything to do with this. **Melling** – I use the cargo container for about 2 more months.

Councilmember Wilkey moved to approve the ordinance vacating part of a public right-of-way at approximately 400 East 325 South taking it all the way to 400 East on the south side, and that they locate the water line and keep a 10' easement.

Phillips – does this give Heaton the extra property? **Cox** – yes. **Randall** – that is how it is drafted.

The motion was seconded by Councilmember Riddle; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	NAY
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

CONSIDER A RESOLUTION ADOPTING A DEVELOPMENT AGREEMENT TO NOT INSTALL PUBLIC IMPROVEMENTS FOR A PROPERTY LOCATED AT 478 EAST 325 SOUTH. TOM JETT / RANDALL MCUNE: **Melling** – on drainage, the language is clear, but how literal would we get if the driveway is draining, it does slope, I would think that is fine. **Tom** – I am going to grade a borrow ditch to slope it in absence of the gutter. **Wilkey** – the agreement now is not curb, gutter and sidewalk ever. **Phillips** – it does say a chip seal. **Randall** – that is a deferral. **Tom** – that is for in front of my property.

Randall – Mr. Jett only wants to go to center line, I borrowed from Mr. Fugal to go 12' past center line. **Kent Fugal** – a single chip seal is not a viable durable driving surface; it doesn't make sense. Either do a double or don't do it.

Councilmember Riddle moved to approve the resolution adopting a development agreement stipulating that when something is done with the Heaton property, we require a double chip road and a rolled curb, but not a sidewalk for a property located at 478 E 325 S;

Wilkey – nothing now, but when developed only a double chip to the half and do we need to add to the motion the hammerhead. **Riddle** – it is there. **Randall** – the hammerhead says it is all weather surface.

The motion was seconded by Councilmember Melling; vote as follows:

AYE: _____ 3 _____
NAY: _____ 2 Wilkey & Phillips _____
ABSTAINED: 0 _____

CONSIDER AN ORDINANCE AMENDING CITY ORDINANCE 35-10(C) TO ESTABLISH PARKING RESTRICTIONS ON 4100 WEST ADJACENT TO IRON SPRINGS ELEMENTARY SCHOOL. HUNTER SHAHEEN/KENT FUGAL/RANDALL MCUNE:

Councilmember Phillips moved to approve an ordinance amending City Ordinance 35-10(C) to establish parking restrictions on 4100 W. adjacent to Iron Springs Elementary School and do to timing the School pay for the painting and signs and the city will maintain; also moved to approve an ordinance amending City Ordinance 35-10(B) to establish no parking zones in the vicinity of 600 S. 860 W; and to approve an ordinance amending City Ordinance 35-10(B)(25) to change the length of a no parking zone on Airport Road seconded by Councilmember Cox; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

CONSIDER AN ORDINANCE AMENDING CITY ORDINANCE 35-10(B) TO ESTABLISH NO PARKING ZONES IN THE VICINITY OF 600 SOUTH AND 860 WEST. KENT FUGAL/RANDALL MCUNE:

Phillips – there was concern on the length, was that changed? **Kent** - we did shorten that. **Randall** – it is from 150 to 60 feet. **Ryan** – there was discussion on who was painting and signing, there are timing issues. **Riddle** – we decided we would do it and they would maintain it. **Ryan** – we don't know if we can get it done that soon or not. If you put it in ordinance, we maintain them. **Paul** – if they are in a public street.

The motion was included with the above item.

CONSIDER AN ORDINANCE AMENDING CITY ORDINANCE 35-10(B)(25) TO CHANGE THE LENGTH OF A NO PARKING ZONE ON AIRPORT ROAD. KENT FUGAL/RANDALL MCUNE: the motion was included two items above.

CONSIDER AN ORDINANCE MODIFYING SECTIONS 32-2, 32-5, 32-7, AND 32-9 PERTAINING TO DEFINITIONS, SUBDIVISIONS, PROPERTY BOUNDARY ADJUSTMENTS, WARRANTY BONDS, AND WARRANTY INSPECTIONS. DON BOUDREAU/RANDALL MCUNE: Randall – no changes from last week.

Councilmember Cox moved to approve an ordinance modifying Sections 32-2, 32-5, 32-7, and 32-9 pertaining to definitions, subdivisions, property boundary adjustments, warranty bonds and warranty inspections; seconded by Councilmember Phillips; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

CONSIDER AIP 054 AWARD BID CONTRACT TO SEAL RUNWAY 2/20. TYLER GALETKA: Ryan Marshall, Public Works Director – we have a master agreement with the FAA every year if we accept money from there and you cannot give a local preference if you use those funds.

Councilmember Wilkey moved to award the contract for AIP 054 to seal Runway 2/20 to Maxwell Asphalt in the amount of \$395,666.50; seconded by Councilmember Cox; vote unanimous.

CONSIDER AN ORDINANCE MODIFYING SECTIONS 26-VIII-1 AND 26-VIII-2 REMOVING THE REQUIREMENT THAT A COUNCILMEMBER SIT ON THE PLANNING COMMISSION. RANDALL MCUNE: Wilkey – do you want to future date this. Randall – nothing removes Mr. Cox, just that a member has to be from the council. Cox – we are one of the last if not the last that has a councilmember on the PC and so we have conflicting responsibilities having one person on PC and City Council. I haven't minded, it has been interesting, but the application is odd.

Councilmember Phillips moved to approve an ordinance modifying Section 26-VIII-1 and 26-VIII-2 removing the requirement that a councilmember sit on the Planning Commission; seconded by Councilmember Melling; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

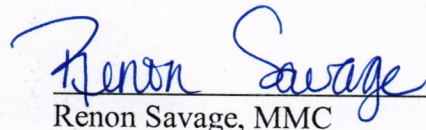
CONSIDER A RESOLUTION TO AMEND THE CONSOLIDATED FEE

SCHEDULE. RANDALL MCUNE: Ryan Marshall – there was discussion if the fees had been to Airport Board, we sent an email, there were questions on the numbers, Tyler contacted other airports to see what they were charging and then we looked internally to see if it supported the tenants and that is how we came up with the recommendation and there were not any negative comments. The Airport Board members all have an interest on the Airport, that is why they don't recommend the fees, but it is good to have them aware of it.

Councilmember Phillips moved to approve the resolution adopting the consolidated fee schedule including the spider box fee of \$100 per event at the Main Street Park; seconded by Councilmember Melling; vote as follows:

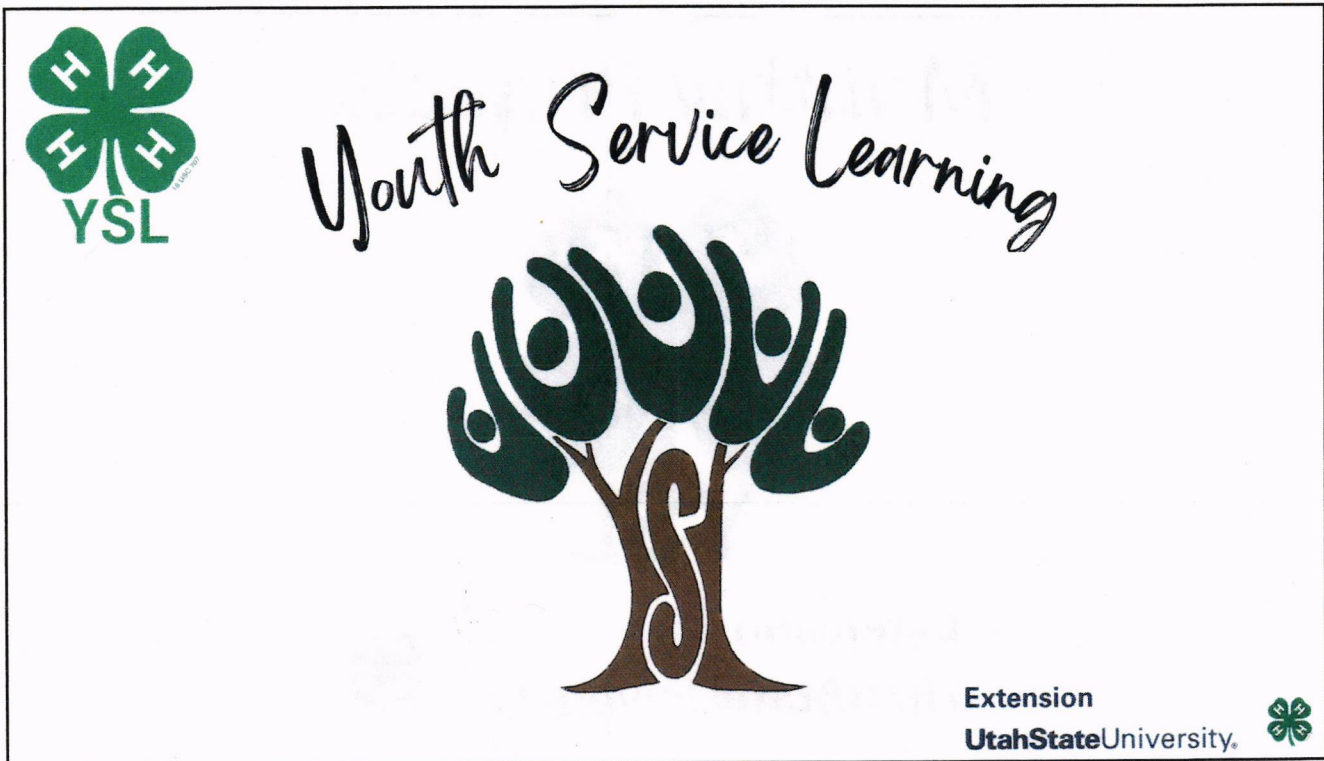
AYE: 5
NAY: 0
ABSTAINED: 0

ADJOURN: Councilmember Phillips moved to adjourn at 6:55 p.m.; second by Councilmember Riddle; vote unanimous.



Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – JULY 9, 2025



1

Total service hours

YTD:

- 951 (2024)
- 553 (So far 2025)

5 on-going service projects:

- Animal Shelter
- Stonehenge
- Our House
- Trash Attack
- Scavenger Hunts

Active members:

- 32 youth
- 3 adults

Other service projects:

- County Fair
- Pet Fair
- Recycling
- 80s Prom
- Parowan Festival of Trees
- Operation Christmas Child Shoeboxes
- Kanab Best Friends trip

2

Monthly Projects



Extension
UtahStateUniversity.



3



Animal Shelter



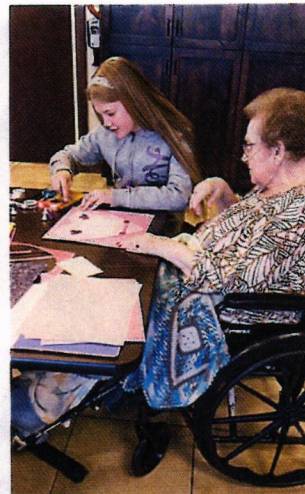
Extension
UtahStateUniversity.



4



Stonehenge



Extension
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5



Our House



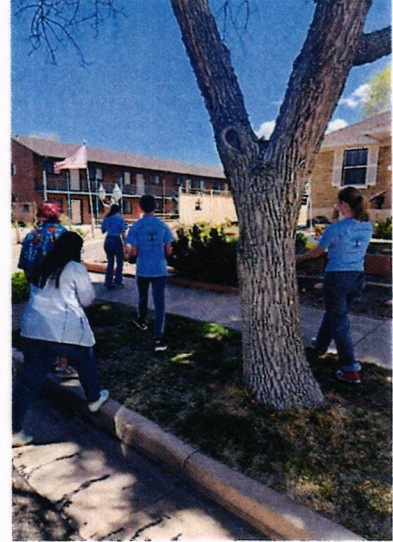
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6



Scavenger Hunts



7



Recycling



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8



Tie Blankets



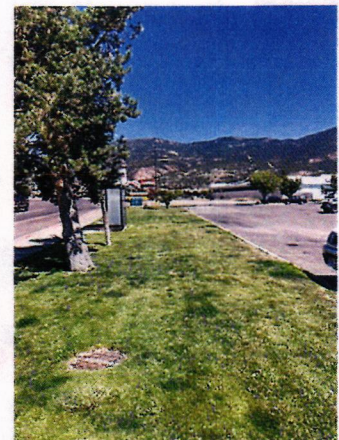
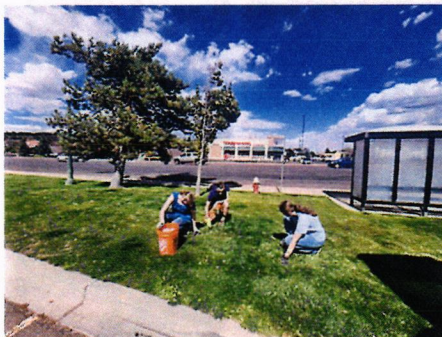
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9



Trash Attack



10

Annual Projects



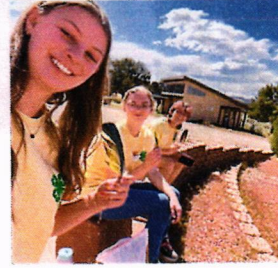
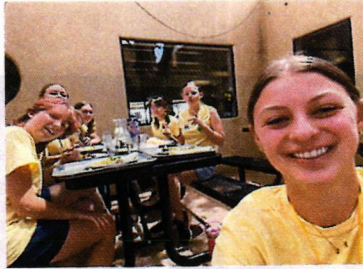
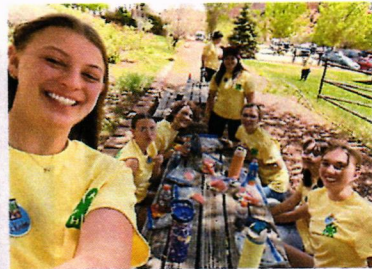
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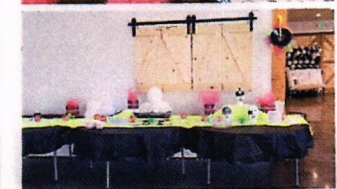
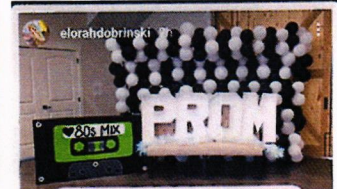
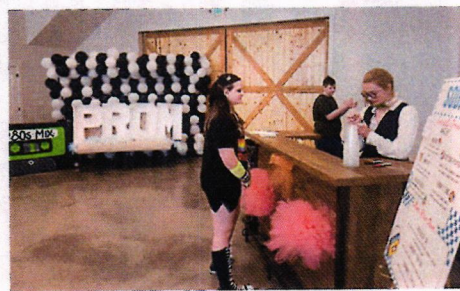
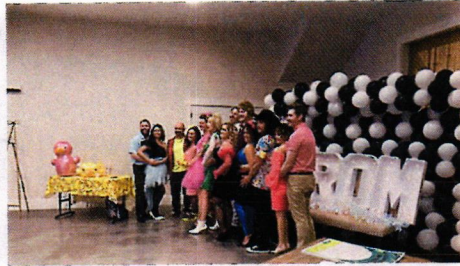
Best Friends Kanab Trip



12



80s Prom



13



Crochet Hearts



14



Face Painting



15



Earth Day Chalk Art



16



Cake Fundraiser



17

Thank you!!



Extension
UtahStateUniversity.



18