



# Cedar City

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to [www.cedarcityut.gov](http://www.cedarcityut.gov)

## **CITY COUNCIL MEETING**

**AUGUST 13, 2025**

**5:30 P.M.**

### **Mayor**

Garth O. Green

### **Council Members**

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

### **City Manager**

Paul Bittmenn

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

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
  - Mayor and Council Business
  - Staff Comment
    - Introduce the new Fire Recruits. Chief Mike Phillips
- IV. Business Agenda
  - Public Comments
- V. Public Consent Agenda
  1. Approval of minutes dated July 16 & 30, 2025
  2. Ratify bills dated August 1, 2025
  3. Approve the appointment of James Jetton to the CATS Board. Mayor Green

#### Staff Agenda

4. Consider a resolution for a replacement board member for the Courtyards at Shurtz Canyon PID. J Tyler King/Randall McUne
5. Consider an ordinance changing a street name from "Old Highway 91". Dan Roberts/Randall McUne
6. Consider an ordinance to change the zones from AT to Residential Estate (RE) and Mixed Use (MU) for properties located in the Iron Horse Residential Development Overlay, in an area ranging from approximately 800 South to 1950 South and 2600 West to 3500 West, being located mostly north of the Saddleback Ridge Subdivision. Leavitt Land/Randall McUne
7. Consider a lifetime golf pass for Troy Stratton
8. Consider a long-term lease for city properties at approximately 304 North 100 East. Heather Carter/Randall McUne
9. Consider a long-term lease for city property at approximately 62 North 900 East. Tom Jett/Randall McUne
10. Consider a resolution to amend the Personnel Policy. Natasha Hirschi
11. Consider a resolution to amend the Fee Schedule for Animal Control Events. Darin Adams/Randall McUne

Dated this 11<sup>th</sup> day of August, 2025.

  
Renon Savage, MMC

City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 11<sup>th</sup> day of August, 2025.

  
Renon Savage, MMC  
City Recorder

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

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

**COUNCIL WORK MINUTES**  
**JULY 16, 2025**

The City Council held a meeting on Wednesday, July 16, 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: W. Tyler Melling; R. Scott Phillips; Ronald Riddle; Carter Wilkey.

**EXCUSED:** Councilmember Robert Cox.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; City Recorder Renon Savage; City Engineer Kent Fugal; Police Chief Darin Adams; Parks & Outdoor Facilities Superintendent Anthony Pearson; Economic Development Director David Johnson.

**OTHERS PRESENT:** Tom Jett, Rick Holman, Ann Clark, Steve Hitz, Waldo Galan, Michael Radebaugh, William Garza, Danny Stewart, Phil Schmidt, Brent Drew, Cindy Laffoon, Aunika Nuemann, Heidi Hailstone, Christian Simmons.

**CALL TO ORDER:** Pastor Michael Radebaugh of Mountain View Baptist Church gave the invocation; the pledge was led by Rick Holman.

**Mayor** – there will not be a council meeting next week, the action meeting will be on July 30<sup>th</sup>.

**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:** ■ **Phillips** – I understand that Cde Enforcement has been out on the two issues we discussed last week. **Chief Adams** – yes, Frank has been in contact with both and hopefully we get some results. **Wilkey** – we need to contact the two across from the Fire Station on 800 West also. ■ **Anthony Pearson**, Parks Department – Sunday afternoon there was an accident at West Canyon Park a young boy slipped in the new ditch and had to be life flighted, he is doing ok, but he did have some trauma and will have a couple months of recuperation. The creek can be slippery, we have signs up. We are trying to brainstorm how we can remedy the issue. I told the mother I would inform people about this; she was very polite, and she wasn't frustrated, she just wants to get the word out and take care of it to the best of our ability. **Phillips** – was it because of the algae? **Anthony** – I think so. I told her it is owned by the irrigation company; we may have to find a surface for the ditch. She has about lived there all summer, but she wants to get the word out. **Phillips** – what does the sign say? **Anthony** – Caution, no lifeguard on duty, parental supervision required, surface may be slippery, and that it is secondary creek water. **Phillips** – the old system was not as wide and with the rocks you didn't slip. **Anthony** – We will meet with Rotary to try and help next season. **Wilkey** – was it off the bottom or one of the walls? **Anthony** – I believe off the bottom. **Phillips** – any info on the other equipment? **Anthony** – they did insert part of the table and did test some of the water on it. They do have the encasement for the pivot, but the pivot itself is being changed. **Wilkey** – I was at Iron West and the sprinklers were on at 1:15 in the afternoon. **Anthony** – there is a dual cycle, and it was a 9:00 p.m. and 6:00 a.m., but it

could have been a spot section, we noticed some valves have been throttled down, or ball valves that are getting shut and we have had a couple hot spots, but I will check on that.

**Phillips** – I was up early on Monday to take down the American bunting because the Midsummer Renaissance Fair didn't want it in their 16<sup>th</sup> Century World. I was at the park early, and the July Jamboree had just ended, the garbage cans and dumpsters were overflowing, and your guys were there checking every single head in the park, they turned the water on and they picked up all the trash, they emptied all the garbage. That park is so heavily used, so thank you for keeping it as nice as you are. **Anthony** – he is trying to get things done when there is not an event.

**PUBLIC COMMENTS:** there were no comments.

**CONSIDER THE APPOINTMENT OF STEVEN HITZ TO THE PLANNING**

**COMMISSION. MAYOR GREEN:** **Steven Hintz** – I didn't seek this appointment. I was recommended and met with the mayor; the only challenge is that you have only lived here for 4 years. Maybe it will be a fresh view without knowing all the stuff behind it. We moved from Fort Collins Colorado, two of my children and their families moved here with us, we thought it would be a great place to live. We met Karsten Reed, and he found a place for us to build. Ginger is my wife of 47 years, she is amazing. We have 5 children, 4 living and 12 grandchildren. We are entrepreneurs, we have never missed a meal and have always had a roof over our head. Some of our businesses have done very well, and some we have learned a lot of lessons. We have a charity called Launching Leaders, llworldwide.org is our website if you want to get to know me or my heart, it is faith-based leadership of all faiths in 103 countries in the world. I get the opportunity to mentor the rising generation. I always say that I am a baby boomer with a millennial heart. I look forward to the opportunity. Consent.

**CONSIDER AN ORDINANCE CHANGING A STREET NAME FROM "OLD**

**HIGHWAY 91". DAN ROBERTS/RANDALL MCUNE:** **Rick Holman** – I want to address some of the items of concern from last meeting. I provided a letter that I sent out to owners and hand provided to the tenants. I confirmed with Rich Wilson of the County that Old Hwy 91 is under the stewardship of the City until after the annexed property and then it goes to the County to Exit 51. I also confirmed that with the transportation master plan and I know UDOT has relinquished that as well. We had one property owner contact me via phone about the proposed change and was more concerned if any other business had addressed their business other than those that are existing, and I told him I was not aware of any other than the existing, but that doesn't mean they haven't. I am here to answer any questions you may have. We are still proposing it be changed from Old Hwy 91 to Main Street and have a south Main address and remind the council that the south interchange is called south main, and that is how people know the interchange. Cross Hollow Road and Old Hwy 91 split at the light and it is appropriately named from Hwy 56 to the I-15 overpass. **Phillips** – was that the only one you heard from? **Rick** – yes. We felt it was sufficient time for them to ask questions or to contact us. **Phillips** – what is the procedure for the existing businesses to change the address for their business? **Randall** – Engineering sets the addresses. They will have to do it on themselves. That is the reason it is easier now than later. Maverik has a link to Main Street, although their access is not on Main. **Rick** – there are 4 businesses on Old Hwy 91. **Randall** – the car dealership is the only one that does not have a claim to Main Street, Golden Corral and the Hotel do have a link to Main Street. **Kent** – those under construction already have an address, Jersey Mike's, and Discount Tire. From staff standpoint we don't have an objection

to a name change, but we do to Main Street with the 90 degrees turn off Main Street. **Phillips** – why Main Street, why not something else? **Rick** – Main Street currently is a commercial corridor and that is what 80% of that road will be with Cedar Trails Development and Dan would like that to continue as a commercial corridor. **Phillips** – I struggle with this for the same reason as staff. Commercial corridor like St. George, they have St. George Blvd, and River Road and it is commercial corridor. I struggle with calling it Main Street. I talked with a dozen people about it, and it was about 50/50 split, they thought Old Hwy 91 had charm to it. I am not in favor of Main Street. **Rick** – but not opposed to something else? **Phillips** – correct. **Wilkey** – I agree with Phillips. At the intersection of Tipple Road, it goes back to Old Hwy 91 and that is a “T” intersection. **Riddle** – I am not opposed to changing it, but I am not sure about Main Street. Not many have roots deeper than I do. What is such a bad thing for commercial to say Old Hwy 91? **Rick** – I would have to have Dan address that. Main Street is hard to squeeze in there. I wonder why it is not sufficient. **Wilkey** – from marketing standpoint Main Street frontage is wanted. **Rick** – that is 2.5 miles of Main Street frontage. **Phillips** – if we were to change the name to Main Street or something else, would the other 4 businesses need new addresses? **Wilkey** – Golden Corral and LaQuinta are already Main Street. **Phillips** – the 90-degree turn would it change? **Wilkey** – LaQuinta and Golden Corral would stay on Main Street, but Maverik and the Car Dealership should change. **Kent** – Maverik is not correctly addressed, it is an odd number, and it should be even, so it needs to change anyway, the other businesses will keep their number only the name part will change. Action.

**CONSIDER NAMING THE TRAIL ALONG INDUSTRIAL ROAD. ANTHONY**

**PEARSON: Anthony Pearson**, Parks Superintendent – the Industrial Road Trail has come to a finished product, we are proposing to properly name the trail “*Fort Cedar Railroad Trail*”. **Wilkey** – can it shorten to Fort Cedar Rail Trail. **Melling** – that is a long name, what about Fort Rail Trail. **Phillips** – Active Transportation and Historic Preservation came up with the name. I think what will happen is it is a formal trail, but people will shorten it. people call the other trail as the Canyon Trail, Coal Creek Trail, etc. Consent.

**CONSIDER A RESOLUTION CONSENTING TO THE AMENDMENT TO THE IRON SPRINGS INLAND PORT PROJECT AREA. DAVID JOHNSON: David**

**Johnson**, Economic Development Director – We are looking to amend the boundaries of the Utah Inland Port, BZI, Savage, Silver Hills and Lake Side Industrial, this would include the amendment which is a portion of Port 15 that is undeveloped, it will not affect the funding. We would also like to incorporate the businesses that could be part of the Inland Port that is part of Iron Horse. I will turn it over to Danny Stewart. **Danny Stewart**, Utah Inland Port Authority – the red is the original Port project area which is the BZI Innovation Park and the Savage Cedar City Transload facility. The yellow portion is the turf farm area. The bluish/purplish is the Silver Hills Business Park and the green is Lakeside Industrial Park area. We are adding just undeveloped portions of Port 15. **Wilkey** – we are only adding the orange area? **Danny** – yes, this is the area we are looking at, this is a resolution consenting. We are going before the Inland Port Authority Board. Parowan is amending their area and unincorporated Iron County is also. This is a resolution to partner with us or not. Port 15 is the undeveloped area with one exception, where American Packaging is, they are planning to add to their business, we may have to do something for the tax increment. We will work with them on what is currently generating tax increment, so it continues through the RDA, School District, Port 15 and affordable housing. We will have to amend the boundary of the Port 15

RDA to make this happen. **Paul** – will it take a portion of Port 15 out of our agreement? Is the agreement locked to the developed portion area? **Danny** – yes. **Phillips** – is the portion in the city or in Iron County? **Danny** – it is in the city. **Paul** – what will the impact be on collecting property tax on the property. **Danny** – a lot will be covered in the presentation. See attached Exhibit “A”. **Paul** – we have an established contract with an artificial base we work off of, the property is owned by the State of Utah with zero tax, so we assume the tax amount and it goes to the taxing entities. Also, they receive 28% of the increment, 20% to affordable housing, 20% to Iron County School District, 5% to Economic Development, etc., will that be taken into account, and has Port 15 provided any information on how it may or may not change the financing with artificial base? I don’t want Port 15 to come back and say they got the short end of the stick. **Danny** – a portion of Port 15 is owned by SITLA, a portion will remain intact, the only thing that would change is the boundary and the time frame. **Paul** – the base year doesn’t matter; it is owned by the State of Utah. **David** – the resolution only says we approve working with the Inland Port, and as we work through this, we can take Port 15 out. **Paul** – or we can renegotiate with Port 15. **David** – I agree with Paul, we should renegotiate with Port 15. This does not bind us to anything. This is a positive tool, but there are things to work through with Port 15. **Danny** – nothing happens until development happens. **Paul** – I just realized Brent Drew is in the audience and he represents Port 15. I am not opposed to the resolution; I just think there is a deeper dive with Port 15. **Danny** – the nice thing is we take it one at a time. If American Packaging is ready to develop their additional portion and we have an agreement between Inland Port, Port 15 and the city that would trigger the 25 years and then 5 years down the road we have someone else, that is when the 25 years starts for them. We want to work on public infrastructure and with incentive money. **Wilkey** – I am confused about the Cross Hollows portion, by definition Inland Port is to move things, it doesn’t make sense unless it is for incentives. **Danny** – when I show you 14 project areas, we have projects across the state that do not have access to rail, they use this for the economic development tools. **Wilkey** – if the Cross Hollow area develops, the taxing entities get the taxes, if this moved into inland port, how are the taxes distributed? **Danny** – the same unless the city is triggering something for housing. **Paul** – they can access other tools and not touch tax increments. **Danny** – that is correct. **Brent Drew**, Port 15 - we intend to come negotiate with the city, we want the entities to benefit. With all going on people now ask if we are part of the Inland Port and if we say no, they want to know why not. Also, the way the incentive is set up, the state process takes 6 months to a year, the same incentive with Inland port takes much less time. Everything we are looking at is the extension of more infrastructures, we gave the city money to enlarge the sewer line, and we are seeing problems with that because of the residential in the area. Cross Hollow we had to identify a certain area. We are looking for a corporate headquarters, one from here and one that is not. They are very good jobs. **Phillips** – I understand the resolution, when we get into the development agreement, can we make sure there are certain businesses, we don’t want industrial in the Cross Hollow area. **Danny** – zoning will take care of that. There are problems with infrastructure in that area and this could happen. In Garland Utah the community needed infrastructure, we were able to help with infrastructure that helped the community. **Randall** – the resolution gives a vague consent. What are we consenting to? **Danny** – we will work with staff on what goes in what areas it will not come back to council. **Randall** – so as drafted you are getting a blank check? **Danny** – we will still have to work with staff, it is not in our interest or your interest to do things against your economic development strategy. **Wilkey** – at the end of the day, who in staff says yes? **Paul** – staff is not stupid, if there is a conflict with the council and their desires, we will bring it here and let

you debate it and you can vote. **David** – this is a boundary area; you dictate the zoning and use in ordinance. The Inland Port boundary has to adhere to the ordinance and zoning, you are not writing a blank check, but projects are able to leverage a state incentive. **Wilkey** – when you create an overlay, the zoning still has to come to the council, and this is the last we see of it. **David** – you can approve this resolution and motion that any project areas that staff has to bring it back to you. **Randall** – yes, but the resolution would have to be rewritten. You can say that the Utah Inland Port Authority commence work on drafting a project area plan and then bring it back to you for approval. **Phillips** – how would that affect the inland port board? **Danny** – it wouldn't, maybe the timing. Any zone changes would go through the normal process. **Wilkey** – what does it mean to the city tax base, that is what I don't understand. **Paul** – be careful, if a company doesn't want to wait, they could go to BZI, and we won't get anything. **Melling** – we had a discussion like this in water board. **David** – if you didn't do the inland Port you would have to use the RDA and it slows the process. Also, this is a state process, and they manage it, we don't have to. **Phillips** – we still want to understand it. **Melling** – we want to keep an eye, but I don't want to hold things up. Maybe just that staff come to us and let us know what is happening. **David** – it puts Port 15 to a disadvantage. **Wilkey** – do you have time to do a set down one on one. **Danny** – I am happy to do that. **Randall** – I will redraft with the resolution, we can expedite that process. I don't think this will slow you down. Can you begin on a project area plan? **Danny** – yes, the only thing we don't know for sure is the Cross Hollow area. We have time. **David** – this just says we welcome Inland Port within the City limits. **Danny** – nothing happens with taxes if nothing happens. The other thing we will consider, if something becomes burdensome, we can negotiate after the fact. **Melling** – it is a great tool, if the lender knows the debt ratio is lower it changes a lot. **Danny** – the plastic company was enough to shift it to Iron County and away from another area. **David** – they always look at Port 15, BZI, Silver Hills, Lake Sides, and Inland Port always has the edge. Action.

**PUBLIC HEARING TO CONSIDER MODIFICATIONS TO CEDAR CITY  
ORDINANCE SECTION 32-9(B) AND ENGINEERING STANDARD 3.1  
REQUIRING ENGINEERING STANDARDS TO BE ADOPTED BY ORDINANCE  
AND ALLOWING THE CITY ENGINEER TO AUTHORIZE VARIANCES TO THE  
ENGINEERING STANDARDS. KENT FUGAL/RANDALL MCUNE:**

**Randall** – my part is that any change has to be by ordinance now. **Kent** – as we looked at the wording change, I looked at the remainder of the paragraph and realized there are better ways to administer the engineering standards. Not every variance to the standards should need to come to City Council, but we can handle at staff level to come up with solutions and not delay them with this formal process. The wording is to clarify that the standards cannot anticipate everything that comes up. They are intended to address design and construction issues that commonly come up. **Melling** – if staff felt that the standard didn't adequately address, but didn't want to authorize without council consent, can developers come to council. **Randall** – the appeal goes to the City Manager. **Paul** – but they will ask you anyway. **Melling** – not every variance needs to be noted on the plat, but if it is warranted, the council should have the right to approve it and note it on the plat. **Wilkey** – another concern I have, no one is a huge fan of variances, we will lose knowing what is going on and changing the standards. **Paul** – staff is capable of bringing standards to you. When 9 out of 10 times the standard is fine it tells us that the project has a nuance and doesn't need to be changed. **Riddle** – why are we so much more intelligent than staff. We don't need to know or make a decision on everything, staff knows more than we do. **Phillips** – my concern is we



are the people elected to represent the citizens, depending on the variance, people come and say why did you allow that to happen. **Riddle** – I have had that call every day this week.

**Mayor Green** opened the public hearing. **Phil Schmidt** – I think this is a great thing. We have an issue with a small thing with valve boxes, Cedar City is the only city that requires a screw top box and they never fit. This is something they can make the change and that doesn't mean anything to you. We have changed the water meter lids, and now why do we pour cement collars, these are small simple things that can be changed. Developers are tight or cheap, so we need to be careful of, if you look in the valley, engineering will come to the soils people and say if you over excavate and put in so much dirt that will fix it, and you need to be careful of this. If they set a cross section, Cedar City asphalt is 20 years behind, we need to upgrade our road base spec, it was Western Rock waste product and it is the worst road base. Our specs need to be changed, but what they come up with we need to support. We don't want developers to change things just because they don't want to pay for it. You have great staff, and you need to believe in them and not listen to the developers that don't want to pay for it, because we as taxpayers have to pay for it in the future. **Phillips** – there are things that need to change in ordinance also. The hearing closed. Action.

**DISCUSS REMOVING REQUIREMENTS FOR COUNCIL MEMBERS TO BE ON VARIOUS BOARDS AND COMMITTEES. RANDALL MCUNE:**

**Randall** – I am asking you to mark which you would like to remove council members from. **Phillips** – I think it is important for representation on boards. I think we are elected to represent the citizens and it is important we know how the Library, Airport, and Cross Hollows function. I don't need to vote, but I need to hear what they think and then I can help or guide them. **Riddle** – that is what I thought we were talking about. **Wilkey** – the board has a requirement on numbers. I recommend that we be required to be there, but not be on the board, be there as a liaison, why be on the board without a vote. **Melling** – the Chamber had 2 or 3 that were there not able to vote and then you don't have a quorum. Some of these it gets complicated where council is a member, others I don't see a problem. RAP Arts I think we should be at a meeting and chime in, but I haven't felt comfortable about giving a recommendation. Frontier Homestead should vote. Regional WWTP Board they should be a member. **Riddle** – I do steer in RAP Tax P&R, but I feel it is the way it is supposed to go.

Boards they want to keep a voting member on are: Local Homeless Council, Frontier Homestead Foundation Board, Homebuilders Government Relations Committee. The Library has their bylaws, and it is determined by them, that one needs research. Central Iron County Water Conservancy District – **Paul** – Cedar, Kanarraville and Enoch all have representation because of public outcry from a previous board. The members are appointed by the County Commission. **Mayor** – when we come closer to joining, Cedar City should be represented because we are 75% of the population.

**Phillips** – it is important that we become liaison to the committees and boards. We are only staff liaison. **Paul** – each has a set number of board members; the mayor would appoint another member for their board.

**Randall** – we are not removing you as a member at this time, just the requirement. Once a new member is appointed the council member will come off.



**Kent** – the regional WWTP Board, that helps administer the agreement between all the parties. That should have an elected official as a voting member on that board.

These will come back at a later date.

**APPOINT A MAYOR PRO-TEM JULY 17<sup>TH</sup> THROUGH JULY 29<sup>TH</sup>.** Councilmember Wilkey moved to appoint Councilmember Phillips as Mayor Pro Tem from July 17 through 29<sup>th</sup>; second by Councilmember Melling; vote unanimous.

**CLOSED SESSION – REASONABLY IMMINENT LITIGATION:** Councilmember Wilkey moved to go into closed session at 7:30 p.m.; second by Councilmember Melling; roll call vote as follows:

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

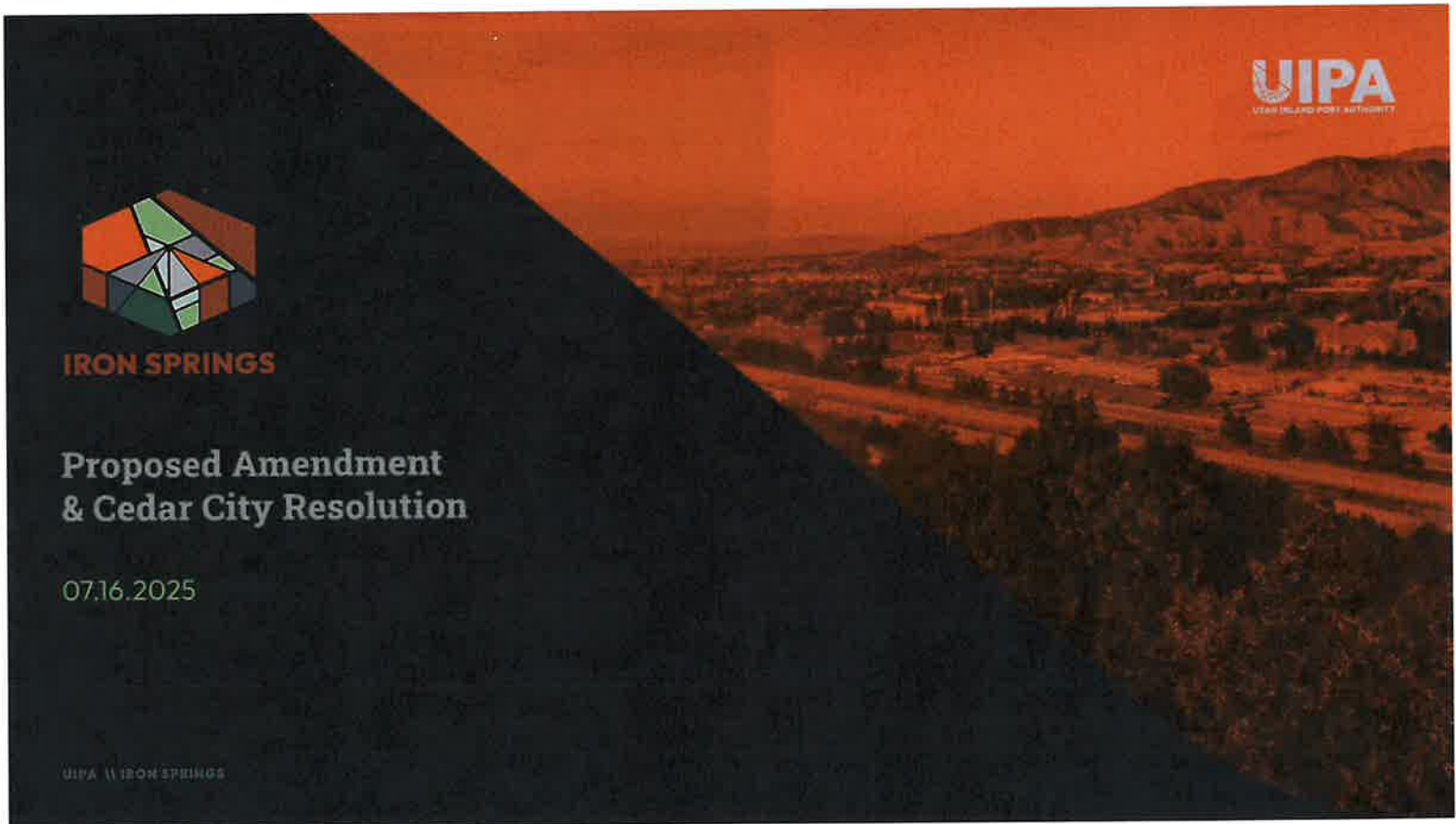
**ADJOURN:** Councilmember Phillips moved to adjourn at 7:47 p.m.; second by Councilmember Melling; vote unanimous.

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Renon Savage, MMC  
City Recorder



EXHIBIT "A"  
CITY COUNCIL – JULY 16, 2025





## IRON SPRINGS

### Purpose this evening:

- Local developers have requested to amend properties within Cedar City into the Iron Springs Inland Port Project Area.
- To do so, Cedar City needs to adopt a resolution inviting the Utah Inland Port Authority to amend properties - this is the business before the City Council.
- Also, to update the council on the Iron Springs project area and to answer any questions.

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UIPA \ \ IRON SPRINGS

## Welcome to Iron Springs








This 2,300-acre project area, strategically located in Cedar City with direct access to I-15, the Union Pacific Railroad, and a regional airport, is ready for your business.

With existing infrastructure, including two rail transloading facilities and readily available utilities, Iron Springs provides a prosperous environment for advanced industries looking to thrive in Southern Utah.

[Explore Available Properties](#) →  
[Download the Project Area Map](#) →  
[Iron Springs Economic Profile](#) →

[Get to Know More](#)

### Why Iron Springs

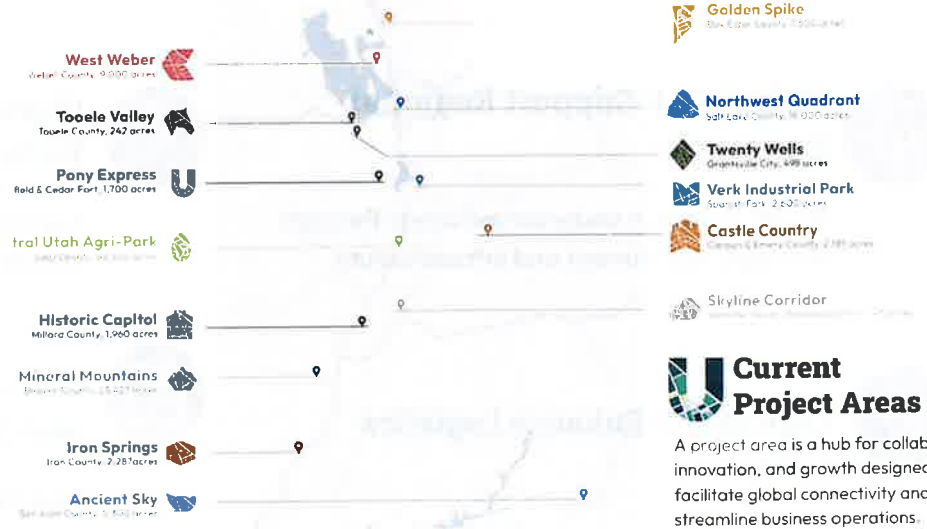
 <b>Proximity to major Western markets</b> <small>(L.A., Phoenix, Vegas, Salt Lake - all within 1-day trucking)</small>	 <b>UP rail access and transload facilities</b> <small><a href="#">Learn more</a></small>	
 <b>Access to major highways</b> <small>5 miles to I-15 with a new industrial belt route to bypass town</small>	 <b>Regional Airport</b> <small>Charge designation (limited current use, but strategic potential)</small>	
 <b>Workforce</b> <small>A highly skilled, manufacturing-ready workforce backed by strong university and technical college pipelines.</small>	 <b>Incentives</b> <small>Business-friendly tax structures, fast-track permitting, and state-level incentives to accelerate your project.</small>	 <b>Quality of Life</b> <small>Enjoy unmatched outdoor access, cultural amenities, and short commutes in one of America's top small cities.</small>

[Learn More](#) [Learn More](#) [Learn More](#)



## What is the Inland Port Authority?

- Established in 2018
- Original focus on SLC Northwest Quadrant to coordinate logistics and planning to optimize business development.
- Tools granted by the Utah Legislature also work across the state.
- Now 14 project areas in Utah.



## Current Project Areas

A project area is a hub for collaboration, innovation, and growth designed to facilitate global connectivity and streamline business operations.

# **UIPA** CORE OBJECTIVES

UTAH INLAND PORT AUTHORITY



## **Objective 1: Support Regional Economies**

Foster growth in underserved areas through strategic recruitment and infrastructure support.



## **Objective 3: Safeguard Environmental Integrity**

Commit to proactive environmental stewardship in every project.



## **Objective 2: Enhance Logistics Efficiency**

Improve air cargo operations and rail systems to boost connectivity and efficiency.



## **Objective 4: Uphold Transparency and Compliance**

Maintain open, ethical governance, fostering public trust and accountability.



## PUBLIC FINANCING TOOLS



### Tax Differential

Tax differential, often referred to as tax increment, represents the growth in property tax revenues in a UIPA project area.



### Public Infrastructure District (PID)

A government entity used to monetize future revenues and pay for infrastructure.



### Authority Infrastructure Bank (AIB)

Funds held by the State of Utah that can be loaned to entities with the approval of UIPA.



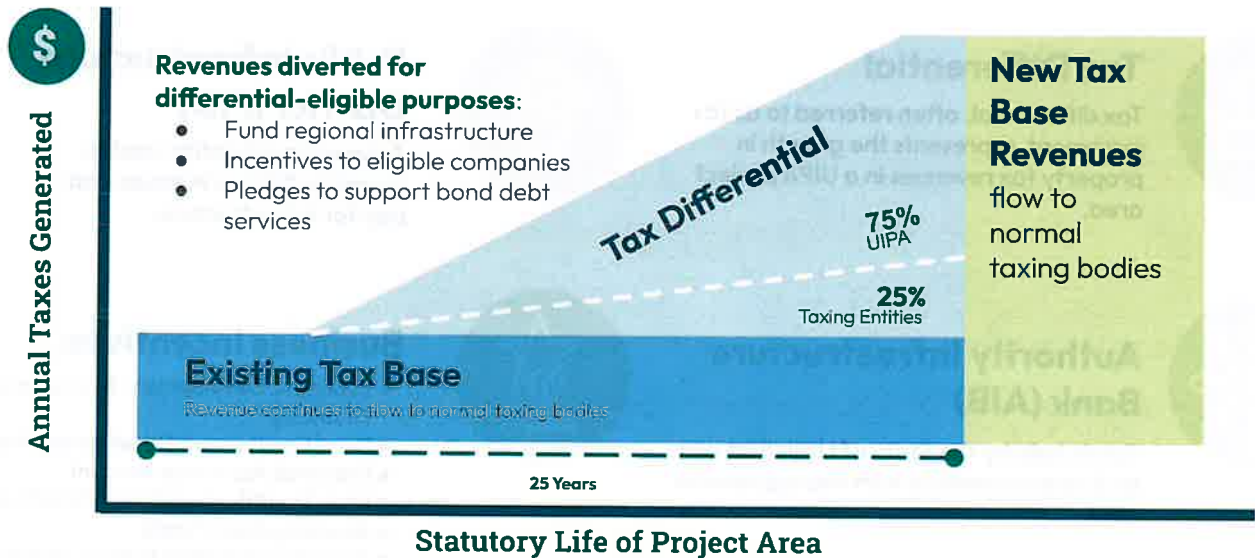
### Business Incentives

- Economic Development Tax Increment Financing
- Rural Employment Development Incentive
- Industrial Assistance Account
- Utah Small Business Credit Initiative
- Revolving Loan Funds
- Incentives identified by local community





## EDTIF Property Tax Differential Model



***Tools we don't have:***

- Zoning
- Land Use Authority
- Permitting
- Ability to move differential generated out of the project area where it is created



## PROJECT AREA CREATION & AMENDING

The Utah Inland Port Authority works in partnership with municipalities and counties throughout the project area process.



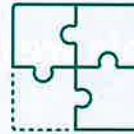
### 1. Resolve

A municipality or county can request UIPA commence work on drafting a project area plan. The municipality or county adopts a project area resolution in a public meeting.



### 2. Draft

UIPA staff work with the municipality or county to develop a project area plan or amend a project area plan for the UIPA board to review in at least 2 public UIPA board meetings.



### 3. Adopt

The UIPA board may adopt a project area or project area amendment in a public meeting.



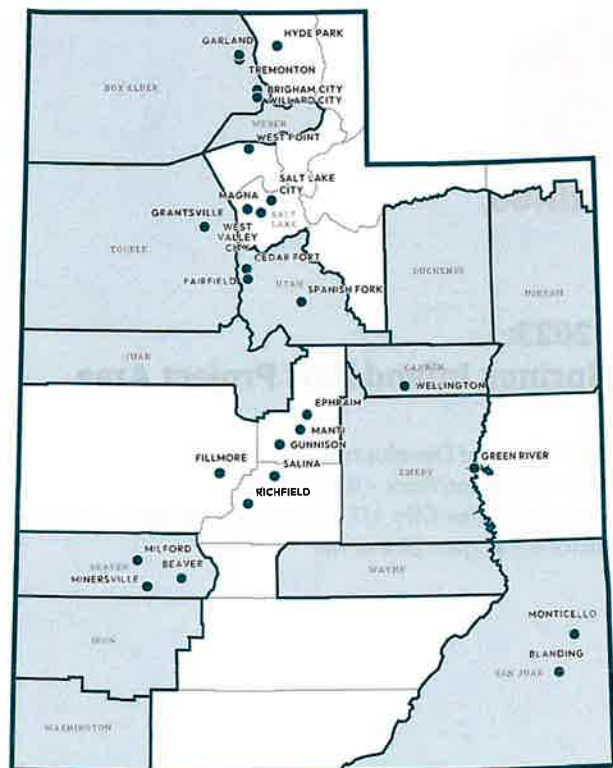
### 4. Build & Optimize

This phase will take 25 years, during which construction, development, and recruitment will occur. Annual budgets are prepared and adopted by the UIPA board, with project KPIs reported and shared.

# Resolutions from **40** communities

This graphic illustrates various cities across Utah where resolutions have been passed, as of April 2025.

The map emphasizes geographic spread across northern, central, and southern Utah, highlighting urban and rural regions involved in statewide initiatives.



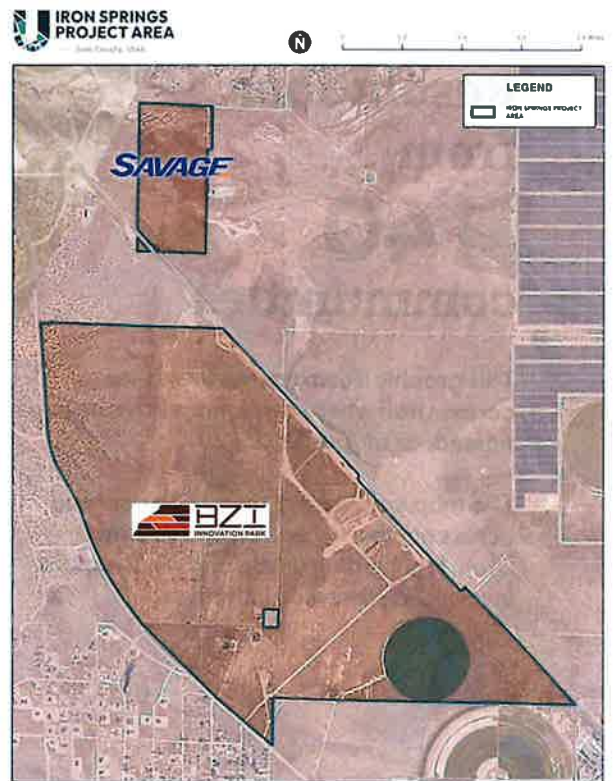
(as of June 2025)



## April 2023: Iron Springs Inland Port Project Area

Zoned for Industrial Development

- BZI Innovation Park - 820 Acres
- Savage Cedar City, UT Transload Network - 74 acres
- Total acreage = 894 acres





**IRON SPRINGS**

## **Amendment, August 1 2024**

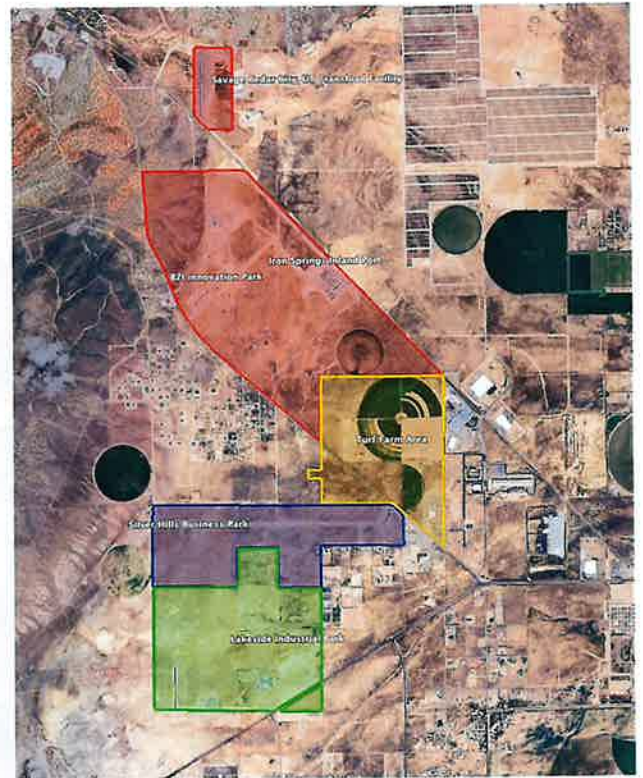
### **Iron Springs Inland Port Project Area**

Development Areas - Presently Zoned for Industrial Development

- BZI Innovation Park - 820 Acres
- Savage Cedar City, UT Transload Network - 74 acres
- Silver Hills Business Park - 360 acres
- Lakeside Industrial Park - 507 acres
- Turf Farm Area - acres 526 Acres
- Total acreage = 2,287 acres after adding 1,393 acres

11

UIPA \ \ IRON SPRINGS







## IRON SPRINGS

### Two Transload Facilities

- **RailSync (BZI Innovation Park)**
- **Savage Cedar City, UT Transload**
- More than 600 Rail Cars Processed
- Over 102,000,000 pounds of steel and lumber, plus fuel oil, food grade oils, plastic resins and more shipped via rail.
- About 2,500 long-haul trucks off of Utah highways.

12

UIPA AT IRON SPRINGS



August 2023



June 2024





## IRON SPRINGS

### Business Recruitment

- I work very closely with David Johnson, with BZI Innovation Park and other Iron Springs property owners on business recruitment.
- So far, we have submitted information on 35 RFIs that we are tracking for Iron Springs. Total capital investment in these projects is \$5,921,300,000.00





## IRON SPRINGS

### Hive Plastics Silver Hills Business Park

- Plastic Product Manufacturing
- Rotomolding Process
- Production to begin September 2025
- 6-8 initial employees
- 15-20 employees in 6 months
- 45-60 employees in 48-60 months
- Working with Southwest Technical College for employee training
- Higher than average local wages
- Potential to use trans loading facilities

14

UIPA \IRON SPRINGS\



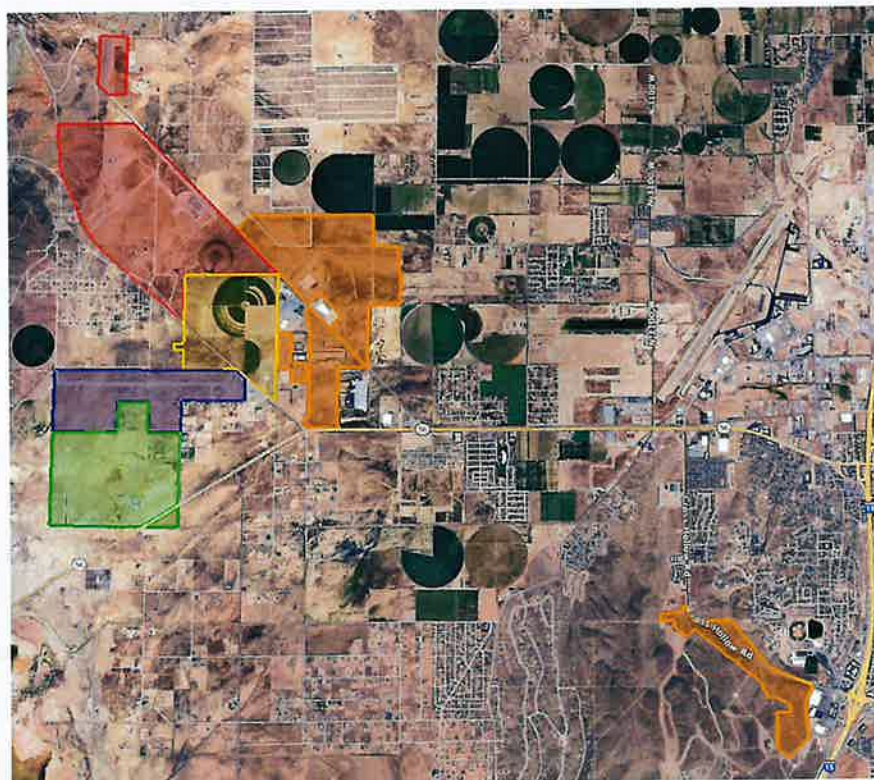


## IRON SPRINGS

### Proposed Amendment 2025

- Parowan Airport Industrial Park
- Potential for other properties in unincorporated Iron County
- Proposed Cedar City properties, including:
  - Undeveloped Port 15 Utah
  - Iron Horse area proposed for recruitment of corporate headquarters projects that are in the works.
- Cedar City Resolution 25-0730 is the item for the Council's consideration.

15



**Thank  
You.**



**IRON SPRINGS**

**UIPA**

## COUNCIL MINUTES

JULY 30, 2025

The City Council held a meeting on Wednesday, July 30, 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:** Finance Director Terri Marsh; City Recorder Renon Savage; Senior Engineer Jonathan Stathis; Police Chief Darin Adams; Economic Development Director David Johnson; Airport Manager Tyler Galetka; Water Superintendent Matt Baker.

**STAFF EXCUSED:** City Manager Paul Bittmenn; City Attorney Randall McUne; City Engineer Kent Fugal

**OTHERS PRESENT:** Danny Stewart, President Mindy Benson, Ron Cardon, Tom Jett, Ann Clark, Rebecca Faith Munn, Pastor Scott Maxwell, Steve Nelson, Meri Pryor, Waldo Galan, Phil Schmidt, Rick Holman, Brent Drew.

**CALL TO ORDER:** Pastor Scott Maxwell of First Baptist Church gave the invocation; the pledge was led by Terri Marsh.

**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 – there is a debate tomorrow at 6:00 p.m. on SUU Campus.

■Phillips – Welcome back Mayor. I will be absent next week. I appreciate what the Parks Department does to keep Main Street Park lawn alive, we have so much on that park. Can we get an update on the drainage at Canyon View High School. Jonathan – it is coming along, we had to order additional pipe, we are waiting on that. The underground chambers are backfilled; they need to bring in the turf. I think it will be done in the next few weeks. We hope to have it done before monsoon season. Phillips – thank you for the striping on 600 South. ■Wilkey – we have two areas we need to look at with weeds, Lund and 1600 North, on in front of the Fire Station and across the street at Cedar Reserve Townhomes, 10' strip against the sidewalk, people cannot walk in those areas. How are we on the BLM well?

Jonathan – KP Ventures drilled to 1400 feet, we have not got the samples back. We were hoping for more, and we tried to pump more, but we were drawing down to the screens. That is a pretty good well for the valley. Wilkey – could that be the time of year, or does that matter? Jonathan – that doesn't matter. It does recharge in the winter. Mayor – Rush Lake Ranch people pump it hard this time of year. Wilkey – are they going anywhere else? Mayor – they are done. ■FY 2025 Economic Development Review. David Johnson – with the fiscal year over, I want to give you a recap. See Exhibit "A". Cedar City is about 42,000 and 10% of the jobs are manufacturing. I can't always give you who I am talking to, but I can give you a summary a few times a year. ■Presentation of the 2024 Water Report. Jonathan Stathis – this is for calendar year 2024. Per capita water use went up this last year to 200 gallons per capita per day. We are seeing conservation with the water rates. See Exhibit "B". Melling – 3 years prior we had monsoons, and we didn't last year so it isn't bad. Wilkey – that is 92-acre feet of water and that is what we expected. Jonathan – we have 25,261-acre feet in water rights. Wilkey – where do we have surface water rights? Jonathan – Coal Creek. Wilkey – it would be interesting to see, at what point to we cross the line where we



don't have safe yield. **Jonathan** - we have looked at that. **Melling** - it was 2060, 2070 is when the city takes its biggest cut. If well levels stabilize, that may change. **Jonathan** - we are seeing more developers bring water a right in which is good. The peak day was 16.15 million gallons per day. We have seen an increase in that, and we have to increase the lines to meet that peak day. The peak day was July 8<sup>th</sup>. **Cox** - do we know how much was metered for construction development? **Jonathan** - I have that number, but not in this report. We are dropping 2-2.5 feet a year in the Quichapa area in that aquifer. In wet years it does go back up. We are trying to diversify so we can rest the wells when possible. I have been working with the State on the chlorination project, and they are willing to move the date back. They will require a temporary chlorination system at the Cross Hollow tank. **Melling** - chlorination is due to surface influence. Does EPA require it for everyone? **Jonathan** - I think so. **Mayor** - we are going to propose to change the pressure zone, the District's pressure zone will cover the valley, the height of their tank will serve with adequate pressures west of Westview Drive and west of the Airport and on the same elevation line past Canyon View and out to Enoch. Our proposal, instead of breaking it in the valley, is going to be to put it all in the District and then still build the pressure point at Cross Hollows. There will still be two pump stations, the first one will be at Westview Drive and Hwy-56. We have to chlorinate before the District's tank. **Cox** - Cedar City, Enoch and the Water Conservancy District are all part of the committee, and we are getting close to an agreement. **Jonathan** - we are working with Ensign Engineering, and they still need to do some modeling. **Mayor** - Hansen, Allen & Luce are ok with changing that position. **Jonathan** - with the water situation, we need to get more wells online and we need to encourage conservation.

**PUBLIC COMMENTS:** ■SUU Economic Impact Study. **President Mindy Benson** - I want to acknowledge Ron Cardon, the Assistant Vice President of Alumni and Community Relations at SUU for his help in setting this up. I want to thank you for your service. When we held this reveal in late June you had City Council, but I want you to have the information. See Exhibit "C". We are appreciative to be in this community, and we want to be good partners. Our MBA has grown 162% online. Our numbers are up for fall, but there is concern with visas for international students. We have about 9,500 students on campus. We will continue to grow, but I don't want to be a 40,000-student campus. **Cox** - thank you for the concurrent enrollment. **President** - we are enhancing the concurrent enrollment. If they take concurrent enrollment, they can graduate from SUU in two years and have a master's degree in three years post high school. **Wilkey** - is AP classes the same as concurrent, or is it classes you can take to any school. **President** - it is all part of the same bucket, but concurrent is a specific institution the faculty at your institution teach within. **Phillips** - there was a story about another institution in Ogden, and they talked about touting a 3-year degree, my understanding is we have had one for a few years. Am I correct in my assumption? **President** - there are a few different things. We do have a three-year degree, and students can complete in three years, but it is still 120 credits. We got funding from the legislature to pilot that program, and it is thriving, but we are finding that students would rather be home and working and not paying rent in the summer and then coming back. **Phillips** - the story I heard is they are offering a 3-year degree with a lot less credits. **Mindy** - it is a sub 90 credit degree. We have nine of those ready to go. Weber State was the first one to pilot that and that is because their President is a commissioner on the Northwest Accreditation, that has been our problem, accreditation won't accept anything less than 120 credits, and we are all saying we can do this with 90 credits. Now that he has put that degree forward, we will move the nine programs through the process. **Phillips** - I want to thank you for being here. You

efforts have been wonderful in trying to bring the community and the university back together, that so-called town and gown situation. As I have said many times, we are the only University that has a downtown within 3 blocks, and we need to continue to work together. **President** – we appreciate that. **Melling** – we are thankful for the Speedway program, that wasn't an option 10 years ago, but it is helpful. **President** – thank you. That is one of the most economical college degrees you can get, and you can get it all online. We are trying to be as innovative as we can. **Wilkey** – when is your estimated grand opening on the two new buildings? **President** – one will be done in February, and the other will be done in March or April, they will be back-to-back. We are going to ask the State for a STEM building, including nursing, this year and we think it will be funded next year. We are second on the list right now behind a Utah State project.

**CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED JULY 2 & 9, 2025; (2) RATIFY BILLS DATED JULY 18, 2025; (3) APPROVE THE APPOINTMENT OF STEVEN HITZ TO THE PLANNING COMMISSION. MAYOR GREEN; (4) APPROVE NAMING THE TRAIL ALONG INDUSTRIAL ROAD “THE FORT CEDAR RAILROAD TRAIL”.**  
**ANTHONY PEARSON:** Councilmember Phillips moved to approve the consent agenda items 1 through 4 as written above; second by Councilmember Wilkey; vote unanimous.

**CONSIDER AN ORDINANCE CHANGING A STREET NAME FROM “OLD HIGHWAY 91”. DAN ROBERTS/RANDALL MCUNE:** **Rick Holman** – we included in your packet a letter from the decedents of Ken Middleton some alternatives. We got the message that Main Street was not an option. The Middleton family would like the Cedar Trails Boulevard name. **Phillips** – I appreciate other options. We all had concerns about Main Street, thank you. I worry we have a North Cedar Boulevard; we haven't discussed this. **Wilkey** – Cox said what about Cedar Boulevard, but I brought up North Cedar Blvd. **Rick** – St. George has the St. George Boulevard. **Mayor** – we have a wonderful Main Street, and it is an opportunity for the businesses to do well, and a longer main street is economically an opportunity for the businesses and in my opinion why you want to name it that. **Rick** – as Carter said, if you market Main Street, it is an incentive. **Phillips** – with Cedar Trails Boulevard, we have other developments going in place, we have the Courtyards at Shurtz Canyon and the Trails at Shurtz Canyon. **Wilkey** – what about Southern Trails Parkway or Southern Trails Boulevard? For me, I can't get out of my mind that it is where we hunt jackrabbits. **Phillips** – you see the numbers on the Economic report and the numbers will be there. **Rick** – some parcels have been sold already. **Cox** – I like Cedar City Boulevard. **Riddle** – I am still ok with Old Hwy 91. I don't like the Trails; I don't want to incentivize one development. **Wilkey** – is Cedar Trails Development responsible for widening the road or is all of their development off of that road, are they required to improve that road. **Rick** – there are access points that will have to be improved. **Jonathan** – properties that front Old Hwy 91 will be required to put the improvements in; they might be divided later. **Rick** – further south there is a mix of residential and commercial all the way down to Tipple Road. **Wilkey** – is North Cedar Blvd. the official name? **Cox** – you can do South Cedar Blvd. nothing would be north on that so it would not be the same. **Jonathan** – that would be a question for the Fire and Police Department. **Phillips** – the businesses already on Old Hwy 91, who is responsible to make the changes financially for those businesses. **Melling** – the businesses, I had a call from an owner, they would like better branding for marketing, but they wanted Main Street. **Rick** – I talked to businesses in town about costs to change a street name, most marketing is done electronically, they didn't think it would be significant. **Melling** – one of the hotels called me. **Wilkey** – you have to think for the Hotels, Maverik and the other developments. **Chief Adams** – generally we don't like to replicate names, but as long as you say south it shouldn't be an issue. **Cox** – they both are along the freeway. **Phillips** – are the unintended consequences we are not seeing. **Wilkey** – can we wait and talk with Chief Phillips, our City Engineer and some businesses. **Chief Adams** – Chief Phillips texted me and he is ok with it. **Cox** – the only thing is if we don't change it at all. **Rick** – my understanding is that Kent was more concerned with Main Street. **Riddle** – if we eliminate Main



Street, I think he would be ok. **Melling** – I would like to go to the business owner with the other name.

Councilmember Wilkey moved to table the ordinance changing the name from Old Highway 91 to next week; second by Councilmember Cox; vote unanimous.

**CONSIDER A RESOLUTION CONSENTING TO THE AMENDMENT TO THE IRON SPRINGS INLAND PORT PROJECT AREA. DAVID JOHNSON;**

**Danny Stewart** – thank you for meeting with me this last week individually. Hopefully you looked at page 189 of the packet, the City Attorney said *“Per the discussion last week, I’ve modified the proposed resolution to make the order of events clear. This resolution is merely a request that the Utah Inland Port Authority begin the process for including additional land into the Iron Springs Inland Port Project Area. The resolution then requires the issue to come back before the Council the specific areas proposed to be added. The primary goal in this change is to keep the Council’s consent authority provided by statute. You will note that this topic is now two items on the agenda. The first item simply asks whether the amended resolution in your packet should be approved or not and whether the City wants the Port Authority to begin the work on creating a draft amended project area and to then bring that back to you for later consent. The second item is to discuss the specific proposed areas to be added. The hope is to avoid bogging down the first step due to any disagreements on the proposed map.*

*However, if the Council wants to (1) request the Port Authority work on expanding the project area AND (2) consent to the addition of all areas proposed in the map provided by Danny Stewart last week, then the Council could consent to the areas now and avoid requiring the map to come back at a later date.”* We have it as 2 agenda items. Exhibit “D”. In order to amend the project area, we have to have property. My solution, if you adopt the resolution, I propose the properties be included, but it doesn’t bind you until we do the budget at a later time. We need the properties to work on that amendment. If we work on a plan and budget and then take it to my board on October 6<sup>th</sup>, and they vote in November, it gives a month to work on a plan and budget before it goes to my board. **Phillips** – share with us the intent of the Inland Port, and the concern of favoritism for retail development.

**Danny** – 1. The intent, the port authority has been granted tools, we have a lot of communities that have asked for project areas to fund infrastructure for surrounding areas. We have a tool, and we want to help the cities. It is to make the best access of the rail and the industrial areas next to the rail. Some are not using the rail and airport push. We have the Skyline Corridor in Sanpete, Sevier and Wayne Counties and none of them have active railroad, but they can use the tools to achieve economic development. It is to create workforce housing to help recruit. We are still focusing on industrial development. The property that is not in our industrial area, we feel the tools will help bring in retail that will build out infrastructure to help the community; it is a mixed use with commercial. We will not help until the community desires the retail shopping and infrastructure is very expensive, so we want to use the Inland Port tools to help with that. **Cox** – a piece of land on the southeast side of town is it an unfair advantage to other retailers, or do others have the opportunity to opt in. **Danny** – our intent is not to benefit single developers as much as an area in the community. We had the rail, water and power. The one not shown on the map is the Parowan Airport area. Does the community want recruitment for corporate headquarters and retailers. **Cox** – how does it compete with businesses that have already gone in? **David Johnson** – as community we want to be good stewards of the tool. In the area there is retail that wants to use it, we don’t have to allow them to use it. There is corporate headquarters with an investment. **Wilkey** – I get the corporate headquarters, but my problems are it is unique for my headquarters, but now the infrastructure is in for the retail we will bring in. What would stop everyone on North Main. **Danny** – you get to choose the direction. **Cox** – then we will be right back here. We need a mechanism that will support and help existing retail, not compete with it, I don’t like that. Nothing is there until something happens. **Cox** – there is a lot being built right there that is not a part of this. **Danny** – let me talk about the next steps. We have a company that is almost finished, they occupy about 5 acres, once that building is complete, we have to go through Iron County to trigger collecting the tax increment to use in that area. **Melling** – they are paying the old tax. **Wilkey** – they must build the project and then the final decision is made. **Danny** – we put

together the incentives in good faith, but until the project is finished it is not official. **Wilkey** – it is like an RDO, once we said yes, but when it comes back how do we change it, it feels final. **Danny** – if a private development came in and started without discussing it with the city there does not have to be an increment. **Phillips** - we want to bring companies here and we will create tax increments, and we get a report every year. This is now another tool that is statewide. **Danny** – yes, it is taking place of a local RDA. **Wilkey** – I am thinking Inland Port as moving things, but if they are doing that throughout the state, then fine. **David**- this is another tool similar to an RDA and what you want to bring where. If you don't want to include that, you don't have to. It is for high paying white-collar workers also, that is what you do to incentivize certain types of businesses. **Cox** – Cross Hollows is growing on its own. **David** – I would discourage using it for retail, it could benefit in an ancillary way. **Cox** – I am talking about a big building that would support retail. We want to attract what will support the entire community. **Wilkey** – they are already here, we are not attracting anything new, we are moving them from one location to another. **Phillips** – but if you can attract a corporate headquarters, they are paying high dollar jobs and it helps the entire community, that is where we have to differentiate. **David** – Randall gave you options. **Wilkey** – the other area added, the place already done, who gets the incentive, is it the original developer or the companies coming in. **Danny** – we don't incentivize something already done, but there are dynamics such as water pressure that would benefit this project and others in the area. **David** – if a burger joint wants to go where a CPA office was, they have to address additional needs. **Wilkey** – it sounds like we have identified the property in the new water reimbursement area, so they know they will have to pay that in the area. **David** – it is an incentive to recruit new businesses or expansions. Are you good with the concept and what areas are you comfortable with.

Councilmember Phillips moved to approve the resolution consenting to the amendment to the Iron Springs Inland Port Project Area, (1) requests that the Port Authority commence work on drafting an expanded project area plan to include property located in Cedar City into the Iron Springs Inland Port Project Area in Iron County in accordance with Utah Code Annotated§ 11-58-501 *et. Seq.*; and (2) directs the Economic Development Director to bring the project area plan back to the City Council for the Council's consent; There was discussion on the motion.

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

AYE: 5  
NAY: 0  
ABSTAINED: 0

**CONSIDER PROPERTIES LOCATED WITHIN CEDAR CITY FOR AMENDMENT INTO THE IRON SPRINGS INLAND PORT PROJECT AREA. DAVID JOHNSON:**

**Wilkey** – if we agree and vote on all the properties you don't have to bring it back, or we can say yes to this portion or not. **Danny** - I would approve the map, and we will have to bring it back. **Riddle** – if we say no, you don't have direction. **Cox** – if it is adopted, what will be adopted. **Wilkey** – for the ones sold, what is their advantage? **Cox** – if it is only infrastructure, I am for it. **Phil Schmidt** – I own one piece, 30 acres bought by a large corporation, they have 25 acres to go and there is a big expense for rail that has to go in. We have the roads in, we finished paving. Basically, the power needs to come in and the gas. There are big companies looking at 8-10 acres that could use the incentives, they are competing with other companies, it is \$9-\$12 million building. **Cox** – your costs are gone; we can pay for rail or up size water or street. **Wilkey** – they choose, it is an overall incentive. **Phillips** – it is a matter of geography; they are helping to pipe water to our future water tank. **Wilkey** – it is a type of business. **Schmidt** – there are two 16" lines through Saddleback, one will feed the water tank, and it benefits everyone. **Wilkey** – the company coming in, if they qualify, they will get incentive only for the rail portion, not the building. **Danny** – that is decided project by project through a development agreement. We are looking at rail for other businesses or just one business. We prefer to benefit a project area, not just one business. The rail is a huge expense, we don't want to piecemeal one portion

at a time, there is a portion that can incentivize, and they decide how to use it. **Wilkey** – of the 75%, does it all stay in our area? **Danny** – 100% transparent, 5% is admin for the Port Authority, nothing will go to another county. **Wilkey** – does the Port Authority have in their bylaws that they have to reinvest within a certain amount of time? **Danny** - no.

Councilmember Phillips moved to approve the adoption including properties within Cedar City for amendment into the Iron Springs Inland Port Project Area;

Question on the motion **Wilkey** – so each project will come back to the Council for approval? **Danny** – we will bring a triggering Resolution and Development Agreement back to the Council.

The motion was seconded by Councilmember Riddle; vote Aye – 4, Nay -1 Cox.

**CONSIDER AN ORDINANCE MODIFYING CEDAR CITY ORDINANCE SECTION 32-9(B) AND ENGINEERING STANDARD 3.1 REQUIRING ENGINEERING STANDARDS TO BE ADOPTED BY ORDINANCE AND ALLOWING THE CITY ENGINEER TO AUTHORIZE VARIANCES TO THE ENGINEERING STANDARDS. KENT FUGAL / RANDALL MCUNE:** Riddle – we don't know everything, we should let them do their work.

Councilmember Phillips moved to approve the ordinance modifying Section 32-9(B) and Engineering Standard 3.1 requiring Engineering Standards to be adopted by Ordinance & Allowing the City Engineer to authorize variances to the Engineering Standards; second by Councilmember Melling; roll call vote as follows:

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

**CONSIDER AIP 054 GRANT AGREEMENT. TYLER GALETKA:** Tyler Galetka, Airport Manager – I received a grant offer after the work meeting, and we have a deadline of August 8<sup>th</sup>. This is for AIP-054, it is the project we have talked about for the seal coat, and painting, this is the official grant \$546,988. This is a connector from Taxiway A, they were all reconstructed in 2020. **Phillips** – will Cedar City administer it or will Woolpert? **Tyler** – Woolpert.

Councilmember Phillips moved to approve the grant agreement for AIP 054; second by Councilmember Wilkey; vote unanimous.

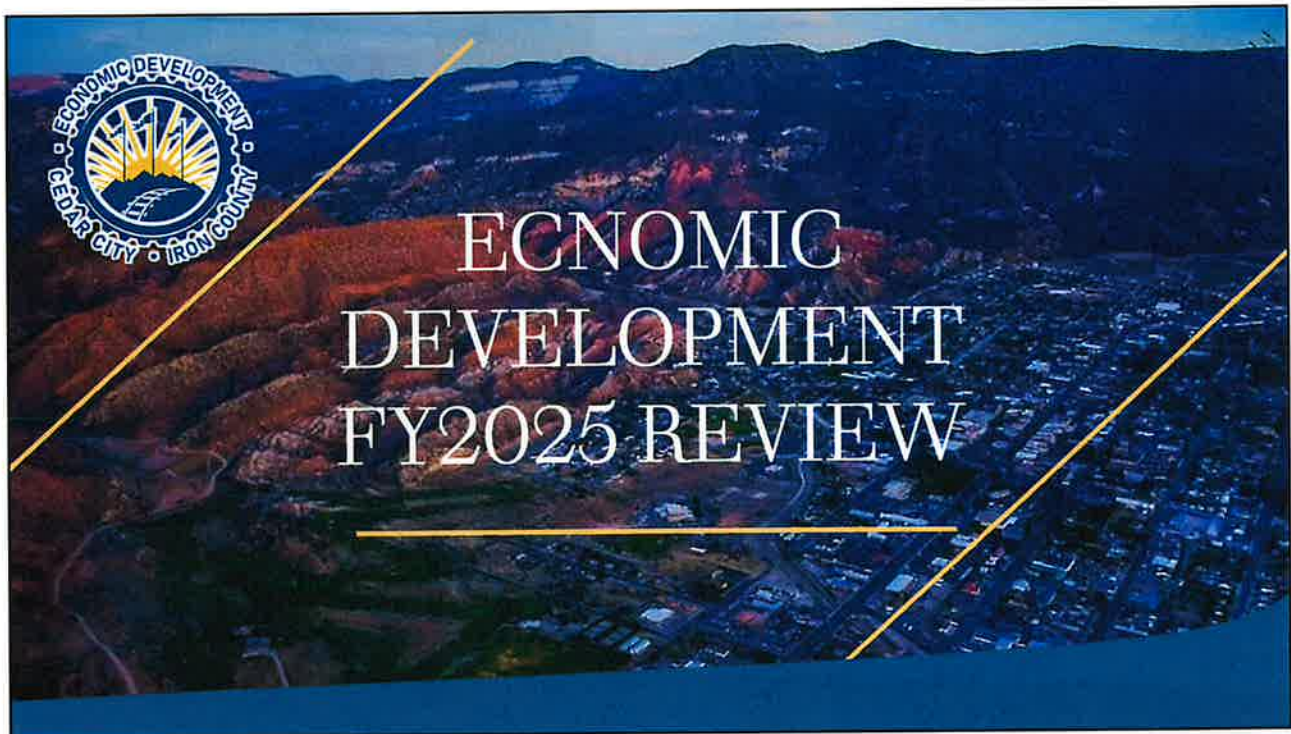
**APPOINT POLL WORKERS FOR THE AUGUST 12<sup>TH</sup> PRIMARY ELECTION AND THE NOVEMBER 4<sup>TH</sup> GENERAL ELECTION. RENON SAVAGE:** Renon – The poll workers for the 2025 elections will be Wyett Ihler, Mabel Ellen (Sam) Creamer and Jane Roberta (Bobbie) Jensen.

Councilmember Phillips moved to approve said poll workers for the 2025 elections; second by Councilmember Melling; vote unanimous.

**ADJOURN:** Councilmember Melling moved to adjourn at 7:48 p.m.; second by Councilmember Riddle; vote unanimous.

---

Renon Savage, MMC  
City Recorder



1

The slide is titled "WORKFORCE" in a large, blue, serif font. To the left of the title is the Cedar City Iron County Economic Development logo. Below the title is the section heading "Demographics" in a bold, black, sans-serif font. A bulleted list of statistics is presented to the left of a photograph. The photograph shows a large crowd of people at a street event, with a Cedar City sign visible in the background. The slide has a blue footer bar.

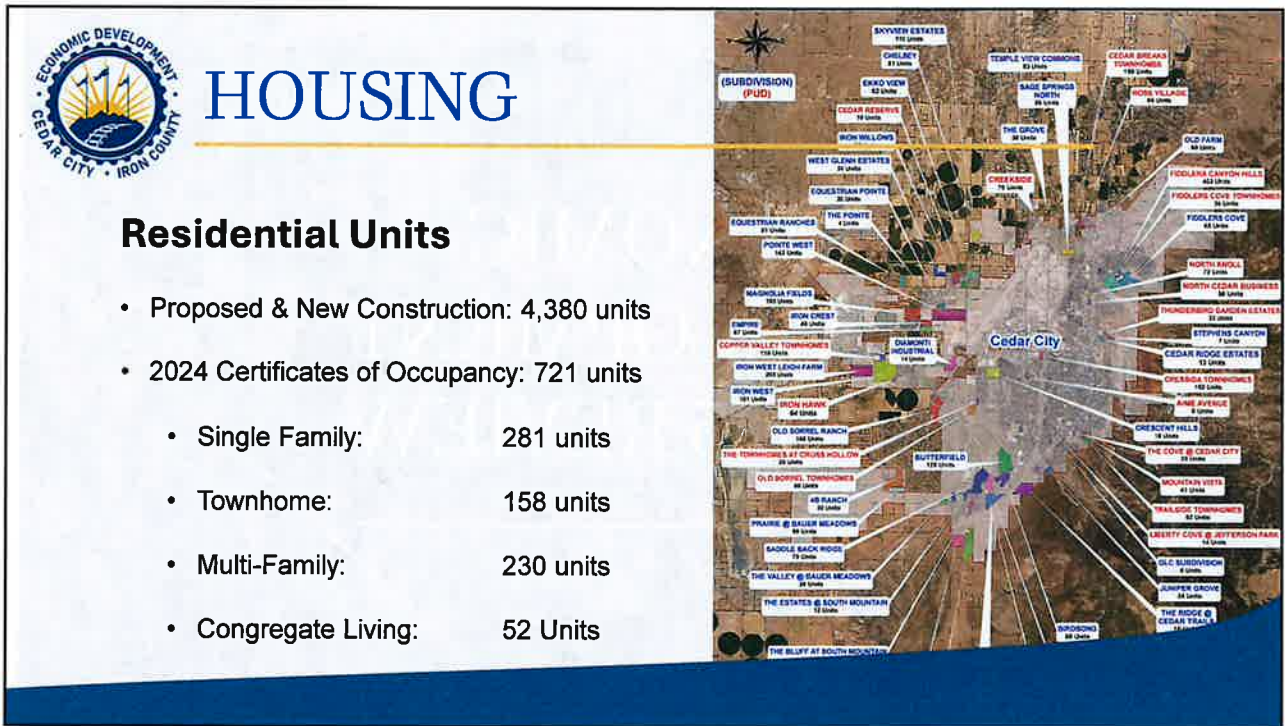
**WORKFORCE**

**Demographics**

- Iron County Population: 66,044
- 4.1% more jobs than 12 months prior
- 25,240 Non-Farm Jobs
- 2,465 Manufacturing Jobs
- \$43,500 Average Annual Wage

2





3



4

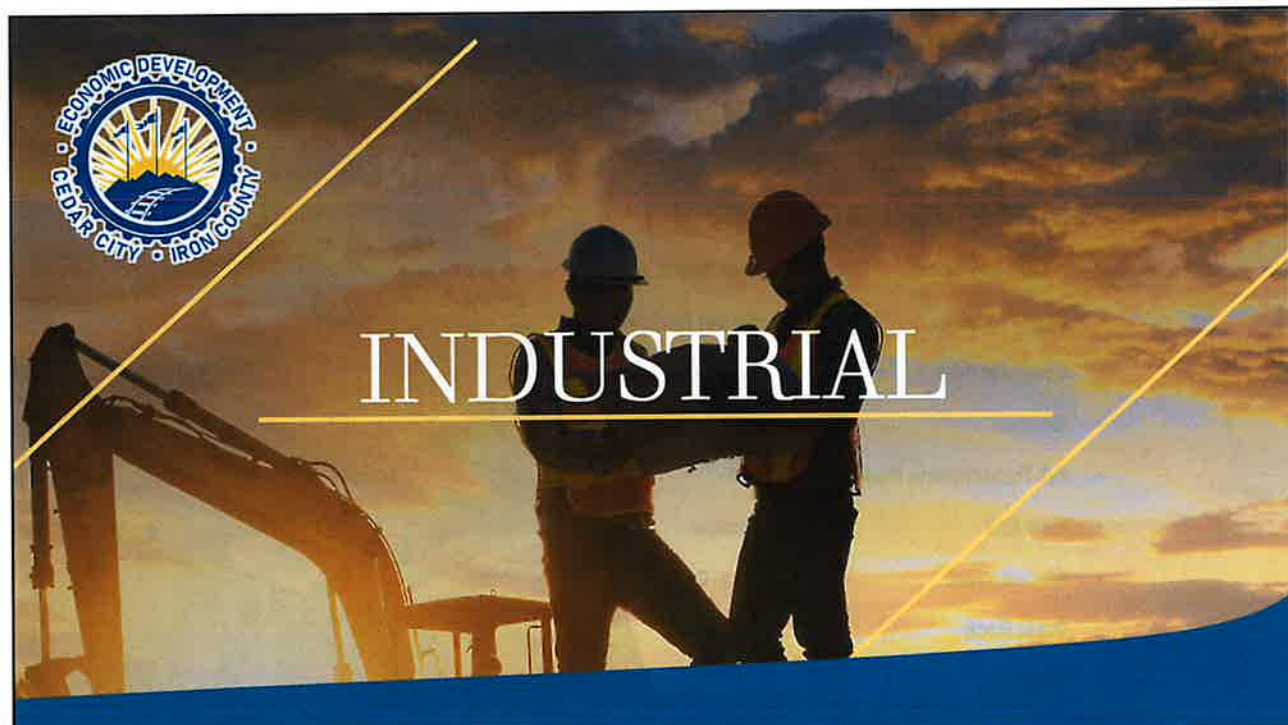


**IRON COUNTY ECONOMIC DEVELOPMENT BOARD**

1. Joni Anderson, Chair (SUU)
2. James Mullenau, Vice Chair (SW Tech)
3. Mike Bleak (Iron County)
4. Ron Riddle (Cedar City)
5. Mollie Halterman (Parowan City)
6. Geoffery Chestnut (Enoch City)
7. Bret Howser (Brian Head)
8. Ben Johnson (ICSD)
9. Amie Graff (DWS)
10. Brent Drew (Port 15)
11. Spencer Jones (Velocity)

The slide features the Iron County Economic Development logo on the left, which includes a sun, mountains, and the text "ECONOMIC DEVELOPMENT CEDAR CITY • IRON COUNTY". The title "STRATEGIC FOCUS" is prominently displayed in the center. On the right, there is a photograph of a street scene in Cedar City, Utah, with a sign that reads "CEDAR CITY HISTORIC DOWNTOWN UTAH".

5



**INDUSTRIAL**

The slide features the Iron County Economic Development logo in the top left corner. The background is a photograph of two construction workers in hard hats and safety vests standing next to an excavator at a construction site during sunset. The word "INDUSTRIAL" is written in large, white, serif capital letters across the center of the image.

6





# INDUSTRIAL

## Major Industries

- Plastics
- Packaging
- Aerospace & Defense
- Food & Beverage
- Rail



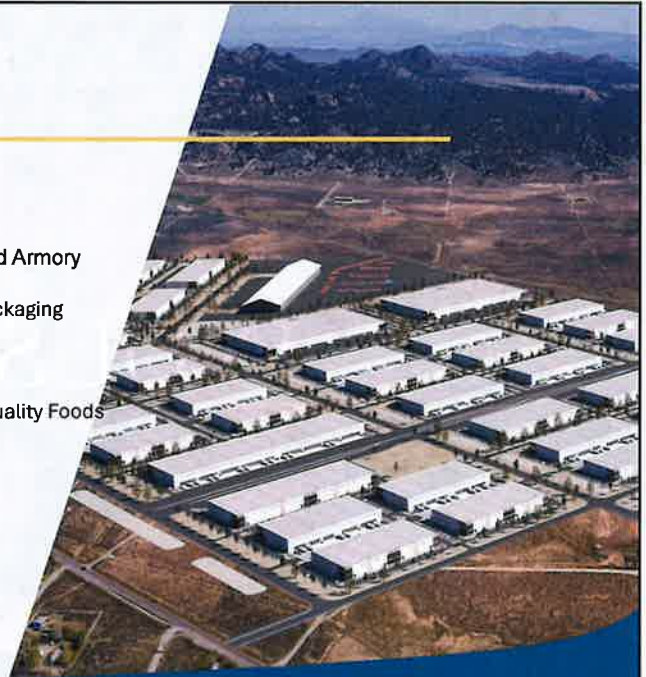
7



# INDUSTRIAL

## Major Manufacturers

- |                        |                         |
|------------------------|-------------------------|
| • American Pacific     | • Rock Island Armory    |
| • Align Precision      | • Mauser Packaging      |
| • Charlotte Pipe       | • Utah Steel            |
| • Genpak               | • Western Quality Foods |
| • WL Polyethylene Pipe | • GAF                   |
| • New Era              | • Cacique               |
| • Staheli West         | • Coca-Cola             |
| • West Rock            | • Budweiser             |
| • Utah Iron            |                         |



8





# INDUSTRIAL

## Iron Springs Inland Port

- 1<sup>st</sup> Rural subport to the Utah Inland Port Authority
- Recently Expanded to 2,300 acres that now includes Silver Hills and Lakeside Industrial

## Port 15 Utah

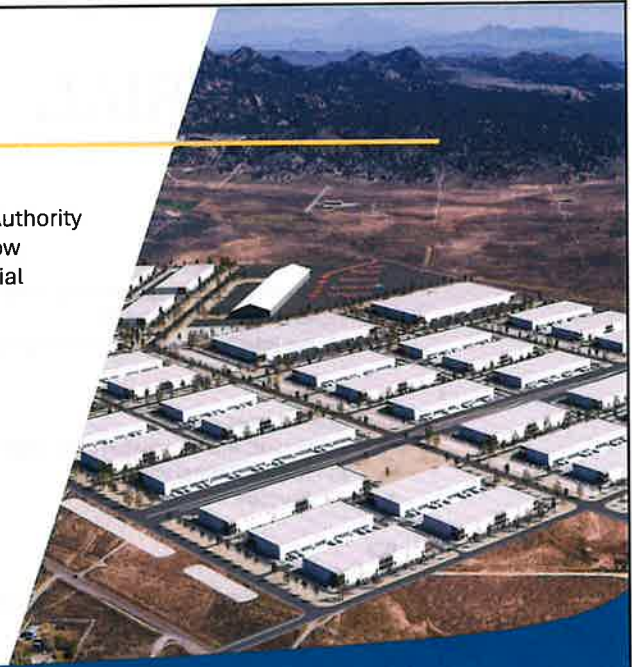
- 800 acres
- Three Recent new project
- Rail Access

## BZI Innovation Park

- 825 acres
- Zoned Heavy Industrial
- Rail Access

## Savage Rail

- 74 acres of Direct Rail Service



9



# INDUSTRIAL

## Request For Information (RFI) Submissions

- FY2025 Goal: 12 New Project Submissions
- FY2025 Actual: 24 New Project Submissions

## Proactive Outreach

- 16 New Projects

## Business Meetings & Site Visits

- 14 New Projects
- 1 Business Expansion
- 3 State Partners

## Committed Projects

- 2 of 8 Projects Announced
- 7 New Projects
- 1 Expansion Project



10



# INDUSTRIAL

### Project Announcements

- American Pacific
  - Expansion Project
  - Up to a \$100 million capital investment
  - Increase production by 50%
  - 25 new jobs to the current 170-employee base
- Hive Plastics
  - New Company
  - 23,000 sqft with expansion to 42,000 sqft
  - \$11 million Capital Investment
  - 71 New jobs
- BZI
  - Nautilus I
  - Phase I of BZI Innovation Park - Opening



11



# RETAIL



12



# RETAIL

**Major Retail Development**

- 7 Major Retail Development Areas

**Proactive Outreach**

- 9 Major Large-Scale Retailers
- 6 Small-Scale Retailers

**Organic Growth**

- 9 Retail & Commercial Businesses

**Retail Projects Moving Forward**

- Winco is Bringing Grocery to North Cedar City
- 3 Unannounced
- 16 Announced, Under Construction, or Built

13

# SMALL BUSINESS

14



## SMALL BUSINESS

### Historic Downtown Economic Development Committee

1. Brent Drew, Chair (Leavitt Land)
2. Mirryn Morrill, Vice Chair (Gnache'd)
3. Scott Phillips (City Council Liaison)
4. Jaden Reardon (The Pub)
5. David Whitmore (Cedar Sports)
6. Jennifer Wilson (America First)
7. Jessica Kinsey (Shakespeare/SUMA/Beverly Center)
8. Kaylee Pickering (County Tourism)
9. Ron Cardon (SUU)
10. Tyrel Eddy (ICSD)
11. Brooke Twitchell (BZI)



15



## SMALL BUSINESS

### Small Business Grant

- Ganache'd - \$4,739.50
- Fire & Smoke BBQ - \$20,000
- The Pub Spirits + Craft Kitchen - \$15,000
- Brian Head General Store - \$14,000
- Dallas Smith Media - \$5,000
- Lone Wolf Precision - \$3,000
- Marketing Videos - \$5,000

### Main Street Sign Grant

- Jerseys Corner - \$1,248.06
- Pizza Factory - \$2,500
- Prime Powersports - \$2,500

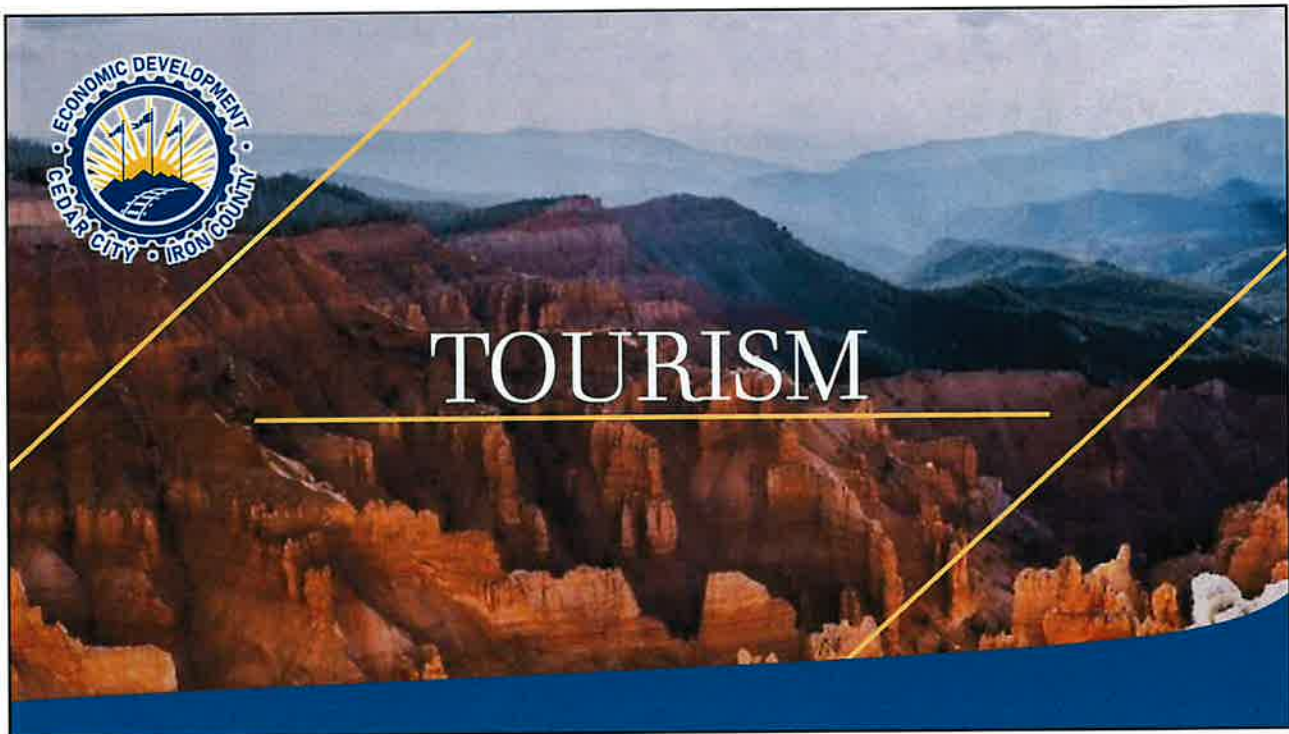
### Main Street Façade & Tenant Grant

- Gym on Main - \$7,500
- Prime Powersports - \$7,500



16





17

**TOURISM**

**Key Performance Indicators**

- 930K overnight visitors & 2 mill overnight stays
- 63% hotel occupancy in 2024, 3% over 2023

**Revenue**

- Total Revenue: \$4,143,698.
- TRT: \$2,685,202
- TRCCA/Restaurant Tax: \$1,414,245

**Marketing & Events**

- Support of 32 Events & Organizations


**Tax Reinvestment**

- \$939,364.50 in Iron County Projects
- Support to 10 Community Partners
- Support of 10 Improvement Projects, including \$1 million to expand the Cross Hollows Diamond Z Arena

18

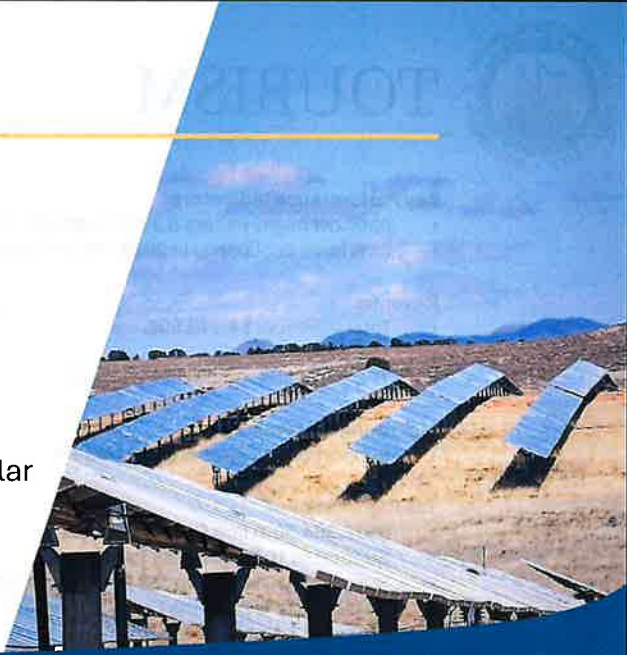


19



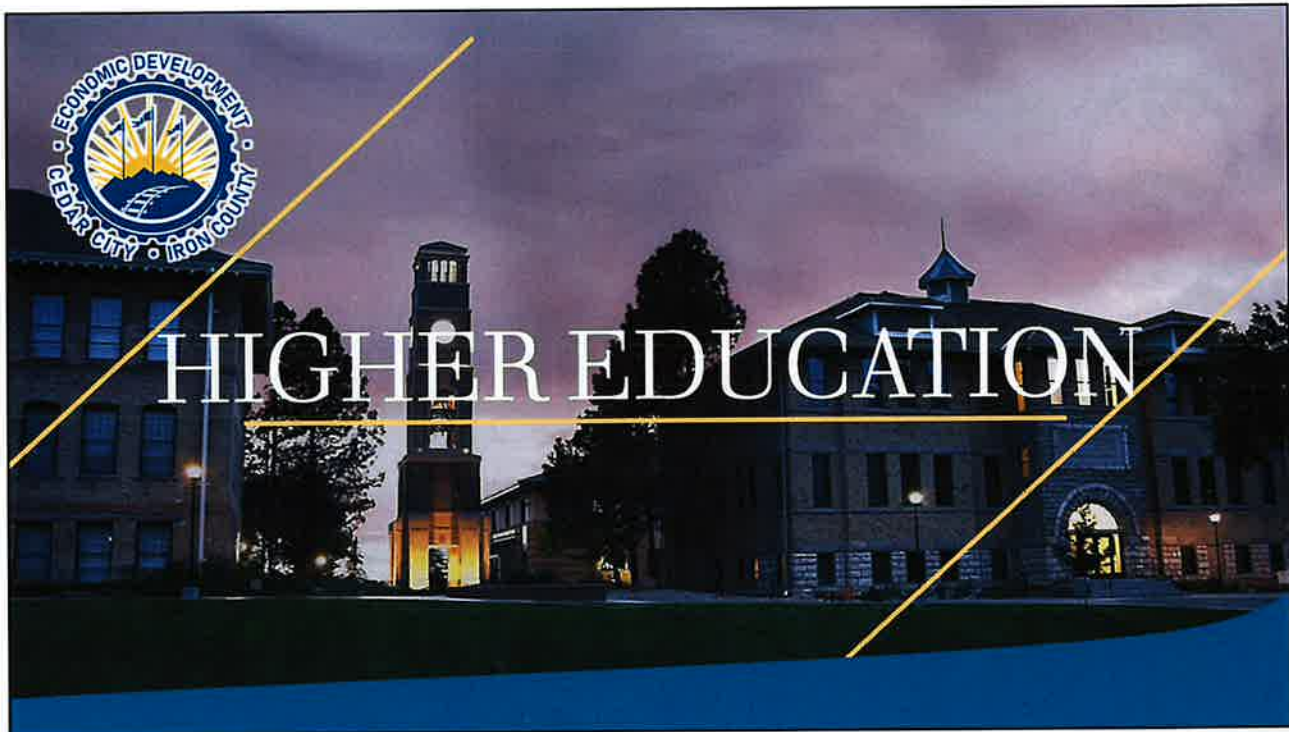
## ENERGY

- Geothermal Project
- Enough Solar to Power half of Utah's homes
- 26,000 acres operating and/or permitted
- 15 Operating, 5 Permitted, 5 Planning
- Recent Project : Appaloosa Solar



20



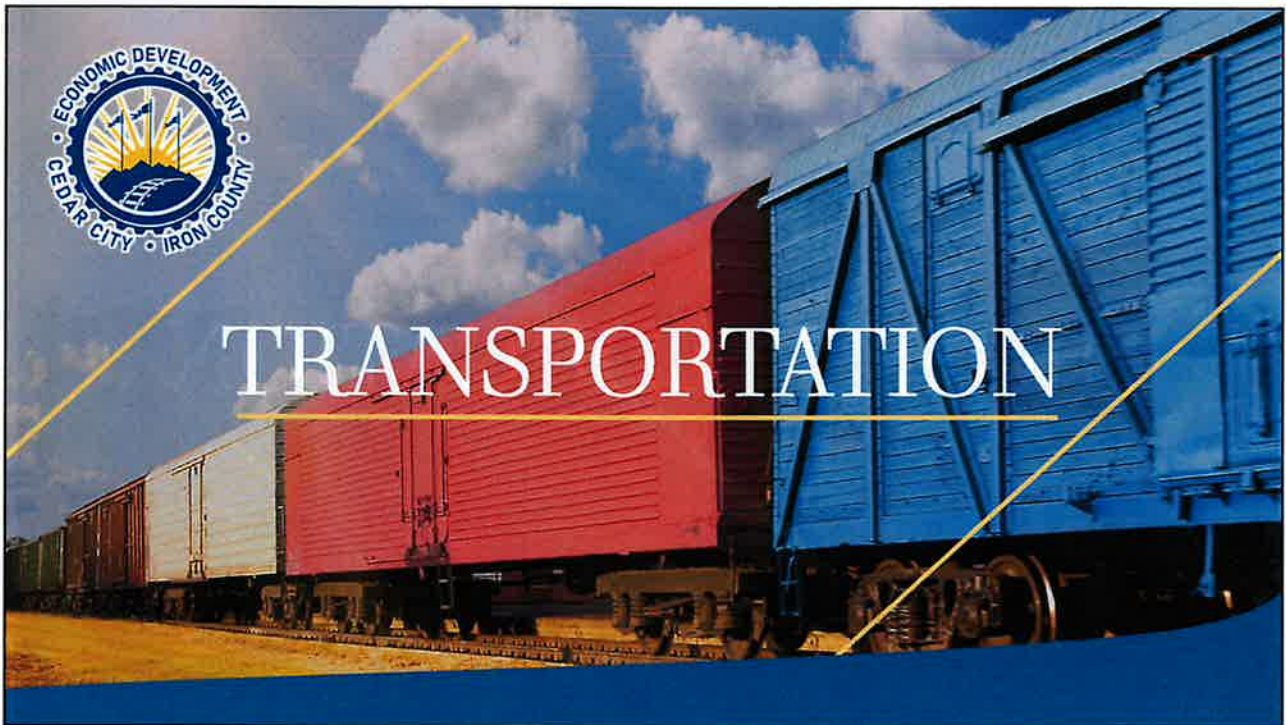


21

## HIGHER EDUCATION

- 3rd Fastest Growing College Town in nation
- Southern Utah University
  - Division I University
  - Over 16,000 Students
  - 150+ undergraduate
  - 32 graduate & certificate programs
- Southwest Tech
  - 20+ accredited programs
  - Industrial Maintenance and Automation, Professional Truck Driving, Welding, Automotive, Business, Computer Science, Culinary Arts, Digital Media, Health Professions

22



23


# TRANSPORTATION

## Airport

- Expansion Ribbon Cutting Event
- Regional Airport Accessibility
- Delta/SkyWest Daily Regional Jet Service
- Two asphalt runways
  - 2/20 is 8,650 by 150 feet (2,637 x 46 m)
  - 8/26 is 4,822 by 60 feet (1,470 x 18 m)

24

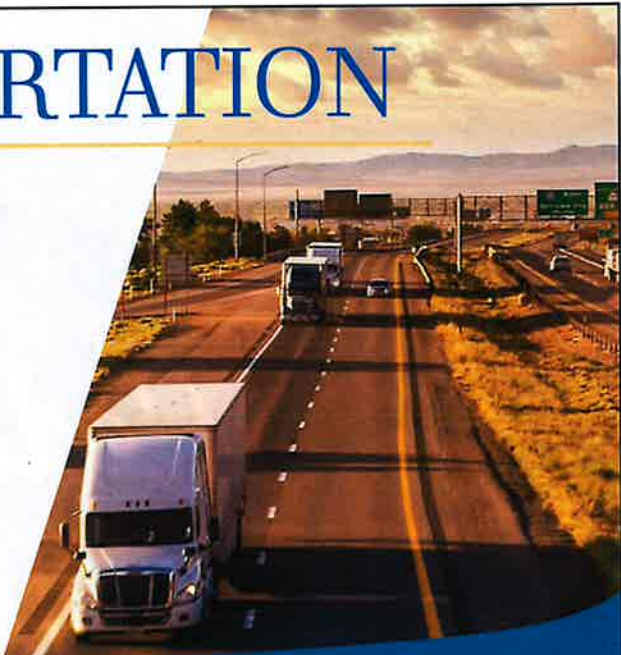




# TRANSPORTATION

## Trucking

- One-day's Trucking to Most Major Western Markets
- Interstate-15
- Proximity to Future Cedar Valley Belt Route



25



# TRANSPORTATION

## Rail

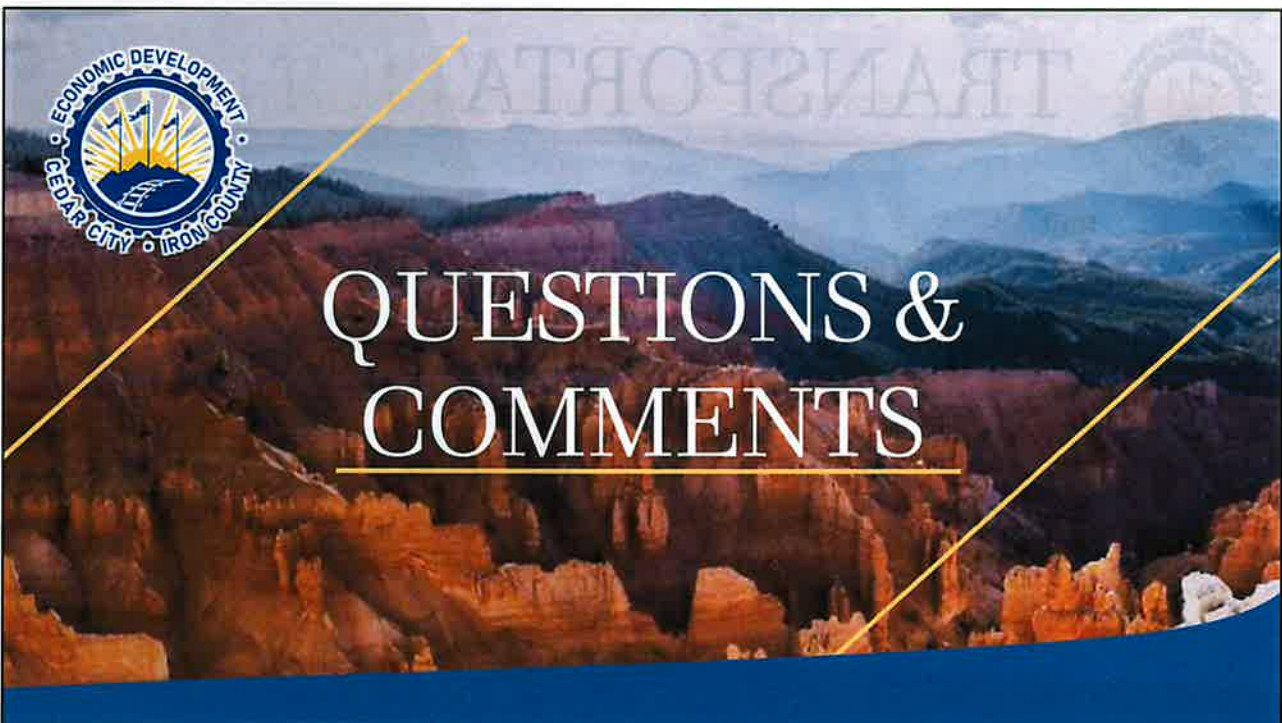
- 2 Transload Facilities
  - RailSync
  - Savage
- Union Pacific "Focus Site"
- Union Pacific Service 2x Weekly




26



27



28



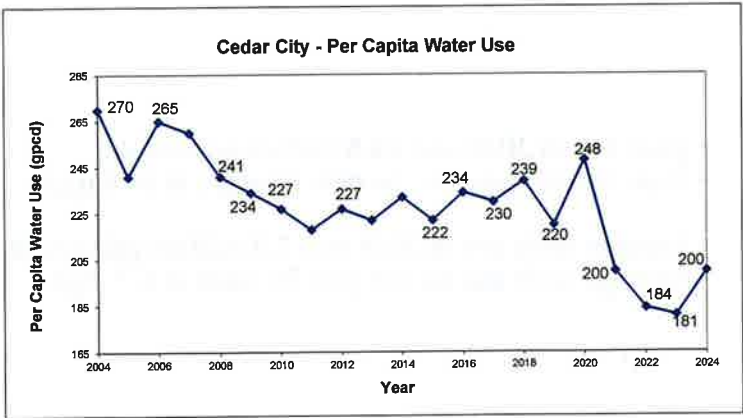
# Cedar City 2024 Water Report



1

## Per Capita Water Use

2024 population = 40,885  
2024 per capita water use = 200 gpcd



2

## Water Rights

- Total water rights = **25,261** acre-feet.
- Basin 73, pre-1934 underground rights = **4,215** acre-feet.
- Basin 73, post-1934 underground rights = **11,701** acre-feet
- Basin 71, safe yield rights = **1,002** acre-feet (62.31% depletion rate)
- Springs water rights = **4,838** acre-feet
- Surface water rights = **448** acre-feet
- Irrigation shares = **3,055** acre-feet (1,589 shares)
- Total amount of water used by City in 2024 was **9,142** ac-ft (36% of total water rights were used).

3

## Water Usage

- Peak day in 2024 was **16.5** million gallons/day.
- Peak day average for the past 10 years is 14.8 mgd.
- Average daily use in 2024 was **7.3** million gallons/day.
- Average daily use for the past 10 years is 6.7 mgd.

4

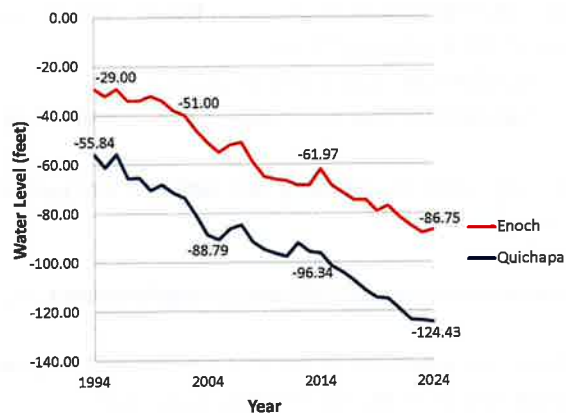


## Aquifer Trends

- Water level in the aquifer west of Quichapa Lake has decreased from 48 feet in 1994 to 124 feet last year. This is an average decline of about 2.53 feet per year.
- Recharge was approx. 2,835 ac-ft in 2024.

5

## Cedar Valley Aquifer Levels



6

## Summary of Water System Projects

### Water Projects completed in 2024

- 450 West waterline replacement
- College Ave. waterline replacement
- Western View Dr. waterline replacement
- North Tank interior re-coating and floor replacement
- Cedar Canyon test well

### Water Projects in 2025

- BLM South test well and production well
- Esplin and BLM North test wells
- Martins Flat test well
- Cedar Canyon filtration plant – on-going pilot study
- Water Rights Assessment Phase 2
- Chlorination project & Stipulated order – temp. chlorinator at Cross Hollow Tank
- Water meters change-out and radio read
- General Plan update – water use and preservation element
- Rate study
- Effluent Re-use – Disc filter units project and Re-use study

7

## Update on Water Situation

- City has watering restrictions in place – no outside watering from 8:00 AM to 6:00 PM.
  - 103 first violations issued in 2024
  - 3 second violations issued in 2024 (shut-off & \$25 fee)
- All City wells are running this summer and keeping up with demand.
- New water rates and ordinances implemented in 2022.
- Water Conservation is encouraged through education, rates, incentives from the State for turf removal.

8

**SUU** SOUTHERN  
UTAH  
UNIVERSITY

# SUU'S ECONOMIC CONTRIBUTION

BY THE KEM C. GARDNER POLICY INSTITUTE



1

## STUDENT BODY



**2<sup>nd</sup>** HIGHEST in the STATE

**16,237**  
STUDENTS 3.3% INCREASE



2


## WORKFORCE ALIGNMENT

**74%**  
OF ALL  
DEGREES

**92%**  
JOB  
PLACEMENT

in **HIGH DEMAND DEGREES  
AND 4 & 5 STAR JOBS**



SUU +  SOUTHWEST  
TECH

DUAL ENROLLMENT PROGRAM

**950**

STUDENTS  
ENROLLED

**5k**

CREDITS  
EARNED

**\$2M**

SAVED

**70%**

OF OUR GRADS WORK IN  
JOBS WITHIN UTAH  
AFTER GRADUATION



SOUTHERN UTAH UNIVERSITY

**NURSING PROGRAM**

3

## EMPLOYMENT

**2,687**  
individuals employed  
by SUU in FY 2023

Largest employer in

**Iron  
County**

**3<sup>RD</sup>**  
**Largest  
Employer**  
in the Southwest  
Economic Region

Supports more than

**5,000 jobs**

in the region, representing  
**3.1% of jobs region-wide**



4



# REGIONAL ECONOMIC ACTIVITY

Southern Utah University supported:

**\$202m**

in earnings  
region wide

**\$298m**

in gross domestic  
product (GDP)

**\$513m**

in output (total sales)  
region wide

This constitutes 2.7% of regional earnings, 2.1% of regional GDP, and 1.8% of total output in the Southwest Economic Region.

5

## VISITOR SPENDING

SUU attracts many out-of-region visitors for events such as the Utah Shakespeare Festival, Larry H. Miller Utah Summer Games, athletic events, campus tours, and commencement. These visitors spent an estimated \$7 million in the Southwest Economic Region.



  
**UTAH  
SHAKESPEARE  
FESTIVAL**

  
**Utah  
SUMMER  
GAMES**



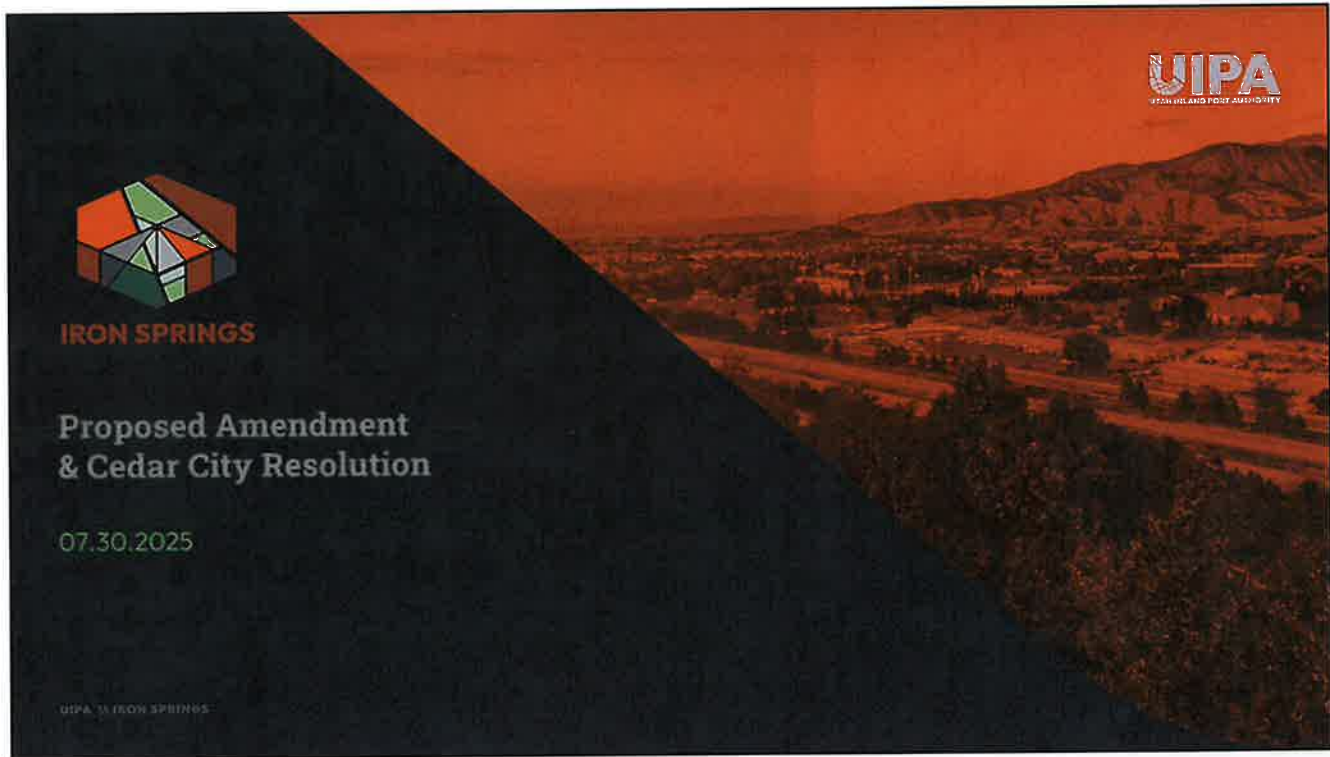
6




7








1



**IRON SPRINGS**


### Agenda Item #6

- Local developers have requested to amend properties within Cedar City into the Iron Springs Inland Port Project Area.
- To do so, Cedar City needs to adopt a resolution inviting the Utah Inland Port Authority to amend properties - this is the business before the City Council.




#### 1. Resolve

A municipality or county can request UIPA commence work on drafting a project area plan. The municipality or county adopts a project area resolution in a public meeting.




#### 2. Draft

UIPA staff work with the municipality or county to develop a project area plan or amend a project area plan for the UIPA board to review in at least 2 public UIPA board meetings.



#### 3. Adopt

The UIPA board may adopt a project area or project area amendment in a public meeting.



#### 4. Build & Optimize

This phase will take 25 years, during which construction, development, and recruitment will occur.

UIPA IRON SPRINGS

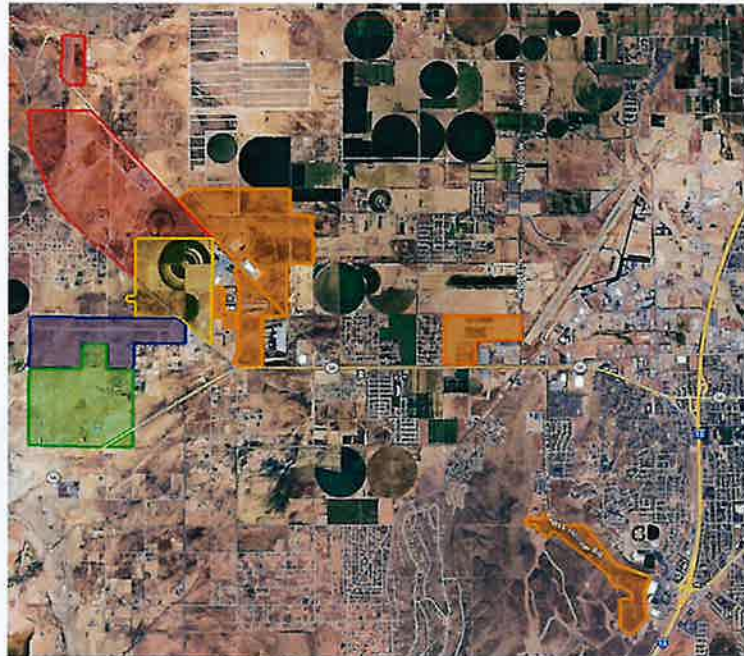
2

**IRON SPRINGS****Agenda item #7**

- Proposed Cedar City properties, including:
  - Undeveloped Port 15 Utah
  - Amber Industrial Park
  - Iron Horse area proposed for recruitment of corporate headquarters projects that are in the works.
- With approval on these properties, we can work on a Draft Amendment to bring back for Council approval before our October board meeting.

3

UIPA 11 IRON SPRINGS



## Report Criteria:

Detail report.  
Invoices with totals above \$0 included.  
Paid and unpaid invoices included.

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>KEN GARFF CHEVROLET</b>					
63274	CC WTR - 1GCRKAEKXSZ339834 2025	07/31/2025	51-40-741 CAP OUTLAY-VEHICLES	43,911.00	
Total KEN GARFF CHEVROLET:				43,911.00	
Grand Totals:				43,911.00	

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder:

Renon Savage

City Treasurer:

Rhuan Carlson

## Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>ACES - ANIMAL CARE EQUIPMENT &amp; SERV</b>					
134677	CCAS - LITTER PANS	06/12/2025	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	250.97	
Total ACES - ANIMAL CARE EQUIPMENT & SERV:				250.97	
<b>ADVANCE MEDIA NEW YORK</b>					
3303954	38070 - ARPT ADVERTISING CAMPAIG	06/30/2025	24-40-220 ADVERTISING	2,856.67	
Total ADVANCE MEDIA NEW YORK:				2,856.67	
<b>BARNEY BROS ELECTRIC INC</b>					
15983	CC ARPT - ADD LIGHTS	06/30/2025	24-40-262 BUILDING & GROUND MAINTENANCE	1,383.00	
Total BARNEY BROS ELECTRIC INC:				1,383.00	
<b>BOWEN COLLINS &amp; ASSOCIATES</b>					
38691	ENG SVCS - GRND WTR EXP PROJ-T	07/21/2025	51-40-711 CAP OUTLAY-WELLS	3,326.42	
Total BOWEN COLLINS & ASSOCIATES:				3,326.42	
<b>DC FROST ASSOCIATES INC</b>					
44611	CC WWTP - PUMP REPAIR KIT SWR LI	06/16/2025	52-55-290 SEWER LINE MAINTENANCE	971.37	
Total DC FROST ASSOCIATES INC:				971.37	
<b>ENBRIDGE GAS UTAH</b>					
JUN 2025 AQ/WWT	9165867413 - AQ/WWTP - GAS JUN 20	07/17/2025	20-40-270 UTILITIES-AQUATIC CENTER	8,253.87	
JUN 2025 AQ/WWT	9165867413 - AQ/WWTP - GAS JUN 20	07/17/2025	53-56-270 UTILITIES-SEWER PLANT	4,543.34	
Total ENBRIDGE GAS UTAH:				12,797.21	
<b>FAIRWAYS MEDIA INC</b>					
9735	CC GOLF - SPRING MAGAZINE 1/2 PA	03/19/2025	28-40-220 ADVERTISING	500.00	
9796	CC GOLF - JUNE MAGAZINE 1/2 PAGE	06/25/2025	28-40-220 ADVERTISING	500.00	
Total FAIRWAYS MEDIA INC:				1,000.00	
<b>FASTENAL</b>					
UTCED132085	UTCED0056 - GLOVES, EYEWEAR, CO	06/30/2025	10-78-930 INVENTORY	450.80	
Total FASTENAL:				450.80	
<b>GARTH AND JERRI FREHNER MUSEUM</b>					
RAP TAX 24/25 #2	RAP TAX 24/25 #2 ALLOCATION	05/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	600.00	
Total GARTH AND JERRI FREHNER MUSEUM:				600.00	
<b>GEM ENGINEERING INC</b>					
32264	CC WWTP - MATERIALS TESTING - EF	06/30/2025	53-56-732 CAP OUTLAY-FILTRATION SYSTEM	576.00	
32265	CC ARENA - MATERIALS TESTING EX	06/30/2025	10-90-970 PRIVATE GRANTS	114.00	
32290	CC WWTP - DENSITY TESTS - 200 S	06/30/2025	52-55-731 CAP OUTLAY-LINE REPLACEMENT	270.00	
32291	CC STRM DRN - MATERIALS TESTING	06/30/2025	54-40-737 CAP OUTLAY-1600 NORTH	485.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total GEM ENGINEERING INC:				1,445.00	
<b>GRADIENT SOUND &amp; ENTERTAINMENT</b>					
00617	CCC - BWR SOUND	05/23/2025	30-40-221 EVENT SPONSORSHIP	1,530.00	
Total GRADIENT SOUND & ENTERTAINMENT:				1,530.00	
<b>HANSEN ALLEN &amp; LUCE INC</b>					
55283	CCC - CEDAR CYN MASTER PLAN #17	07/16/2025	51-40-310 PROF & TECH SERVICES	1,800.25	
Total HANSEN ALLEN & LUCE INC:				1,800.25	
<b>IHC HEALTH SERVICES</b>					
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-41-132 EMPLOYEE INSURANCE	131.70	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-42-132 EMPLOYEE INSURANCE	13.17	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-44-132 EMPLOYEE INSURANCE	39.51	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-60-132 EMPLOYEE INSURANCE	39.51	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-70-132 EMPLOYEE INSURANCE	711.18	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-73-132 EMPLOYEE INSURANCE	171.21	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-75-132 EMPLOYEE INSURANCE	65.85	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-76-132 EMPLOYEE INSURANCE	13.17	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-77-132 EMPLOYEE INSURANCE	26.34	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-78-132 EMPLOYEE INSURANCE	65.85	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-79-132 EMPLOYEE INSURANCE	144.87	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-81-132 EMPLOYEE INSURANCE	144.87	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-83-132 EMPLOYEE INSURANCE	131.70	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-84-132 EMPLOYEE INSURANCE	13.17	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-85-132 EMPLOYEE INSURANCE	26.34	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-87-132 EMPLOYEE INSURANCE	52.68	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-90-132 EMPLOYEE INSURANCE	26.34	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	10-92-132 EMPLOYEE INSURANCE	39.51	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	20-40-132 EMPLOYEE INSURANCE	26.34	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	24-40-132 EMPLOYEE INSURANCE	39.51	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	28-40-132 EMPLOYEE INSURANCE	65.85	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	30-40-132 EMPLOYEE INSURANCE	13.17	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	51-40-132 EMPLOYEE INSURANCE	171.21	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	52-55-132 EMPLOYEE INSURANCE	65.85	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	53-56-132 EMPLOYEE INSURANCE	144.87	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	54-40-132 EMPLOYEE INSURANCE	39.51	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	55-40-132 EMPLOYEE INSURANCE	52.68	
EAP-05536	86- EAP 2ND Q (CC Y25 4TH QTR)	07/16/2025	61-40-132 EMPLOYEE INSURANCE	13.17	
Total IHC HEALTH SERVICES:				2,489.13	
<b>JENKINS OIL COMPANY</b>					
0599335	403 - FUEL	06/16/2025	28-40-251 GAS & OIL	915.00	
0599347	403 - FUEL	06/18/2025	28-40-251 GAS & OIL	1,427.93	
Total JENKINS OIL COMPANY:				2,342.93	
<b>JONES &amp; DEMILLE ENGINEERING</b>					
0138274	CC ENG - ENG SVCS GREENS LAKE D	07/22/2025	54-40-850 FED GRANT-NRCS	8,621.25	
Total JONES & DEMILLE ENGINEERING:				8,621.25	
<b>NATALIE TOWNSEND CMHC PC</b>					
20250410	CCPD - MENTAL HEALTH SERVICES	04/10/2025	10-70-954 STATE GRANT-FIRST RESPONDER MH	1,410.17	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
20250728	CCPD - MENTAL HEALTH SERVICES	07/28/2025	10-70-954 STATE GRANT-FIRST RESPONDER MH	1,181.60	
Total NATALIE TOWNSEND CMHC PC:				2,591.77	
<b>PIONEER FLOOR COVERINGS</b>					
95570	CCC - ACOUSTIC WALL CARPET	05/16/2025	10-42-730 CAP OUTLAY-IMPROVEMENTS	3,990.90	
Total PIONEER FLOOR COVERINGS:				3,990.90	
<b>QUADIENT LEASING USA INC</b>					
Q1937988	N8259897 - Y25 LEASE POSTAGE MET	07/11/2025	10-41-240 OFFICE SUPPLIES & EXPENSE	748.65	
Total QUADIENT LEASING USA INC:				748.65	
<b>ROCKY MOUNTAIN POWER</b>					
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-42-270 UTILITIES	4,287.12	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-53-635 FESTIVAL PROMOTIONS	.22	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-60-270 UTILITIES	93.37	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-73-270 UTILITIES-FIRE	1,252.17	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-76-270 UTILITIES	7.87	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-79-272 UTILITIES-RAIL ROAD CROSSING	60.16	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-79-271 UTILITIES-STREET LIGHTING	4,951.53	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-83-270 UTILITIES-PARKS & CEMETERY	2,688.54	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-87-270 UTILITIES-LIBRARY	2,974.90	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-90-270 UTILITIES-CROSS HOLLOWS EVENTS	4,112.07	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	10-92-270 UTILITIES-HERITAGE CENTER	6,121.35	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	20-40-270 UTILITIES-AQUATIC CENTER	10,191.31	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	22-40-270 UTILITIES-CATS	758.28	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	24-40-270 UTILITIES-AIRPORT	6,142.83	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	28-40-270 UTILITIES	6,393.35	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	51-40-270 UTILITIES-WATER	116,012.50	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	52-55-270 UTILITIES-SEWER COLLECTION	1,820.87	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	53-56-270 UTILITIES-SEWER PLANT	304.61	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	55-40-270 UTILITIES-SOLID WASTE	10.89	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	56-41-270 UTILITIES-EAST PARKING AUTH	326.48	
JUN 2025	75494886-019 4- JUN 2025 POWER	07/23/2025	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	906.07	
Total ROCKY MOUNTAIN POWER:				169,416.49	
<b>ROCKY RIDGE</b>					
125010	CC PRK - BALL FIELD MIX	06/30/2025	10-84-480 SPECIAL DEPARTMENT SUPPLIES	14,042.96	
Total ROCKY RIDGE:				14,042.96	
<b>SCHINDLER ELEVATOR CORPORATION</b>					
7154190245	702303 - CCHT - ELEVATOR REPAIR H	06/23/2025	10-92-262 BUILDING & GROUND MAINTENANCE	224.94	
Total SCHINDLER ELEVATOR CORPORATION:				224.94	
<b>SCHOLZEN PRODUCTS COMPANY</b>					
6910876-00	100592 - MISC SUPPLIES FLEET	06/26/2025	10-78-930 INVENTORY	372.60	
6919940-00	100592 - MISC SUPPLIES FLEET	06/25/2025	10-78-930 INVENTORY	856.19	
6919940-01	100592 - MISC SUPPLIES FLEET	06/26/2025	10-78-930 INVENTORY	8.65	
6920237-00	100592 - MISC SUPPLIES FLEET	06/26/2025	10-78-930 INVENTORY	369.50	
Total SCHOLZEN PRODUCTS COMPANY:				1,606.94	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>SIEMENS INDUSTRY INC</b>					
5671855661	30054569 - XPS-10 LEVEL TRANSDUC	06/26/2025	53-56-252 EQUIPMENT MAINTENANCE	2,102.00	
Total SIEMENS INDUSTRY INC:				2,102.00	
<b>SOUTHERN UTAH LUMBER</b>					
2506-025098	8100 - SPRAYERS	06/26/2025	10-79-410 SPECIAL DEPARTMENT SUPPLIES	419.98	
Total SOUTHERN UTAH LUMBER:				419.98	
<b>SUNRISE ENGINEERING INC</b>					
ARIV1001499	CC ENG - STORM DRAIN MISC SVCS	03/21/2025	54-40-310 PROF & TECH SERVICES	1,678.50	
ARIV1004611	CC ENG - STORM DRAIN MISC SVCS	07/16/2025	54-40-310 PROF & TECH SERVICES	243.00	
Total SUNRISE ENGINEERING INC:				1,921.50	
<b>TOWNSQUARE MEDIA INC</b>					
5165843-2	CC EVENTS - HALF MARATHON ADS	06/30/2025	30-40-220 ADVERTISING	1,500.00	
Total TOWNSQUARE MEDIA INC:				1,500.00	
<b>TRAFFIC CONES FOR LESS</b>					
1090204-Q	CC STRT - 36" TRAFFIC CONES	06/26/2025	51-40-255 WATER SYSTEM MAINTENANCE	4,491.88	
Total TRAFFIC CONES FOR LESS:				4,491.88	
<b>WHEELER MACHINERY COMPANY</b>					
PS001902557	015002 - FLT - SKIRTBOARD	06/03/2025	10-78-930 INVENTORY	985.30	
Total WHEELER MACHINERY COMPANY:				985.30	
<b>WINGFOOT PLASTICS PRINTING SVCS</b>					
1875	CC LBRY - LIBRARY CARDS	06/30/2025	10-87-240 OFFICE SUPPLIES & EXPENSE	358.31	
Total WINGFOOT PLASTICS PRINTING SVCS:				358.31	
Grand Totals:				246,266.62	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Dated: _____					
Mayor: _____					
City Council: _____					
_____					
_____					
_____					
_____					

City Recorder:

Renon Savage

City Treasurer:

Rhean Carlson

## Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

## Report Criteria:

Detail report.  
Invoices with totals above \$0 included.  
Paid and unpaid invoices included.

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>ALA CHELLE CATERING LLC</b>					
MOONWALK 2025	CC EVENTS - MOONWALK CATERING	08/09/2025	30-40-223 RUNNERS SERIES	5,579.00	
Total ALA CHELLE CATERING LLC:				5,579.00	
<b>ALSCO - AMERICAN LINEN SUPPLY</b>					
LSTG1190109	6051 - SW UNIFORM SERVICES	07/02/2025	55-40-451 UNIFORM SERVICE	24.27	
LSTG1191262	6051 - FLT UNIFORM SERV	07/09/2025	10-78-451 UNIFORM SERVICE	24.27	
LSTG1192402	6051 - FLT UNIFORM SERV	07/16/2025	10-78-451 UNIFORM SERVICE	30.85	
LSTG1193291	005510 - WWTP UNIFORM SERV Y26	07/22/2025	53-56-451 UNIFORM SERVICE	37.66	
LSTG1194424	005510 - WWTP UNIFORM SERV Y26	07/29/2025	53-56-451 UNIFORM SERVICE	37.66	
Total ALSCO - AMERICAN LINEN SUPPLY:				154.71	
<b>ASHDOWN BROTHERS CONSTRUCTION</b>					
10259	CED01 - ASPHALT	07/15/2025	10-79-263 MAINTENANCE-STREETS	14,979.34	
Total ASHDOWN BROTHERS CONSTRUCTION:				14,979.34	
<b>BAKER &amp; TAYLOR</b>					
2039180790	415754 L102673 4-CHILDREN BOOKS	07/10/2025	10-87-483 BOOKS-CHILDREN	15.59	
2039180790	415754 L102673 4-GENERAL COLLECT	07/10/2025	10-87-481 BOOKS-GENERAL COLLECTION	1,046.19	
2039182367	415754 L102673 4-CHILDREN BOOKS	07/11/2025	10-87-483 BOOKS-CHILDREN	225.22	
2039187623	415754 L102673 4-YOUNG ADULT BOO	07/15/2025	10-87-482 BOOKS-YOUNG ADULT	265.99	
2039187623	415754 L102673 4-CHILDREN BOOKS	07/15/2025	10-87-483 BOOKS-CHILDREN	10.79	
2039187623	415754 L102673 4-GENERAL COLLECT	07/15/2025	10-87-481 BOOKS-GENERAL COLLECTION	58.49	
Total BAKER & TAYLOR:				1,622.27	
<b>BARNEY BROS ELECTRIC INC</b>					
15940	CC LBRY - LED LIGHTS IN RESTROO	07/03/2025	10-87-262 BUILDING & GROUND MAINTENANCE	525.47	
15956	CCC - REPLACED BALLASTS	07/09/2025	10-42-262 BUILDING & GROUND MAINTENANCE	971.08	
Total BARNEY BROS ELECTRIC INC:				1,496.55	
<b>BARTOK CONTROLS INC</b>					
4266	CC PRKS - MODEM SVC CONTRACT L	07/26/2025	10-83-252 EQUIPMENT MAINTENANCE	700.00	
Total BARTOK CONTROLS INC:				700.00	
<b>BEAR VALLEY TACTICAL</b>					
INV00007	CC TF - TAC X	07/08/2025	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	600.00	
Total BEAR VALLEY TACTICAL:				600.00	
<b>BLACKSTONE PUBLISHING</b>					
2204728	167928 - E MATERIALS	07/18/2025	10-87-481 BOOKS-GENERAL COLLECTION	47.74	
2205847	167928 - E MATERIALS	07/29/2025	10-87-481 BOOKS-GENERAL COLLECTION	132.30	
Total BLACKSTONE PUBLISHING:				180.04	
<b>BRADY INDUSTRIES</b>					
10381960	173359 - PARK JANITORIAL SUPPLIES	07/21/2025	10-83-261 JANITORIAL SUPPLIES	493.88	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total BRADY INDUSTRIES:				493.88	
<b>BUNKER SEPTIC</b>					
14302	CC EVNT - 2025 JULY JAMBOREE TOI	07/21/2025	30-40-221 EVENT SPONSORSHIP	450.00	
14303	CC EVNT - 2025 JULY 4TH TOILETS	07/21/2025	30-40-221 EVENT SPONSORSHIP	450.00	
Total BUNKER SEPTIC:				900.00	
<b>CANDACE NICOLE REID</b>					
JUL 2025	CCC - PUBLIC DEFENDER 25/26	07/31/2025	10-44-310 PROF & TECH SERVICES	7,333.33	
Total CANDACE NICOLE REID:				7,333.33	
<b>CATHERINE L BRYANT</b>					
20	CC EVENTS - PIONEER DAY DONATIO	07/04/2025	30-40-222 EVENT RECRUITMENT	600.00	
Total CATHERINE L BRYANT:				600.00	
<b>CDS AG SERVICES</b>					
71625	CC ARENA - PINE SHAVINGS	07/16/2025	10-90-262 BUILDING & GROUND MAINTENANCE	2,616.00	
Total CDS AG SERVICES:				2,616.00	
<b>CEDAR CHEST QUILTERS' GUILD</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	4,550.00	
Total CEDAR CHEST QUILTERS' GUILD:				4,550.00	
<b>CEDAR CITY ARTS COUNCIL</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	6,125.00	
Total CEDAR CITY ARTS COUNCIL:				6,125.00	
<b>CEDAR CITY CHILDREN'S MUSICAL THEATRE</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	12,000.00	
Total CEDAR CITY CHILDREN'S MUSICAL THEATRE:				12,000.00	
<b>CEDAR CITY COCA COLA</b>					
845484	15484 - CONCESSIONS COKE	07/24/2025	20-40-482 MERCHANDISE-CONCESSIONS	141.20	
Total CEDAR CITY COCA COLA:				141.20	
<b>CEDAR CITY COMMUNITY BAND</b>					
RAP TAX 25/26 #1	RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	2,400.00	
Total CEDAR CITY COMMUNITY BAND:				2,400.00	
<b>CEDAR CITY JUNIOR BALLET</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	10,050.00	
Total CEDAR CITY JUNIOR BALLET:				10,050.00	
<b>CEDAR CITY MUSIC ARTS</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	10,700.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total CEDAR CITY MUSIC ARTS:				10,700.00	
<b>CEDAR CITY TRAP CLUB</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-200 DISTRIBUTIONS TO PARKS	5,394.50	
Total CEDAR CITY TRAP CLUB:				5,394.50	
<b>CEM AQUATICS</b>					
22545	CED02 - CC AQ - UV SYS REPAIRS	07/17/2025	20-40-252 EQUIPMENT MAINTENANCE	5,510.37	
22548	CED02 - CC AQ - SPECTRA MEMBRAN	07/17/2025	20-40-252 EQUIPMENT MAINTENANCE	202.84	
Total CEM AQUATICS:				5,713.21	
<b>CENGAGE GROUP</b>					
999100702206	170454 - LBRY BOOKS	07/15/2025	10-87-481 BOOKS-GENERAL COLLECTION	76.47	
Total CENGAGE GROUP:				76.47	
<b>CHEMTECH-FORD</b>					
25G0841	CC WWTP - LAB ANALYSIS 25/26	07/18/2025	53-56-313 TESTING	460.00	
25G0842	CC WWTP - LAB ANALYSIS 25/26	07/18/2025	53-56-313 TESTING	423.00	
25G0848	CC WTR - WATER SAMPLE TESTING	07/17/2025	51-40-255 WATER SYSTEM MAINTENANCE	550.00	
25G0851	CC WTR - WATER SAMPLE TESTING	07/22/2025	51-40-255 WATER SYSTEM MAINTENANCE	2,141.00	
Total CHEMTECH-FORD:				3,574.00	
<b>CIVIC PLUS</b>					
342377	CCC - MUNIPRO, SOFTWARE, 5 USER	09/09/2025	10-44-312 COMPUTER & TECH SERVICES	3,632.74	
342377	CCC - MUNIPRO, SOFTWARE, 5 USER	09/09/2025	10-81-240 OFFICE SUPPLIES & EXPENSE	357.00	
Total CIVIC PLUS:				3,989.74	
<b>CIVIC REVIEW INC</b>					
1160	CCC - ENHANCED SUBSCRIPTION 25/	07/22/2025	10-81-240 OFFICE SUPPLIES & EXPENSE	3,942.00	
1160	CCC - ENHANCED SUBSCRIPTION 25/	07/22/2025	10-85-220 ADVERTISING	1,458.00	
Total CIVIC REVIEW INC:				5,400.00	
<b>COLD SPRING GRANITE COMPANY</b>					
RI 2410202	CC PKS - NICHE SIGNS / VANCIL	07/21/2025	10-83-480 SPECIAL DEPARTMENT SUPPLIES	332.00	
Total COLD SPRING GRANITE COMPANY:				332.00	
<b>CURTIS &amp; SONS</b>					
INV968710	C4202 - CCPD - VEST	07/16/2025	10-70-624 BALLISTIC VESTS	1,657.50	
INV969500	C4202 - CCPD - SHIRT	07/18/2025	10-70-620 UNIFORM PURCHASE	110.53	
INV969590	C4202 - CCPD - SHIRT	07/18/2025	10-70-620 UNIFORM PURCHASE	110.53	
INV971526	C4202 - CCPD - VEST	07/24/2025	10-70-624 BALLISTIC VESTS	1,479.00	
Total CURTIS & SONS:				3,357.56	
<b>DAVIS HEATING &amp; A/C SERVICE</b>					
0000071579	269 - WWTP A/C REPAIR HEADWORK	07/23/2025	53-56-262 BUILDING & GROUND MAINTENANCE	754.89	
Total DAVIS HEATING & A/C SERVICE:				754.89	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>DEMCO</b>					
7668273	430024850 - LAMINATE	07/10/2025	10-87-240 OFFICE SUPPLIES & EXPENSE	276.60	
Total DEMCO:				276.60	
<b>EMI HEALTH</b>					
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-13112 RECEIVABLE-INSURANCE	33.00	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-41-132 EMPLOYEE INSURANCE	365.60	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-42-132 EMPLOYEE INSURANCE	114.05	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-43-132 EMPLOYEE INSURANCE	443.90	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-44-132 EMPLOYEE INSURANCE	456.20	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	61-40-132 EMPLOYEE INSURANCE	114.05	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	30-40-132 EMPLOYEE INSURANCE	114.05	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	51-40-132 EMPLOYEE INSURANCE	831.45	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	52-55-132 EMPLOYEE INSURANCE	524.95	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	53-56-132 EMPLOYEE INSURANCE	1,324.90	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	54-40-132 EMPLOYEE INSURANCE	261.10	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	55-40-132 EMPLOYEE INSURANCE	251.55	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-87-132 EMPLOYEE INSURANCE	203.50	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-90-132 EMPLOYEE INSURANCE	147.05	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-92-132 EMPLOYEE INSURANCE	180.05	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	20-40-132 EMPLOYEE INSURANCE	182.80	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	24-40-132 EMPLOYEE INSURANCE	296.85	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	28-40-132 EMPLOYEE INSURANCE	570.25	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-78-132 EMPLOYEE INSURANCE	489.20	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-79-132 EMPLOYEE INSURANCE	740.75	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-81-132 EMPLOYEE INSURANCE	920.80	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-83-132 EMPLOYEE INSURANCE	644.65	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-84-132 EMPLOYEE INSURANCE	114.05	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-85-132 EMPLOYEE INSURANCE	228.10	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-60-132 EMPLOYEE INSURANCE	342.15	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-70-132 EMPLOYEE INSURANCE	4,938.25	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-73-132 EMPLOYEE INSURANCE	1,102.35	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-75-132 EMPLOYEE INSURANCE	434.35	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-76-132 EMPLOYEE INSURANCE	114.05	
COMM1340202508	1340 - AUG 25 DENTAL, VISION	07/22/2025	10-77-132 EMPLOYEE INSURANCE	147.05	
Total EMI HEALTH:				16,631.05	
<b>EMSL ANALYTICAL INC</b>					
37355640	CC WTR - WATER SAMPLES	07/30/2025	51-40-255 WATER SYSTEM MAINTENANCE	1,161.00	
Total EMSL ANALYTICAL INC:				1,161.00	
<b>FASTENAL</b>					
UTCED132220	UTCED0056 - MISC FACILITY/SHOP S	07/15/2025	53-56-480 SPECIAL DEPARTMENT SUPPLIES	186.59	
UTCED132395	UTCED0056 - MISC FACILITY/SHOP S	07/23/2025	53-56-480 SPECIAL DEPARTMENT SUPPLIES	36.00	
Total FASTENAL:				222.59	
<b>FREEDOM MAILING SERVICE</b>					
50863	CCC - NEWLETTERS/WATER BILLS	07/11/2025	10-43-222 PRINTING & POSTAGE	127.36	
50863	CCC - BILL PROCESSING AND POSTA	07/11/2025	51-40-240 OFFICE SUPPLIES & EXPENSE	4,547.81	
Total FREEDOM MAILING SERVICE:				4,675.17	
<b>HEALTH EQUITY-HSA</b>					
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-41-132 EMPLOYEE INSURANCE	6.30	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-42-132 EMPLOYEE INSURANCE	2.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	54-40-132 EMPLOYEE INSURANCE	6.30	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	55-40-132 EMPLOYEE INSURANCE	4.20	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	61-40-132 EMPLOYEE INSURANCE	2.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	24-40-132 EMPLOYEE INSURANCE	4.20	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	28-40-132 EMPLOYEE INSURANCE	10.50	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	30-40-132 EMPLOYEE INSURANCE	2.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	51-40-132 EMPLOYEE INSURANCE	23.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	52-55-132 EMPLOYEE INSURANCE	8.40	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	53-56-132 EMPLOYEE INSURANCE	23.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-84-132 EMPLOYEE INSURANCE	.00	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-85-132 EMPLOYEE INSURANCE	4.20	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-87-132 EMPLOYEE INSURANCE	6.30	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-90-132 EMPLOYEE INSURANCE	4.20	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-92-132 EMPLOYEE INSURANCE	6.30	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	20-40-132 EMPLOYEE INSURANCE	4.20	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-76-132 EMPLOYEE INSURANCE	2.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-77-132 EMPLOYEE INSURANCE	2.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-78-132 EMPLOYEE INSURANCE	8.40	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-79-132 EMPLOYEE INSURANCE	16.80	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-81-132 EMPLOYEE INSURANCE	21.00	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-83-132 EMPLOYEE INSURANCE	21.00	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-43-132 EMPLOYEE INSURANCE	10.50	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-44-132 EMPLOYEE INSURANCE	6.30	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-60-132 EMPLOYEE INSURANCE	2.10	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-70-132 EMPLOYEE INSURANCE	83.85	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-73-132 EMPLOYEE INSURANCE	16.80	
SBYW4HI	CCC - 36976 HSA JUL 25	07/01/2025	10-75-132 EMPLOYEE INSURANCE	6.30	
Total HEALTH EQUITY-HSA:				314.85	
<b>HYMAS &amp; ASSOCIATES</b>					
1583	CC - PARCEL APPRAISALS RMP PROP	07/15/2025	10-83-710 CAP OUTLAY-LAND	4,100.00	
Total HYMAS & ASSOCIATES:				4,100.00	
<b>IMAGE PRO</b>					
150749	CCC - PURCHASE ORDERS	07/18/2025	10-43-240 OFFICE SUPPLIES & EXPENSE	816.00	
150760	433 - CC ENG - BUSINESS CARDS	07/14/2025	10-81-240 OFFICE SUPPLIES & EXPENSE	56.50	
Total IMAGE PRO:				872.50	
<b>IMPERIAL WINDOW &amp; DOOR INC.</b>					
122308	CC ARENA - RELEVEL DOOR	07/11/2025	10-90-262 BUILDING & GROUND MAINTENANCE	389.00	
Total IMPERIAL WINDOW & DOOR INC.:				389.00	
<b>IN JUBILO C/O JUDY AULT</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	2,550.00	
Total IN JUBILO C/O JUDY AULT:				2,550.00	
<b>INFORMA PRINCETON LLC</b>					
10790981-1	CC ARPT - ASM AIRLINE CONSULT / J	07/21/2025	24-40-310 PROF & TECH SERVICES	2,000.00	
Total INFORMA PRINCETON LLC:				2,000.00	



Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
<b>INGRAM</b>					
89170444	2046315-BOOKS	07/14/2025	10-87-481 BOOKS-GENERAL COLLECTION	82.77	
89264791	2046315-BOOKS	07/17/2025	10-87-481 BOOKS-GENERAL COLLECTION	10.84	
89264792	2046315-BOOKS	07/17/2025	10-87-482 BOOKS-YOUNG ADULT	412.68	
89279736	2046315-BOOKS	07/18/2025	10-87-481 BOOKS-GENERAL COLLECTION	70.61	
89279737	2046315-BOOKS	07/18/2025	10-87-481 BOOKS-GENERAL COLLECTION	34.65	
Total INGRAM:				611.55	
<b>INTL INSTITUTE OF MUNICIPAL CLERKS</b>					
IIMC 25/26 R.SAVA 22740 - 25/26 MEMBERSHIP-R. SAVAG		07/10/2025	10-41-210 SUBSCRIPTIONS & MEMBERSHIPS	235.00	
Total INTL INSTITUTE OF MUNICIPAL CLERKS:				235.00	
<b>JAZZ ALLIANCE OF CEDAR CITY INC</b>					
RAP TAX 25/26 #1 CCC - RAP TAX 25/26 #1 ALLOCATION		07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	2,400.00	
Total JAZZ ALLIANCE OF CEDAR CITY INC:				2,400.00	
<b>JENKINS OIL COMPANY</b>					
0597278	403 - FUEL	07/07/2025	28-40-251 GAS & OIL	767.67	
0597281	216 - FUEL / ARENA	07/11/2025	10-90-251 GAS & OIL	1,330.55	
0597282	403 - FUEL	07/11/2025	28-40-251 GAS & OIL	1,315.60	
Total JENKINS OIL COMPANY:				3,413.82	
<b>JOHN ORTON EXCAVATING</b>					
9144	CC WWTP - SEWERLINE 200 S, 800W-	07/22/2025	52-55-731 CAP OUTLAY-LINE REPLACEMENT	73,122.59	
Total JOHN ORTON EXCAVATING:				73,122.59	
<b>JOHNSON ARTS CENTER</b>					
RAP TAX 25/26 #1 CCC - RAP TAX 25/26 #1 ALLOCATION		07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	6,850.00	
Total JOHNSON ARTS CENTER:				6,850.00	
<b>KWICK TOWING AND RECOVERY</b>					
25-07-1346	CC STR - TOWING FOR CHIPPING	07/15/2025	10-79-269 MAINTENANCE-CHIP SEALING	45.00	
25-07-1357	CC STR - TOWING FOR CHIPPING	07/17/2025	10-79-269 MAINTENANCE-CHIP SEALING	45.00	
25-07-1363	CC STR - TOWING FOR CHIPPING	07/17/2025	10-79-269 MAINTENANCE-CHIP SEALING	45.00	
Total KWICK TOWING AND RECOVERY:				135.00	
<b>LES OLSON COMPANY</b>					
EA1571636	08-CEDCI -COPIER SERVICE	07/21/2025	53-56-240 OFFICE SUPPLIES & EXPENSE	132.01	
Total LES OLSON COMPANY:				132.01	
<b>MASTER SINGERS</b>					
RAP TAX 25/26 #1 CCC - RAP TAX 25/26 #1 ALLOCATION		07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	2,400.00	
Total MASTER SINGERS:				2,400.00	
<b>METERWORKS INC</b>					
10926	CC WTR - WATER METERS	07/14/2025	51-40-481 METER-NEW	211,500.00	
10965	CC WTR - WATER METERS / CHANGE	07/25/2025	51-40-740 CAP OUTLAY-EQUIPMENT	152,684.00	

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Total METERWORKS INC:				364,184.00	
<b>MICROMARKETING LLC ATTN: AR</b>					
985361	15980-CHILDREN'S BOOKS	07/22/2025	10-87-483 BOOKS-CHILDREN	17.09	
985585	15980-CHILDREN'S BOOKS	07/22/2025	10-87-483 BOOKS-CHILDREN	222.18	
986057	15980-CHILDREN'S BOOKS	07/29/2025	10-87-483 BOOKS-CHILDREN	35.08	
986252	15980-YOUNG ADULT BOOKS	07/29/2025	10-87-482 BOOKS-YOUNG ADULT	90.26	
Total MICROMARKETING LLC ATTN: AR:				364.61	
<b>MILLS PUBLISHING</b>					
2025-11921	CC ARPT - 2025 SHAKESPEARE ADVE	07/01/2025	24-40-220 ADVERTISING	2,495.00	
Total MILLS PUBLISHING:				2,495.00	
<b>MODEL 1 COMMERCIAL VEHICLES INC</b>					
VA111000732	17198 - CC CATS - 1HA3GSB73PN0061	07/16/2025	22-40-741 CAP OUTLAY-VEHICLES	7,335.00	
Total MODEL 1 COMMERCIAL VEHICLES INC:				7,335.00	
<b>MOUNTAINLAND SUPPLY LLC</b>					
S107152654.001	9372 - SPRINKLERS	07/14/2025	10-83-262 BUILDING & GROUND MAINTENANCE	617.97	
Total MOUNTAINLAND SUPPLY LLC:				617.97	
<b>NUCO2</b>					
80746903	446694 - BULK CO2 POOL Y26	07/15/2025	20-40-254 CHEMICALS	172.13	
80761212	446694 - BULK CO2 POOL Y26	07/18/2025	20-40-254 CHEMICALS	990.75	
80807047	446694 - BULK CO2 POOL Y26	07/24/2025	20-40-254 CHEMICALS	221.01	
Total NUCO2:				1,383.89	
<b>ORCHESTRA OF SOUTHERN UTAH</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	10,500.00	
Total ORCHESTRA OF SOUTHERN UTAH:				10,500.00	
<b>PEAK ASPHALT LLC</b>					
90007627	1003681 - CHIP OIL	07/15/2025	10-79-269 MAINTENANCE-CHIP SEALING	19,260.60	
90007792	1003681 - CHIP OIL	07/16/2025	10-79-269 MAINTENANCE-CHIP SEALING	19,485.20	
90008001	1003681 - CHIP OIL	07/20/2025	10-79-269 MAINTENANCE-CHIP SEALING	12,488.20	
Total PEAK ASPHALT LLC:				51,234.00	
<b>PENWORTHY COMPANY</b>					
0609525-IN	00-5440020_001 - LBRY CHILDREN MT	07/09/2025	10-87-483 BOOKS-CHILDREN	212.24	
Total PENWORTHY COMPANY:				212.24	
<b>PERCO ROCK COMPANY</b>					
26564	CCC - CONST COAL CREEK EWP #4	07/15/2025	40-41-740 CAP OUTLAY-COAL CREEK CHANNEL	1,386,940.81	
26565	CCC - CONST COAL CREEK EWP RET	07/15/2025	40-41-740 CAP OUTLAY-COAL CREEK CHANNEL	165,090.78	
Total PERCO ROCK COMPANY:				1,552,031.59	
<b>PETERSON PLUMBING</b>					
3506107	3191 - STRM DRN - PIPE ASTM	07/17/2025	54-40-253 INFRASTRUCTURE MAINTENANCE	606.40	

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Total PETERSON PLUMBING:				606.40	
<b>PLAYAWAY PRODUCTS LLC</b>					
506255	CC LBRY - BOOKS	07/16/2025	10-87-481 BOOKS-GENERAL COLLECTION	319.45	
Total PLAYAWAY PRODUCTS LLC:				319.45	
<b>PUBLIC EMPLOYEES HEALTH PROGRAM</b>					
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-92-132 EMPLOYEE INSURANCE	2,977.70	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	20-40-132 EMPLOYEE INSURANCE	3,021.10	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	24-40-132 EMPLOYEE INSURANCE	3,473.96	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	28-40-132 EMPLOYEE INSURANCE	8,684.90	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	30-40-132 EMPLOYEE INSURANCE	1,736.98	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	51-40-132 EMPLOYEE INSURANCE	12,617.96	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-81-132 EMPLOYEE INSURANCE	13,114.22	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-83-132 EMPLOYEE INSURANCE	10,880.98	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-84-132 EMPLOYEE INSURANCE	.00	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-85-132 EMPLOYEE INSURANCE	3,473.96	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-87-132 EMPLOYEE INSURANCE	2,524.84	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-90-132 EMPLOYEE INSURANCE	2,357.34	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-73-132 EMPLOYEE INSURANCE	10,136.52	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-75-132 EMPLOYEE INSURANCE	5,589.34	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-76-132 EMPLOYEE INSURANCE	1,736.98	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-77-132 EMPLOYEE INSURANCE	620.36	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-78-132 EMPLOYEE INSURANCE	5,831.30	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-79-132 EMPLOYEE INSURANCE	8,399.54	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-41-132 EMPLOYEE INSURANCE	4,758.08	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-42-132 EMPLOYEE INSURANCE	1,736.98	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-43-132 EMPLOYEE INSURANCE	8,852.40	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-44-132 EMPLOYEE INSURANCE	5,210.94	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-60-132 EMPLOYEE INSURANCE	1,736.98	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	10-70-132 EMPLOYEE INSURANCE	62,661.62	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	52-55-132 EMPLOYEE INSURANCE	6,495.06	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	53-56-132 EMPLOYEE INSURANCE	18,126.60	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	54-40-132 EMPLOYEE INSURANCE	4,094.32	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	55-40-132 EMPLOYEE INSURANCE	3,021.10	
584418	#4028-CCC PEHP - AUG 25 MEDICAL	07/15/2025	61-40-132 EMPLOYEE INSURANCE	1,736.98	
Total PUBLIC EMPLOYEES HEALTH PROGRAM:				215,609.04	
<b>PURCELL TIRE AND SERVICE CENTER</b>					
30513209	3050390 - RETREAD TIRES	06/27/2025	10-78-930 INVENTORY	1,217.15	
30513326	3050390 - RETREAD TIRES	07/08/2025	10-78-930 INVENTORY	864.63	
Total PURCELL TIRE AND SERVICE CENTER:				2,081.78	
<b>RHINEHART OIL COMPANY LLC</b>					
IN-772234-25	R10003911 - DEF	07/08/2025	10-78-930 INVENTORY	486.82	
Total RHINEHART OIL COMPANY LLC:				486.82	
<b>ROCKY RIDGE</b>					
125021	CC ARENA - DUMP SERVICE	07/09/2025	10-90-262 BUILDING & GROUND MAINTENANCE	230.00	
125440	CC ARENA - DUMP SERVICE	07/17/2025	10-90-262 BUILDING & GROUND MAINTENANCE	230.00	
Total ROCKY RIDGE:				460.00	

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<b>SCHOLZEN PRODUCTS COMPANY</b>					
1033046-00	100592 - MISC SUPPLIES	07/21/2025	51-40-255 WATER SYSTEM MAINTENANCE	638.00	
3053011-00	100592 - MISC SUPPLIES	07/21/2025	51-40-255 WATER SYSTEM MAINTENANCE	66.80	
6919222-02	100592 - MISC SUPPLIES	07/28/2025	51-40-255 WATER SYSTEM MAINTENANCE	332.50	
6921564-00	100592 - MISC SUPPLIES	07/07/2025	10-78-930 INVENTORY	174.00	
6922307-00	100592 - MISC SUPPLIES	07/16/2025	51-40-255 WATER SYSTEM MAINTENANCE	342.03	
6923134-01	100592 - MISC SUPPLIES	07/28/2025	51-40-255 WATER SYSTEM MAINTENANCE	241.62	
6923298-00	100592 - MISC SUPPLIES	07/11/2025	51-40-255 WATER SYSTEM MAINTENANCE	20,558.80	
6923298-01	100592 - MISC SUPPLIES	07/16/2025	51-40-255 WATER SYSTEM MAINTENANCE	219.68	
6924335-00	100592 - MISC SUPPLIES	07/16/2025	51-40-255 WATER SYSTEM MAINTENANCE	1,196.30	
6924515-00	100592 - MISC SUPPLIES	07/30/2025	51-40-255 WATER SYSTEM MAINTENANCE	1,056.25	
6924590-00	100592 - MISC SUPPLIES	07/16/2025	51-40-255 WATER SYSTEM MAINTENANCE	170.45	
6924595-00	100592 - MISC SUPPLIES	07/16/2025	51-40-255 WATER SYSTEM MAINTENANCE	557.28	
6924627-00	100592 - MISC SUPPLIES CREDIT	07/16/2025	51-40-255 WATER SYSTEM MAINTENANCE	( 289.63)	
6924689-00	100592 - MISC SUPPLIES	07/17/2025	51-40-255 WATER SYSTEM MAINTENANCE	311.02	
6925697-00	100592 - MISC SUPPLIES	07/22/2025	51-40-255 WATER SYSTEM MAINTENANCE	3,852.93	
6925796-00	100592 - MISC SUPPLIES	07/22/2025	10-90-252 EQUIPMENT MAINTENANCE	666.51	
6926821-00	100592 - MISC SUPPLIES	07/28/2025	51-40-255 WATER SYSTEM MAINTENANCE	2,194.56	
Total SCHOLZEN PRODUCTS COMPANY:				32,289.10	
<b>SIG SAUER INC</b>					
5806071	181968 - P320 FRAME, FIRE CONTROL	07/11/2025	76-43-220 SWAT OPERATIONS	795.00	
Total SIG SAUER INC:				795.00	
<b>SITECH INTERMOUNTAIN LLC</b>					
RI007962	015002 - CC STR GPS BLADE RENTAL	07/24/2025	54-40-734 CAP OUTLAY-NORTHFIELD DRAIN	2,000.00	
Total SITECH INTERMOUNTAIN LLC:				2,000.00	
<b>SKAGGS PUBLIC SAFETY EQUIPMENT</b>					
450_A_294918_2	103035 - CCPD - SHIRTS	07/09/2025	10-70-620 UNIFORM PURCHASE	351.00	
450_A_295729_1	103035 - CCPD - SHIRTS, PANTS	07/10/2025	10-70-620 UNIFORM PURCHASE	714.05	
Total SKAGGS PUBLIC SAFETY EQUIPMENT:				1,065.05	
<b>SKYLINE CREATIONS INC</b>					
2025-065	CCC - LITTLE LEAGUE RESTROOMS	07/24/2025	10-83-790 CAP OUTLAY-RAP TAX FUNDS	26,164.90	
Total SKYLINE CREATIONS INC:				26,164.90	
<b>SOUTH CENTRAL COMMUNICATIONS</b>					
JUL 25/JUN 26 ARP	14715400 - ARPT INTERNET 25/26	07/01/2025	24-40-270 UTILITIES-AIRPORT	1,501.94	
Total SOUTH CENTRAL COMMUNICATIONS:				1,501.94	
<b>SOUTHERN UTAH BOOK FESTIVAL</b>					
1 2025	CCC - EVENT SPONSORSHIP 2025	07/14/2025	30-40-222 EVENT RECRUITMENT	2,000.00	
RAP TAX 25/26 #1	RAP TAX 25/26 #1	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	4,150.00	
Total SOUTHERN UTAH BOOK FESTIVAL:				6,150.00	
<b>STAKER PARSON COMPANIES</b>					
6649163	260116 - ASPHALT	07/07/2025	10-79-263 MAINTENANCE-STREETS	10,065.10	
6649164	260116 - ASPHALT	07/07/2025	10-79-263 MAINTENANCE-STREETS	1,441.74	
6651651	260116 - ASPHALT	07/08/2025	10-79-263 MAINTENANCE-STREETS	4,250.94	
6658625	260116 - CONCRETE END DET POND	07/16/2025	54-40-734 CAP OUTLAY-NORTHFIELD DRAIN	1,018.00	



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6658629	260116 - FLOWABLE FILL	07/16/2025	51-40-255 WATER SYSTEM MAINTENANCE	1,293.00	
6664305	260116 - FLOWABLE FILL	07/23/2025	51-40-255 WATER SYSTEM MAINTENANCE	834.00	
Total STAKER PARSON COMPANIES:				18,902.78	
<b>STRAIGHT STRIPE PAINTING INC</b>					
RY 8-26 MARKING	CC ARP - UDOT RY8-26 - APP #3	07/09/2025	24-40-820 STATE GRANT-AIRPORT IMPROVEMEN	20,223.50	
Total STRAIGHT STRIPE PAINTING INC:				20,223.50	
<b>SUNROC CORPORATION</b>					
41426159	C114473 - HMA12C STRM DRN REPAI	07/17/2025	54-40-253 INFRASTRUCTURE MAINTENANCE	700.00	
Total SUNROC CORPORATION:				700.00	
<b>SUZUKI STRINGS CEDAR CITY</b>					
RAP TAX 25/26 #1	CCC - RAP TAX 25/26 #1 ALLOCATION	07/16/2025	29-40-100 DISTRIBUTIONS TO ARTS	1,760.00	
Total SUZUKI STRINGS CEDAR CITY:				1,760.00	
<b>SWIM OUTLET.COM</b>					
SO18320259	2351778 - GOGGLES, SWIM CAPS, PL	07/02/2025	20-40-481 MERCHANDISE	1,235.65	
Total SWIM OUTLET.COM:				1,235.65	
<b>SYSCO LAS VEGAS INC</b>					
517091470	291385 - AQUATIC CONCESSIONS	07/11/2025	20-40-482 MERCHANDISE-CONCESSIONS	2,414.53	
517097242	291385 - AQUATIC CONCESSIONS	07/15/2025	20-40-482 MERCHANDISE-CONCESSIONS	887.33	
517101943	291385 - AQUATIC CONCESSIONS	07/18/2025	20-40-482 MERCHANDISE-CONCESSIONS	2,006.47	
517107759	291385 - AQUATIC CONCESSIONS	07/22/2025	20-40-482 MERCHANDISE-CONCESSIONS	983.72	
517112602	291385 - AQUATIC CONCESSIONS	07/25/2025	20-40-482 MERCHANDISE-CONCESSIONS	1,039.46	
Total SYSCO LAS VEGAS INC:				7,331.51	
<b>TDS</b>					
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-41-280 TELEPHONE	79.77	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-70-280 TELEPHONE	16.18	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-73-270 UTILITIES-FIRE	29.39	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-76-280 TELEPHONE	11.39	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-77-280 TELEPHONE	37.59	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-83-280 TELEPHONE	11.39	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-90-280 TELEPHONE	11.39	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	10-92-280 TELEPHONE	45.57	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	20-40-280 TELEPHONE	34.18	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	24-40-280 TELEPHONE	22.78	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	28-40-280 TELEPHONE	22.78	
AUG 2025	8224500010203836- TDS AUG 2025	07/19/2025	53-56-280 TELEPHONE	37.59	
Total TDS:				360.00	
<b>THE LINCOLN NATIONAL LIFE INSURANCE CO</b>					
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-41-132 EMPLOYEE INSURANCE	184.14	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-42-132 EMPLOYEE INSURANCE	98.23	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-43-132 EMPLOYEE INSURANCE	346.29	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	55-40-132 EMPLOYEE INSURANCE	116.69	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	61-40-132 EMPLOYEE INSURANCE	27.43	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	28-40-132 EMPLOYEE INSURANCE	177.50	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	30-40-132 EMPLOYEE INSURANCE	36.92	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	51-40-132 EMPLOYEE INSURANCE	425.34	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	52-55-132 EMPLOYEE INSURANCE	162.96	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	53-56-132 EMPLOYEE INSURANCE	414.28	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	54-40-132 EMPLOYEE INSURANCE	95.96	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-85-132 EMPLOYEE INSURANCE	71.36	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-87-132 EMPLOYEE INSURANCE	( 36.76)	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-90-132 EMPLOYEE INSURANCE	66.24	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-92-132 EMPLOYEE INSURANCE	90.42	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	20-40-132 EMPLOYEE INSURANCE	60.98	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	24-40-132 EMPLOYEE INSURANCE	100.24	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-77-132 EMPLOYEE INSURANCE	85.16	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-78-132 EMPLOYEE INSURANCE	177.21	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-79-132 EMPLOYEE INSURANCE	302.44	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-81-132 EMPLOYEE INSURANCE	461.68	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-83-132 EMPLOYEE INSURANCE	293.38	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-84-132 EMPLOYEE INSURANCE	29.22	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-44-132 EMPLOYEE INSURANCE	144.81	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-60-132 EMPLOYEE INSURANCE	116.23	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-70-132 EMPLOYEE INSURANCE	1,911.97	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-73-132 EMPLOYEE INSURANCE	128.34	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-75-132 EMPLOYEE INSURANCE	176.37	
4861424501 - AUG	1777486 - LIFE, LTD INSURANCE	07/10/2025	10-76-132 EMPLOYEE INSURANCE	27.96	
Total THE LINCOLN NATIONAL LIFE INSURANCE CO:				6,292.99	
<b>THUNDER KITTEN BOUNCE HOUSES</b>					
8.10.25	CCPD - BOUNCE HOUSE RENTAL	08/10/2025	10-70-221 FAMILY LIAISON INITIATIVES	155.00	
Total THUNDER KITTEN BOUNCE HOUSES:				155.00	
<b>TONGS FIRE EXTINGUISHER SALES AND SERV</b>					
7855.	CCPD - FIRE EXT RECHARGE	07/17/2025	10-70-458 SMALL TOOLS	36.35	
Total TONGS FIRE EXTINGUISHER SALES AND SERV:				36.35	
<b>UNIFIRST CORPORATION</b>					
2310058349	1895630 - PRK UNIFORM SERVICE	07/17/2025	10-83-451 UNIFORM SERVICE	102.77	
2310058854	1895630 - PRK UNIFORM SERVICE	07/24/2025	10-83-451 UNIFORM SERVICE	102.77	
Total UNIFIRST CORPORATION:				205.54	
<b>UTAH MIDSUMMER RENAISSANCE FAIR INC</b>					
547	CCC - ANNUAL DONATION	07/11/2025	30-40-222 EVENT RECRUITMENT	600.00	
Total UTAH MIDSUMMER RENAISSANCE FAIR INC:				600.00	
<b>VALLEY ATHLETICS</b>					
62712	CC PRKS - BRICKS, CLAY	07/09/2025	10-83-262 BUILDING & GROUND MAINTENANCE	657.21	
Total VALLEY ATHLETICS:				657.21	
<b>VERIZON WIRELESS</b>					
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-44-280 TELEPHONE	42.64	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-60-280 TELEPHONE	39.65	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-70-312 COMPUTER & TECH SERVICES	2,663.38	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-73-280 TELEPHONE	280.07	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-75-280 TELEPHONE	239.40	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-77-280 TELEPHONE	40.01	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-79-280 TELEPHONE	119.31	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	10-83-280 TELEPHONE	65.22	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	24-40-280 TELEPHONE	99.68	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	28-40-280 TELEPHONE	20.02	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	30-40-280 TELEPHONE	39.65	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	51-40-280 TELEPHONE	210.11	
6118705685	571244071-00001 JUL 2025 CELLS	07/16/2025	52-55-280 TELEPHONE	39.65	
6118705686	571244071-00002 FY26 TF CELLS	07/16/2025	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	519.32	
Total VERIZON WIRELESS:				4,418.11	
<b>WATERFORD SERVICES LLC</b>					
192730	WTR - CHLORINE ROTAMETER	07/15/2025	51-40-740 CAP OUTLAY-EQUIPMENT	331.54	
Total WATERFORD SERVICES LLC:				331.54	
<b>WAXIE SANITARY SUPPLY</b>					
83363659	129252 - JANITORIAL SUPPLIES AQ	07/14/2025	10-42-261 JANITORIAL SUPPLIES	409.20	
83367033	129252 - JANITORIAL SUPPLIES LBRY	07/15/2025	10-42-261 JANITORIAL SUPPLIES	231.87	
83367035	129252 - JANITORIAL SUPPLIES ANIM	07/15/2025	10-42-261 JANITORIAL SUPPLIES	154.58	
83369526	129252 - JANITORIAL SUPPLIES PW	07/16/2025	10-42-261 JANITORIAL SUPPLIES	509.29	
83369527	129252 - JANITORIAL SUPPLIES ARPT	07/16/2025	10-42-261 JANITORIAL SUPPLIES	209.17	
83369528	129252 - JANITORIAL SUPPLIES ANIM	07/16/2025	10-42-261 JANITORIAL SUPPLIES	163.77	
83375523	129252 - JANITORIAL SUPPLIES CCC	07/18/2025	10-42-261 JANITORIAL SUPPLIES	109.18	
83375524	129252 - JANITORIAL SUPPLIES LBRY	07/18/2025	10-42-261 JANITORIAL SUPPLIES	109.18	
83375611	129252 - JANITORIAL SUPL PARKS	07/18/2025	10-83-261 JANITORIAL SUPPLIES	739.10	
83391723	129252 - JANITORIAL SUPL PARKS	07/25/2025	10-83-261 JANITORIAL SUPPLIES	517.37	
Total WAXIE SANITARY SUPPLY:				3,152.71	
<b>WCF MUTUAL INSURANCE COMPANY</b>					
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-41-134 WORKERS COMPENSATION	111.30	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-42-134 WORKERS COMPENSATION	13.92	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-43-134 WORKERS COMPENSATION	90.45	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-44-134 WORKERS COMPENSATION	73.06	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-60-134 WORKERS COMPENSATION	52.19	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	61-40-134 WORKERS COMPENSATION	10.44	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	30-40-134 WORKERS COMPENSATION	17.40	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	51-40-134 WORKERS COMPENSATION	212.22	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	52-55-134 WORKERS COMPENSATION	83.50	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	53-56-134 WORKERS COMPENSATION	170.47	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	54-40-134 WORKERS COMPENSATION	48.71	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	55-40-134 WORKERS COMPENSATION	55.66	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-90-134 WORKERS COMPENSATION	31.31	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-92-134 WORKERS COMPENSATION	41.75	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	20-40-134 WORKERS COMPENSATION	27.83	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	22-40-134 WORKERS COMPENSATION	.00	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	24-40-134 WORKERS COMPENSATION	41.75	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	28-40-134 WORKERS COMPENSATION	93.93	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-79-134 WORKERS COMPENSATION	173.95	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-81-134 WORKERS COMPENSATION	233.09	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-83-134 WORKERS COMPENSATION	135.68	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-84-134 WORKERS COMPENSATION	13.92	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-85-134 WORKERS COMPENSATION	31.31	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-87-134 WORKERS COMPENSATION	52.19	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-70-134 WORKERS COMPENSATION	935.85	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-73-134 WORKERS COMPENSATION	507.93	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-75-134 WORKERS COMPENSATION	80.02	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-76-134 WORKERS COMPENSATION	10.44	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-77-134 WORKERS COMPENSATION	41.75	
8173515	208414 - PREMIUM SHORT 7/24-6/25 P	07/18/2025	10-78-134 WORKERS COMPENSATION	86.98	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	61-40-134 WORKERS COMPENSATION	60.54	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	30-40-134 WORKERS COMPENSATION	100.90	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	51-40-134 WORKERS COMPENSATION	1,235.99	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	52-55-134 WORKERS COMPENSATION	484.32	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	53-56-134 WORKERS COMPENSATION	988.83	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	54-40-134 WORKERS COMPENSATION	282.52	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	55-40-134 WORKERS COMPENSATION	322.88	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-90-134 WORKERS COMPENSATION	181.62	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-92-134 WORKERS COMPENSATION	242.16	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	20-40-134 WORKERS COMPENSATION	161.44	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	22-40-134 WORKERS COMPENSATION	.00	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	24-40-134 WORKERS COMPENSATION	242.16	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	28-40-134 WORKERS COMPENSATION	544.86	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-79-134 WORKERS COMPENSATION	1,014.01	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-81-134 WORKERS COMPENSATION	1,357.07	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-83-134 WORKERS COMPENSATION	787.03	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-84-134 WORKERS COMPENSATION	80.72	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-85-134 WORKERS COMPENSATION	181.62	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-87-134 WORKERS COMPENSATION	302.70	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-70-134 WORKERS COMPENSATION	5,408.45	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-73-134 WORKERS COMPENSATION	2,951.30	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-75-134 WORKERS COMPENSATION	464.14	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-76-134 WORKERS COMPENSATION	60.54	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-77-134 WORKERS COMPENSATION	242.16	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-78-134 WORKERS COMPENSATION	504.50	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-41-134 WORKERS COMPENSATION	645.79	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-42-134 WORKERS COMPENSATION	80.72	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-43-134 WORKERS COMPENSATION	524.68	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-44-134 WORKERS COMPENSATION	423.78	
AUG 2025	208414 - WRK COMP AUG 2025	08/01/2025	10-60-134 WORKERS COMPENSATION	302.70	
Total WCF MUTUAL INSURANCE COMPANY:				23,659.13	
<b>WHEELER MACHINERY COMPANY</b>					
RS0000321187	015002 - STRT - BEAR CAT RENTAL	07/18/2025	10-79-269 MAINTENANCE-CHIP SEALING	11,513.00	
Total WHEELER MACHINERY COMPANY:				11,513.00	
<b>WILKINSON SUPPLY</b>					
491002	29728 - MINI SCARIFIER BAR,BLADES,	07/17/2025	10-83-252 EQUIPMENT MAINTENANCE	1,531.81	
Total WILKINSON SUPPLY:				1,531.81	
<b>WOOLPERT INC</b>					
PTIN0041032	CCARPT - RWY 8-26 PAVEMENT MAIN	07/03/2025	24-40-820 STATE GRANT-AIRPORT IMPROVEMEN	22,444.81	
Total WOOLPERT INC:				22,444.81	
Grand Totals:				2,639,705.84	





CEDAR CITY COUNCIL

AGENDA ITEM – 8

TO: Mayor and City Council

FROM: City Attorney

DATE: August 11, 2025

SUBJECT: Request for a long-term lease at approximately 250 North 100 East (east of Main Street Park)

DISCUSSION:

Pursuant to last week's meeting, I've updated the proposed contract with the Local Roots Foundation (Heather and Travis Carter). I discussed the Council's direction regarding the rental amount, the early termination with reimbursement, the prohibition against assignment and subletting, the time requirement to install utilities, and the intent to remove from the lease the area the City needs to access Coal Creek. While Heather was not excited about the changes, especially the rental amounts, she indicated she'd look at it before deciding how she wished to proceed.

Please note that it'll take a little time to create a legal description for this lease. City Surveyor Clay Tolbert informed me that he'll need to survey this area of Coal Creek to make sure the legal is accurate. Street Superintendent Eric Witzke requested access of 25 feet along the top of the slope and a turnaround with a 50-foot radius at the northeast corner of the properties. If you vote to approve to approve a lease, please include the exclusion of this area in your motion.

Please consider whether to lease this property to Local Roots Foundation and under what terms or to decline to lease the property.

## **LEASE AGREEMENT**

This Lease Agreement is entered into on the date all parties have signed the Agreement below, between Cedar City Corporation, a Utah municipal corporation and political subdivision, hereinafter referred to as "City"; and Local Roots Foundation, a domestic nonprofit corporation, hereinafter referred to as "Foundation." City being the Lessor and Foundation being the Lessee. Collectively Foundation and City shall be referred to as the "Parties".

**WHEREAS**, City owns approximately 2.05 acres of property located on Iron County Parcel IDs: B-0847-0000-0000 (approximately 0.16 acres), B-0847-0002-0000 (approximately 0.39 acres), B-0846-0000-0000 (approximately 0.40 acres), B-0845-0002-0000 (approximately 0.27 acres), B-0845-0000-0000 (approximately 0.33 acres), and B-0846-0001-0000 (approximately 0.50 acres) located in Cedar City, Utah, and hereinafter collectively referred to as "the Property"; and

**WHEREAS**, the properties are currently vacant and mostly unused by City; and

**WHEREAS**, Foundation desires to use the property for seasonal farmers markets, a food truck court, farmers markets and artisan fairs, a demonstration garden including green houses, and other special events; and

**WHEREAS**, Foundation has requested City to enter into a lease whereby Foundation can use the Property according to the terms of this Lease Agreement, hereinafter referred to as "Lease"; and

**WHEREAS**, it is the express intent of Foundation and City that this Lease supersedes all prior written or oral agreements related to the lease of the Property.

**NOW THEREFORE**, Foundation and City agree that adequate consideration exists to support the formation of this Lease. Foundation and City enter this Lease with the intent of documenting the terms of the lease of the Property and setting forth each Party's responsibilities.

#### **ARTICLE 1**

##### **PURPOSE AND SCOPE**

1. City, the fee simple owner of the Property, intends through this Lease to convey to Foundation a leasehold interest in the Property. The leasehold interest is strictly limited to the terms of the Lease contained herein, and at no time will Foundation interpret its leasehold interest to extend beyond the terms of this Lease.
2. Foundation shall have the sole and exclusive right to lease the Property. The Property shall be used by Foundation for the sole purposes of seasonal farmers markets, a food truck court, farmer markets and artisan fairs, a demonstration garden including green houses, and other special events.

#### **ARTICLE 2**

##### **LEASED PROPERTY**

1. The City property to be leased to Foundation pursuant to the terms and conditions of this Lease shall consist of the Property as depicted in Exhibit A.
2. This shall be the area within which Foundation shall operate its events and food truck court.



a. This Lease contemplates Foundations's use of the Property in an as is condition without further cost to City.

~~b. City leases to Foundation access to the Property. By entering this Lease, City is not limiting its own ability to access the Property to maintain any existing utility lines, infrastructure, and Coal Creek.~~

### **ARTICLE 3**

#### **CONSTRUCTION**

1. Foundation will be the sole entity responsible for the construction and development of all improvements on the Property including but not limited to any fencing, parking surface, and improvements to operate events and the food truck court.
2. Construction of the improvements on the Property shall comply with all applicable laws, ordinances, building codes, fire codes, engineering standards, and all other regulations generally applicable to construction in Cedar City. There will be no waivers of any of these regulations by City.
3. Foundation shall obtain the requisite City permits for installation of water, sewer, and electricity on the Property within twelve (12) months and complete the installation of those utilities for use on the property within two (2) years. Failure to use the Property within two (2) years of the signing of this Lease or for a period of two (2) consecutive years shall constitute a material breach of this Lease.
4. Foundation is responsible for the cleanup of all construction refuse which results from any improvements on the Property and from all activities and events. All cleanup must be

accomplished within fourteen (14) days of completion of improvements and within two (2) days of any events. If cleanup is not accomplished by Foundation, City may at their choosing perform the cleanup and add the costs for the cleanup service to the next month's rent.

5. The design of the fence to be constructed on the Property by Foundation shall first be approved by City as to size, location, design, and materials used. Foundation and City will use good faith efforts to ensure that the fence's size, location, design, and materials used are in harmony with the surrounding properties.

#### **ARTICLE 4**

##### **RENT**

1. City shall lease the Property to Foundation for a period of twenty-five (25) years commencing on September 1, 2025, and expiring on August 31, 2050, unless sooner terminated or extended as provided by this Lease.
2. For the original ~~75~~-year period, the parties stipulate and agree to the sums below of \$100.00 per year divided by 12 to be paid monthly in advance on the first day of each month or ~~before September 1<sup>st</sup> of each year~~. For the remaining years of the lease, rent will be the greater of 4% of revenue or 4% of the fair market land value (according to Iron County Assessor), paid on a pro-rated monthly basis (monthly in advance on the first day of the month). Parties agree that the property value shall be reassessed every five (5) years, and revenue shall be determined by the immediately preceding tax year.

##### Rental Schedule

<u>Lease Year 1</u>	<u>\$5,000 per year</u>
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<u>Lease Year 2</u>	<u>\$6,000 per year</u>
<u>Lease Year 3</u>	<u>\$7,000 per year</u>
<u>Lease Year 4</u>	<u>\$8,000 per year</u>
<u>Lease Year 5</u>	<u>\$9,000 per year</u>

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3. Past Due Rent Charges. Foundation hereby acknowledges that late payment by Foundation to City of the rent, or other sums due hereunder will cause City to incur costs not contemplated by this Lease. Accordingly, if any sum due from Foundation shall not be received by City within 20 days after Foundation's receipt of written notice that such payment is delinquent, then said amount shall be deemed past due, and Foundation shall pay to City on such delinquent balance at an interest rate per annum equal to 3% in excess of the prime rate.
4. In addition to the base lease amount, Foundation will be required to pay all its own costs to construct, operate, and maintain the Property. Foundation will also pay its own utility costs which include but are not limited to gas, electricity, water, power, and other utility services used in or about or supplied to the Property.
5. Upon the termination of the twenty-five years, the parties may negotiate in good faith for a new contract for the lease of this propertyno option to renew will be provided.

## **ARTICLE 5**

### **FIXTURES AND PERSONAL PROPERTY**

1. Upon termination of the lease, City shall be the owner of all fixtures.
2. If this Lease is terminated or not renewed, Foundation shall have sixty (60) days to remove all of its personal property and equipment from the Property. Any property or equipment not removed shall forfeit to City.

## **ARTICLE 6**

### **LIABILITY AND INSURANCE REQUIREMENTS**

1. Foundation shall maintain its own worker's compensation insurance policy in accordance with the laws of the State of Utah. Prior to taking possession of the Property, Foundation shall provide City a copy of an insurance certificate showing Foundation has adequate worker's compensation insurance to meet Utah's statutory requirements. The worker's compensation insurance policy must be in place for the life of this Lease.
2. Foundation shall indemnify and hold harmless City, its elected and appointed officials, its employees, agents, and assigns from any and all injury to persons or property caused by negligence in the use of the Property, the access to the Property, or any of Foundation's facilities located on the Property.
3. Foundation assumes liability for and agrees to indemnify City for and against any and all liability, including attorney's fees, of any nature imposed upon, incurred by, or asserted against City which in any way relates to or arises out of the activity or presence upon the Property leased by City to Foundation, its servants, employees, agents, ~~sublessees, \_~~  
~~assignees, or invitees, or anyone with whom Foundation contracts for activities on the~~  
Property. This is intended to include injury to persons and property of third parties as well as injury or damage to City's utility lines, infrastructure, and surrounding improvements.
4. Prior to beginning operation, Foundation shall provide City with an insurance certificate naming City as an additional insured. The insurance certificate shall include at a minimum one million dollars (\$1,000,000.00) of general liability coverage per incident and four million

dollars (\$4,000,000.00) aggregate. All other coverages shall be at standard industry rates.

Foundation will provide a copy of this insurance certificate to City. Foundation will be required to purchase such additional insurance or umbrella coverage so that the coverage meets or exceeds the liability caps for the year in which they will be in operation.

5. During the course of any construction, in addition to the general public liability insurance, Foundation shall carry builder's risk insurance, including fire and extended coverage. During construction, Foundation will carry or will cause its general contractor to carry worker's compensation insurance as to all persons who work on the Property.
6. Foundation acknowledges its affirmative duty to notify the City if at any time their liability and insurance coverage expires. Foundation agrees to use its best efforts to renew or replace its insurance coverage so there are no lapses of insurance as contemplated by this Lease.

#### **ARTICLE 7**

##### **PERMISSIBLE USE OF THE PROPERTY**

1. Foundation agrees as a condition of this Lease and to the use and occupancy of the Property that Foundation shall at all times use the Property for the primary purposes as stated above.
2. Foundation agrees to notify City in writing of any intended change of the purposes and use of the Property prior to any such change being made by Foundation. Any such change in purposes and use shall be first approved by City. City shall promptly review the proposed change and shall consent in writing to the proposed change if such change is consistent with the purposes set forth in this Lease.
3. Foundation assumes all the risk that its buildings, materials, and equipment may be stolen,



damaged, or otherwise injured by storing its equipment on the Property. No bailment is created, and City shall have no duty to protect Foundations's property beyond the level of service provided to every other citizen and business in town.

4. Hazardous Substances. Foundation shall not use, produce, release, dispose, or handle in or about the Premises any Hazardous Substance except in compliance with all applicable Environmental Laws. Environmental Laws refers to any federal, state, or local statute, ordinance, rule, regulation, or guideline pertaining to health, industrial hygiene, or the environment, including the federal Comprehensive Environmental Response, Compensation, and Liability Act. Hazardous Substance shall mean all substances, materials, and wastes that are or become regulated or classified as hazardous or toxic under any Environmental Law.
5. Prior to storing or using any hazardous materials on the Property, Foundation shall inform City and the Cedar City Fire Department of the type and quantity of hazardous material as well as information contained in the relevant material safety data sheets. City reserves the right to disallow the use or storage of any hazardous materials within the Property. City shall not unreasonably withhold its consent to use such materials that are necessary for use of the property.
6. Foundation shall maintain a clean premise and shall not allow the accumulation of waste or garbage.
7. Foundation shall take reasonable precautions to prevent pollution or deterioration of the Property which may result from exercising the privileges granted pursuant to this Lease.
8. Foundation shall not permit any part of the Property to be used for any unlawful purpose or for any purpose or use that may constitute a nuisance or fire hazard.

9. Any lighting constructed on the Property shall be installed in a manner as to not create a nuisance for surrounding property owners.
10. Foundation agrees that its use may not interfere with uses at the City's nearby properties, namely Main Street Park and the Library. Foundation agrees to cooperate in good faith with the City to not interfere with uses at the City's nearby properties.~~Prior to the use of any sound amplification system, Foundation shall notify and seek consent from City's Leisure Services Director of the date and time of the intended use. City's Leisure Services Director shall have fourteen (14) days to either consent or deny the requested use. Failing to respond within fourteen (14) days shall constitute a denial of the requested use. If Foundation disagrees with a denial of said request, Foundation may seek consent from the City Council at a public meeting.~~
11. Neither Party is required to provide parking for the other Party's events. Foundation shall provide adequate parking for its uses. Said parking shall be hard-surfaced to the extent required by City Ordinance. Any remaining parking need not be hard-surfaced but shall be constructed of all-weather materials.

## **ARTICLE 8**

### **TAXES AND ASSESSMENTS**

1. Foundation, in addition to the rentals provided for herein, shall pay when due (and before delinquency) all taxes, assessments and charges upon the Property, and upon buildings, improvements and property thereon, which are assessed or charged at any time during the term by Iron County. Foundation shall have the right at all times to protest any assessments of taxes or other assessments or charges, but the taxing entity may require Foundation to

deposit any sums in dispute to ensure payment in the event that any protest is unsuccessful.

2. Foundation shall maintain all appropriate licensing as well as collecting and paying all appropriate taxes. This includes, but is not limited to, obtaining a city business license.

#### **ARTICLE 9**

##### **MORTGAGES AND ENCUMBRANCES**

1. Foundation covenants that it shall not mortgage or otherwise encumber this Lease (including Foundation's leasehold estate in the Property and any improvements made thereon). Any violation of this covenant shall be subject to provisions of Article 12, Default and Enforcement, of this agreement.

#### **ARTICLE 10**

##### **SIGNAGE**

1. Foundation may not, without the City's consent, place or erect any sign on the Property. Such sign installation shall not adversely affect or damage the Property, nor detract from the overall harmony of the Property and adjoining properties. All such signs must conform with the codes and regulations of City. At the termination of this Lease, any such signs may be removed at the City's request by Foundation at Foundation's own expense.

#### **ARTICLE 11**

##### **SUBLEASING AND ASSIGNMENTS**

1. Foundation shall not have the right to assign this lease or to sublet the whole or any part of

the Property subject to the terms herein. The Parties understand that Foundation will charge a fee for others to utilize the property, but no such arrangement or contract shall constitute an assignment or sublease of this Agreement. Notwithstanding any assignment or sublettingsuch arrangement or contract, Foundation shall nevertheless remain liable to City for the full payment of rent, and for the performance of all other covenants to be performed by Foundation for the remainder of the term ~~in which such assignment or subletting is made and all extensions thereof.~~ ~~Prior to any assignment or subletting of the Property, Foundation shall first notify City of its intent to do so and shall provide to City the name, address, and most recent financial statement of the proposed assignee or sublessee. City shall have 30 days after receipt of such information to grant or deny its consent, but City shall not unreasonably withhold such consent. If City shall neither approve or deny such request within the required time period, City shall be deemed to have denied such request. City shall not withhold its approval of the sublease or assignment based upon the proposed use so long as it shall be in compliance with this Lease and applicable laws and ordinances.~~

## **ARTICLE 12**

### **DEFAULT AND ENFORCEMENT**

1. Failure to do, observe, keep and perform any of the terms, covenants, conditions, agreements and provisions of this Lease on the part of Foundation or City for a period of thirty (30) days after notice shall be considered default, except that if any default is not susceptible of being cured within thirty (30) days, either party shall be permitted an extension of thirty (30) days to cure such default, provided they commence promptly and proceed diligently and in good

faith to cure such default within the thirty (30) day extension period.

2. In the event of any such default by Foundation, and at any time thereafter City elects to terminate this Lease upon a specified date not less than thirty (30) days after the date of serving such notice, this Lease shall then expire on the date so specified as if the date had been originally fixed as the expiration date of the term, unless such default shall be deemed waived by instrument in writing signed by City, or cured by Foundation before the expiration of the period specified in the notice of termination of this Lease served on Foundation.
3. In the event of City's default, and at any time thereafter, Foundation may, upon written notice to City, be entitled to the following:
  - a. All rights and remedies available at law or in equity, said rights and remedies to be cumulative; and
  - b. The option of terminating the Lease without further liability, upon thirty (30) days' notice filed by Foundation to City.
4. In the event that this Lease shall be terminated as provided by this Article, or otherwise, or in the event that the Property, or any part thereof shall be abandoned by Foundation: or two (2) years pass with no public events on the Property without notice ~~shall be deemed abandonment~~, the City may immediately or at any time thereafter, re-enter and resume possession of the Property or any part thereof, and remove all persons and property therefrom, either by a suitable action or proceeding at law, or by any other lawful means. No re-entry by the City shall be deemed an acceptance of a surrender of this Lease or a liquidation or satisfaction to any extent whatsoever of Foundation's liability to pay rent and additional rent as herein provided.



5. In the event that this Lease is terminated by reason of default, or if the Property shall have been abandoned or no public events occur for two (2) years, whether or not the Property is re-let, the City shall be entitled to recover from Foundation, and Foundation shall pay to CITY the following costs:

- a. An amount equal to all expenses, if any, including reasonable attorney's fees incurred by the City in recovering possession of the Property, and all reasonable costs and charges for care of the Property while vacant, which damages shall be due and payable by Foundation to City at such time as such expenses shall have been incurred by City; and
- b. An amount equal to the amount of all rent reserved under this Lease, less the net rent, if any, collected by City on the several days on which the rent would have become due and payable; that is to say, upon each of such days Foundation shall pay to City the amount of deficiency then existing.

### **ARTICLE 13**

#### **TERMINATION**

1. In addition to the language contained under Article 12 Default and Enforcement, both Foundation and City agree that this Lease will automatically terminate should Foundation abandon the Property in excess of thirty-ninety (390) days without written notice from Foundation. Abandonment shall occur if no representatives or employees of Foundation use the property for more than ninety (90) days. Temporary closures for maintenance, seasonal operation, or other reasonable business purposes shall not constitute abandonment, provided

the Foundation notifies the City in writing.

2. This Lease may be terminated at any time by mutual agreement of the Parties in writing.
3. At the expiration of any Lease term, or upon termination of this Lease as provided herein, Foundation shall peacefully and quietly surrender the Property in as good a condition as it was at the beginning of the initial term, reasonable use, wear, and damages by the elements excepted. Foundation shall be responsible to clean up any hazardous waste, oil, gas, or other solvents and restore the Property to as good a condition as it was prior to the storing of hazardous waste. Foundation accepts any and all liability for any environmental mitigation necessary to restore the Property to as good a condition as it was prior to Foundation's use of the Property.
4. Within ~~thirty-sixty~~ (360) days after the termination or nonrenewal of this Lease, Foundation will remove any and all ~~of its and any sublessee's~~ personal property and/or equipment from the Property. Any property and/or equipment not removed shall be forfeit to City.
5. City termination without cause. City reserves the right to terminate this lease with ninety (90) days' written notice without cause. Should City terminate this lease without cause, City will reimburse Foundation for the costs of installed improvements on the lesser of the following:
  - a. The value of the improvement(2) at the time the lease terminates; and
  - ~~4.b.~~ The Engineer's Estimate of the improvement(s) prorated for the years remaining at the time the lease terminates, calculated from the date of completion of the improvement(s) (by issuance of the certificate of occupancy if applicable). The reimbursement for each improvement shall be calculated separately.

## **ARTICLE 14**

### **GENERAL PROVISIONS**

1. This Lease is between Foundation and City. It is not intended to create any interest on behalf of any third party. No third-party or third-party group that may wish to use the Property shall have any rights or remedies under this Lease.
2. At no time will Foundation represent its association with City as a partnership, joint venture, or agency.
3. City's failure to enforce one or more of the terms herein is not a waiver. No failure by City to insist upon the strict performance of any term, condition, or covenant of this Lease or to exercise any right or remedy available on a breach of any condition or covenant of this Lease, and no acceptance of full or partial rent or performance hereunder shall constitute a waiver of any such breach or any such term, condition, or covenant. No term, condition, or covenant of this Lease required to be performed by Foundation, and no breach thereof, shall be waived, altered, or modified, except by a written instrument executed by City. No waiver of any breach shall affect or alter any term, condition, or covenant of this Lease, and such term, condition, or covenant shall continue in full force and effect with respect to any other than existing or subsequent default or breach thereof, and any other or subsequent default or breach may be enforced by City as provided in this agreement.
4. City shall have the right to enter upon the Property during reasonable hours (except in an emergency) to examine the Property and take care of any City infrastructure and utility lines located thereon and to access Coal Creek. City may access the Property to abate any nuisances or hazardous conditions on the Property. City reserves the right of access and the

right to abate any nuisances or hazardous conditions on the Property at Foundation's account and expense, including reasonable attorneys' fees, existing after ten (10) days' notice has been given to abate such nuisance or hazard, provided no notice shall be required when in the City's reasonable opinion an emergency exists.

5. Foundation represents that prior to signing this Lease that they, along with their designees, have inspected the surface and subsurface of the Property to its satisfaction. Foundation represents that it has examined the Property and accepts the Property in an as is condition without any representation or warranty, express or implied in fact or by law, by City as to the title, nature, condition, or usability of the Property for the purpose set forth herein. City warrants to Foundation that it has title to the Property, and the capacity, both legal and actual, to enter this Lease and to grant the leasehold estate.
6. Foundation warrants to City that its governing body has approved this Lease and its terms and has authorized the signatory to enter the Lease on behalf of Foundation.
7. City shall not be responsible for any washouts, subsidence, avulsion, or settling of the Property, nor for any injury caused thereby to Foundation's property or any person occupying the Property. City shall not be obligated to replace, refill, or improve any part of the Property during Foundation's occupancy, in the event of such washouts, subsidence, avulsion, or settling of the Property.
8. No destruction or damage to any structure or improvement on the Property, or that affects access to or use of the Property, by act of God, acts of terror, civil unrest, military action, by fire, rain, snow, ice, windstorm, earthquake, aircraft accident, or any other casualty or action of the elements shall entitle Foundation to surrender possession of the Property, to terminate

this Lease, to violate any of its provisions, or to cause any rebate or abatement in rent when due or thereafter unless agreed upon in writing by the Parties.

9. Conditioned upon Foundation paying rent provided herein and performing and fulfilling all covenants, agreements, terms, duties, responsibilities, and conditions contained in this Lease, Foundation shall have and may enjoy the Property.

10. This Lease shall not be modified, altered, or changed in any way whatsoever unless in writing and signed by City and Foundation.

11. Any notice required to be given by this Lease shall be deemed to have been sent and received if sent via regular first-class mail, postage prepaid, or by email to the following:

Cedar City Corporation  
c/o City Manager  
10 North Main Street  
Cedar City, Utah 84720  
paulb@cedarcityut.gov

Local Roots Foundation  
c/o Heather Carter  
4326 N 2100 E  
Cedar City, Utah 84721

If City or Foundation change the above contact information they shall notify the other party within thirty (30) days of said change.

12. All disputes resulting in legal action shall be governed by the laws of the State of Utah.

Jurisdiction shall be vested in the District Courts in and for the State of Utah. Venue is vested in the 5<sup>th</sup> Judicial District Court in and for Iron County, State of Utah or in any other successor district court of competent jurisdiction.

13. In the event of any litigation arising from or related to this Lease, the prevailing party will be entitled to recover from the non-prevailing party all reasonable costs incurred including staff time, court costs, attorneys' fees, and all other related expenses incurred in such litigation. In the event of a no-adjudicative settlement of litigation between the Parties or a resolution of a



dispute by arbitration, the term “prevailing party” shall be determined by that process.

14. In the event any covenant, condition, or provision herein contained is held to be invalid by any court of competent jurisdiction, the invalidity of any such covenant, condition or provision shall in no way affect any other covenant, condition, or provision contained herein, provided the invalidity of such covenant, condition, or provision does not materially prejudice either City or Foundation in its respective rights and obligations contained in the valid covenants, conditions, and provisions of this agreement.

15. This is an integrated agreement. No prior or subsequent written or oral representations from City or Foundation shall be deemed to modify this agreement, modifications shall only be allowed as contained herein. This Lease shall be interpreted on the four corners of the agreement.

16. This Lease has been provided to Foundation and City and both Parties have been provided ample opportunity to review and contribute to the lease agreement. This is a negotiated lease agreement, and it shall not be interpreted against the author due to the fact that the author wrote the agreement.

17. Each person signing this Lease represents that they have done everything necessary to be able to bind each entity to the provisions contained herein.

#### **ARTICLE 15**

#### **RECORDING AND FILING**

1. This Lease shall run with the City’s land as identified above. The recording of the Lease shall be done at Foundation’s expense and completed within thirty (30) days after the City signs the

Lease. Failure to record the Lease shall constitute a material breach of the Lease.

2. The purpose of recording the Lease with the Iron County Recorder is to create a record of this Lease and to give notice to potential third-party purchasers. Foundation shall provide written proof of recording and filing to CITY.

*(remainder of page intentionally left blank)*

**CITY's SIGNATURE PAGE**

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
GARTH O. GREEN  
MAYOR

[SEAL]  
ATTEST:

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

STATE OF UTAH    )  
                          :ss.  
COUNTY OF IRON    )

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a Notary Public, in and for the State of Utah, duly commissioned and sworn as such, personally appeared Garth O. Green, known to me to be the Mayor of Cedar City Corporation, and Renon Savage, known to me to be the City Recorder of Cedar City Corporation, and acknowledged to me that he the said Garth O. Green 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

\_\_\_\_\_  
NOTARY PUBLIC

**LOCAL ROOTS FOUNDATION's SIGNATURE PAGE**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Heather Carter  
Title: Director

STATE OF UTAH    )  
                          :ss.  
COUNTY OF IRON )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, Heather Carter  
personally appeared before me and duly acknowledged to me that she signed the above and  
foregoing document as Director of Local Roots Foundation.

\_\_\_\_\_  
NOTARY PUBLIC

## EXHIBIT “A”

A Legal Description and Map showing the location of the leased property.

The legal description describing a parcel of City property from which a raw land lease parcel will be created being described as follows:







CEDAR CITY COUNCIL

AGENDA ITEM – 9

TO: Mayor and City Council  
FROM: City Attorney  
DATE: August 11, 2025  
SUBJECT: Request for a long-term lease at approximately 62 North 900 East

DISCUSSION:

Pursuant to last week's discussion, I've drafted the attached contract. The terms are nearly identical to the original 2009 contract with the modifications from the amended contract, which extended the term to 99 years. The only substantive changes relate to (1) calculating the relevant rental rate and contract term from the 2009 origination date and (2) putting in the 10-year and 2-year time limits for pulling a building permit and obtaining a certificate of occupancy, respectively.

Please consider whether to lease this property to Mr. Jett and under what terms, to open up the issue to a competitive RFP-type process, or to decline to lease the property.

## **LEASE**

THIS LEASE AGREEMENT is made and entered into this 1st day of September, 2025 by and between CEDAR CITY CORPORATION, a municipal corporation and political subdivision of the State of Utah ("Lessor") and Thomas H. Jett # 1 LLC, a Utah limited liability corporation ("Lessee").

### **ARTICLE 1:**

#### **Premises**

##### **Section 1.1 Premises and Purpose.**

The Lessor, in consideration of the covenants agreed to by the respective parties, leases to Lessee a parcel of ground, herein called the Premises, located in Cedar City, Iron County, State of Utah, more particularly described in Exhibit A attached hereto. It is the intention of the Lessee to construct and operate a business in compliance with City zoning ordinance on the premises except those uses specifically excluded in Section 7.1.

##### **Section 1.2 Lessee's Construction Work.**

Lessee will obtain all requisite permits, licenses and approvals relative to the performance of Lessee's construction work. All plans must be approved by Lessor.

Lessee shall obtain a construction permit for a primary building within ten (10) years of the commencement of this Agreement, shall diligently complete the construction of said building, and shall obtain a certificate of occupancy within two (2) years from when Lessee obtains the building permit.

##### **Section 1.3 Mandatory Bond**

Lessee shall post a cash bond prior to the issuance of a building permit in accordance with the provisions hereof and future bonds as required. At its option, in the event of termination of the lease term or abandonment of the Premises, and in the event that the structure(s) upon the Premises are deemed by Lessor to be in a state of disrepair, the Lessor may execute upon the cash bond hereby required to be posted by Lessee. Said cash bond shall be posted by Lessee and deposited by Lessor in an interest -bearing account as security for demolition and clean-up by Lessor of any structure(s) located on the Premises. Said bond shall be calculated by City Staff using the current edition of the RS Means estimating book to demolish the building(s), remove the building foundation and clean up the site. Upon termination of this Lease, in the event that Lessor elects not to execute on said bond, the cash bond plus any interest accrued shall revert to Lessee.

### **ARTICLE II**

## **Lessor's Title and Zoning**

### **Section 2.1 Lessor's Title**

Lessor owns the property in fee simple. Lessor covenants and warrants that the Premises shall remain free and clear of any encumbrances which could interfere with the Lessee's use of the Premises.

### **Section 2.2 Geotechnical Study**

The property is located in an area of town known to be susceptible to soils subsidence. Lessee shall provide a geotechnical study of the specific property included in this lease prior to any construction. Said geotechnical study shall be by a geotechnical engineer licensed in the state of Utah and approved by the Cedar City Engineer. The City Engineer's approval shall not be unreasonably conditioned, delayed or withheld. This geotechnical study shall be contemporaneous with the application for a building permit. Lessee agrees that the construction will be solely at Lessee's risk.

### **Section 2.3 Zoning**

Lessor represents to Lessee that the zoning of the Premises is General Commercial. In the event that the zoning is amended so as to restrict or limit the use of the Premises such that Lessee cannot reasonably operate a business in compliance with the General Commercial zone except those uses specifically excluded in Section 7.1, Lessee may, upon notice to Lessor, terminate this Lease.

## **ARTICLE III**

### **Quiet Enjoyment**

Lessor warrants to Lessee that upon payment of rent and performance of the covenants herein agreed to be performed, Lessee shall quietly have, hold and enjoy the Premises for the lease term.

## **ARTICLE IV**

### **Construction Insurance**

During the course of construction, Lessee shall carry builder's risk insurance, including fire and extended coverage, and general public liability insurance with appropriate riders relative to construction. During construction, Lessee will carry or will cause its general contractor to carry worker's compensation insurance as to all persons who work on the Premises.

## **ARTICLE V**

## **Term**

Lessee shall have and hold the Premises for a term commencing September 1, 2025, and expiring 99 years from December 1, 2009, the date the prior lease agreement commenced. The term Lease Year shall refer to a 12-month period commencing on December 1<sup>st</sup> of each year.

## **ARTICLE VI**

### **Rent and Income Records**

#### **Section 6.1 Fixed Minimum Rent.**

Lessee agrees to pay Lessor as Fixed Minimum Rent for the Premises (monthly in advance on the first day of each month) in accordance with the rental schedule below divided by 12. Lease years for rent purposes shall be calculated from the previous lease agreement's commencement date, namely December 1, 2009.

##### **a. Rental Schedule**

Lease Years 1 through 7	\$3,857 per year (expired as of new contract)
Lease Years 8 through 15	\$3,614 per year (in 15 <sup>th</sup> year as of new contract)
Lease Years 16 through 20	\$3,978 per year
Lease Years 21 through 25	\$4,378 per year
Lease Years 26 through 30	\$4,820 per year
Lease Years 31 through 35	\$5,304 per year
Lease Years 36 through 40	\$5,830 per year
Lease Years 40 through 45	\$6,415 per year
Lease Years 46 through 50	\$7,057 per year
Lease Years 51 through 55	\$7,762 per year
Lease Years 56 through 60	\$8,538 per year
Lease Years 61 through 65	\$9,392 per year
Lease Years 66 through 70	\$10,332 per year
Lease Years 71 through 75	\$11,365 per year
Lease Years 76 through 80	\$12,501 per year
Lease Years 81 through 85	\$13,752 per year
Lease Years 86 through 90	\$15,126 per year
Lease Years 91 through 95	\$16,639 per year
Lease Years 96 through 99	\$18,303 per year

Remittance shall be made to Lessor at its principal place of business. If the rental commencement date shall be on any day of the month other than the first, the rent for the balance of such month shall be pro-rated.

**b. Past Due Rent Charges.** Lessee hereby acknowledges that late payment by Lessee to Lessor of



the Fixed Minimum Rent, Percentage Rate, Additional Rate, or other sums due hereunder will cause Lessor to incur costs not contemplated by this Lease. Accordingly, if any sum due from Lessee shall not be received by Lessor within 20 days after Lessee's receipt of written notice that such payment is delinquent, then said amount shall be deemed past due, and Lessee shall pay to Lessor interest on such delinquent balance at an interest rate per annum equal to 3% in excess of the prime rate.

#### Section 6.2 Rental Commencement Date.

The term rental commencement date shall mean the date on which the lease term shall commence pursuant to Article V above.

#### Section 6.3 Percentage Rent.

Lessee agrees to pay in addition to the Fixed Minimum Rent a Percentage Rent equal to 2% times the Gross Sales per annum which exceed the amounts set forth on the Annual Break Point for Percentage Rent schedule below. Such additional payments, if any, shall be due and payable within 60 days after the expiration of each Lease Year.

#### Annual Break Point for Percentage Rent Schedule

Lease Years 1 through 7	\$121,100 (expired as of new contract)
Lease Years 8 through 15	\$113,666 (in 15 <sup>th</sup> year as of new contract)
Lease Years 16 through 20	\$125,032
Lease Years 21 through 25	\$137,541
Lease Years 26 through 30	\$151,287
Lease Years 31 through 35	\$166,425
Lease Years 36 through 40	\$183,064
Lease Years 40 through 45	\$201,367
Lease Years 46 through 50	\$221,503
Lease Years 51 through 55	\$243,654
Lease Years 56 through 60	\$268,019
Lease Years 61 through 65	\$294,821
Lease Years 66 through 70	\$324,303
Lease Years 71 through 75	\$356,733
Lease Years 76 through 80	\$392,407
Lease Years 81 through 85	\$431,647
Lease Years 86 through 90	\$474,812
Lease Years 91 through 95	\$522,293
Lease Years 96 through 99	\$574,522

#### Section 6.4 Definition of Gross Sales.

The term Gross Sales shall mean all sales, retail or wholesale, from all business conducted upon the Premises by Lessee or by any subtenant, assignee, licensee or concessionaire, and whether such sales be evidenced by cash, check, credit, charge account, exchange or otherwise together with the amount of all orders taken or received at the Premises, whether such orders are filled from the Premises or elsewhere, and whether such sales be made by means of vending devices in the Premises or otherwise. Gross Sales shall not include sale of merchandise for which cash has been refunded provided the original sale was included in gross sales, or allowances made on merchandise claimed to be unsatisfactory, provided such merchandise shall have originally been included in sales; and there shall be deducted from sales (to the extent such amounts were included in Gross Sales) the sales price of merchandise returned by customers for exchange. Gross Sales shall not include the amount of any sales, excise, use or gross receipts tax imposed by any governmental authority directly on sales and collected from customers, provided that the amount thereof is added to the selling price and paid by the Lessee to such governmental authority. No franchise or capital stock tax shall be deducted from Gross Sales.

#### Section 6.5 Statement of Records.

Lessee shall on or before 60 days after the end of each Lease Year send to the Lessor the Percentage Rent due together with a statement in writing, signed and certified to by an officer of the Lessee, verifying Gross Sales during each such Lease Year. The Lessee agrees to keep an accurate record of its Gross Sales, which records shall be available and open to inspection by Lessor at reasonable intervals and times. The Lessor agrees to treat all such records as confidential.

#### Section 6.6 Audit.

Lessor may once with respect to each Lease Year and within one (1) year from the end thereof, whether during the rental term or after the termination thereof, cause an audit of the business of Lessee to be made by a certified public accountant of Lessor's own selection. Lessee shall require an audit of all sublease business for the purpose of providing sufficient information to Lessor.

#### Section 6.7 Application to Assignees/Licenses.

Lessee's business or operations, Lessee's records, books, accounts and other data herein referred to, shall be deemed to include those of any assignee, sublessee, concessionaire, licensee or other person, firm or corporation selling merchandise or services on or from the Premises.

### **ARTICLE VII**

#### Use

#### Section 7.1 Permitted Use.

Lessee shall be permitted to build and operate a business in compliance with applicable zoning ordinances. In addition to the items not permitted in the general commercial zone, the Lessee shall not build, operate and/or sublease dwelling units, parking lots (standalone parking lots), pawn shops, schools, government buildings, churches, tattoo and body piercing parlors, rest homes, protective housing facilities, transitional housing facilities, assisted living facilities, rehabilitation/treatment facilities, non-residential treatment facilities, homeless shelters and facilities for not-for-profit operations.

#### Section 7.2 Hazardous Substances.

(a) Lessee shall not use, produce, store, release, dispose or handle in or about the Premises any Hazardous Substance except in compliance with all applicable Environmental Laws. Environmental Laws refers to any federal, state or local statute, rule, regulation or guideline pertaining to health, industrial hygiene, or the environment, including the federal Comprehensive Environmental Response, Compensation, and Liability Act. Hazardous Substance shall mean all substances, materials and wastes that are or become regulated or classified as hazardous or toxic under any Environmental Law.

### **ARTICLE VIII**

#### **Right to Close**

Nothing in this Lease shall be construed as requiring Lessee to commence the intended business operations within sixty (60) months of the date of this lease or keep its business open. Lessee shall have the right to close its business at any time provided Lessee shall continue to pay the Fixed Minimum Rent and to make all other payments and to perform all other obligations required by the Lease, however, there shall be no obligation for Lessee to pay Percentage Rent if Lessee shall discontinue occupancy or doing business on the Premises. In the event Lessee does not commence the intended business operations within sixty (60) months of the date of this lease or ceases to operate continuously for a period of 60 months, Lessor shall have the option to exercise default provision provided, however, that said option shall not apply if the business is closed by reason of force majeure, destruction, or remodeling which shall take longer than 60 months, and provided further, that in the event Lessor elects to exercise its option to cancel the Lease, it shall give Lessee 30 days prior written notice of its intention to cancel. In that event, Lessee may avoid such cancellation by re-opening and continuously thereafter operating its business; however, if Lessee again closes its business for more than 120 days other than due to remodeling, force majeure, or destruction, then Lessor may terminate this Lease by giving written notice to Lessee at any time during said closure.

### **ARTICLE IX**

#### **Assignment/Subletting**

Lessee shall have the right to assign this Lease or to sublet the whole or any part of the Premises subject to the terms herein. Notwithstanding any assignment or subletting, Lessee shall

nevertheless remain liable to Lessor for the full payment of rent, and for the performance of all other covenants to be performed by Lessee for the remainder of the term in which such assignment or subletting is made and all extensions thereof. Prior to any assignment or subletting of the Premises, Lessee shall first notify Lessor of its intent to do so and shall provide to Lessor the name, address and most recent financial statement of the proposed assignee or sublessee. Lessor shall have 30 days after receipt of such information to grant or deny its consent, but Lessor shall not unreasonably withhold such consent. If Lessor shall neither approve or deny such request within the required time period, Lessor shall be deemed to have denied such request. Lessor shall not withhold its approval of the sublease or assignment based upon the proposed use so long as it shall be in compliance with this Lease and applicable laws and ordinances.

## **ARTICLE X**

### **Maintenance and Repairs**

Lessee shall, at its sole cost, keep and maintain the exterior and interior of the Premises and appurtenances and every part thereof, including but not limited to parking lots, driveways, landscaped areas, sidewalks, glazing, vestibules, any store front including bulkheads, roofs, walls, doors, door checks, and the interior of the Premises, including heating and air conditioning systems, electrical wiring, fixtures and equipment, walls, floors, ceilings, insulations, and all Lessee's fixtures, equipment and furnishings therein or belonging thereto in clean, good, and sanitary order.

Lessee shall be responsible to maintain exterior improvements at its sole expense. If Lessor should object to the manner in which Lessee maintains exterior improvements on the Premises, Lessor shall notify Lessee of the deficiency complained of and Lessee shall have 60 days from the receipt of such notice to correct such deficiency. If Lessee shall fail to correct such deficiency to Lessor's reasonable satisfaction, Lessor shall notify Lessee that Lessor has elected until further notice to maintain the exterior improvements on the Premises. Lessee shall reimburse Lessor for all costs of maintenance on the exterior improvements.

## **ARTICLE XI**

### **Taxes**

#### **Section 11.1 Lessee to Pay Pro-Rata Share.**

Lessor shall arrange for Lessee to receive the assessment and tax notices. Lessee shall pay the Real Estate Taxes with respect to the Premises. Upon request of Lessor, Lessee shall provide evidence to Lessor that Lessee has paid the Real Estate Taxes. Lessee shall also pay all personal property taxes affecting the Premises including any tax on inventory or fixtures.

### Section 11.2 Definition of Real Estate Taxes.

"Real Estate Taxes" shall mean all ad valorem real estate taxes and assessments on the Premises (adjusted after protest or litigation) for any part of the lease term.

## **ARTICLE XII**

### **Public Liability Insurance**

The Lessee agrees to protect and hold the Lessor harmless from any and all claims of others for injuries to persons or property arising out of the occupancy or business operation on the Premises conducted by Lessee, or its sublessees. Lessee agrees to maintain, at its own expense, during the full Term of this Lease, a policy of public liability and property damage insurance with a reputable company authorized to do business in the state where the Premises are located and having an acceptable rating in Best's Key Rating Property Insurance Guide, or as otherwise reasonably approved by Lessor, in which policy the Lessor, the Lessee and its sublessees shall be named as insured, and to furnish to Lessor current certificates evidencing the existence of such insurance, which certificates shall not be canceled, modified or allowed to lapse without 30 days prior written notice to Lessor. Such policy shall provide coverage in an amount not less than the amounts defined in UCA §63G-7-605 as it exists when this document is signed or amended. Lessee shall provide to Lessor proof of insurance to meet those caps as of July 1 each year. Notwithstanding the foregoing, the requirement that Lessee maintain a policy of public liability insurance may be satisfied by Lessee causing its sublessee to maintain such insurance, provided that Lessor and other parties connected with the Premises as may be designated by Lessor are named as additional insureds.

## **ARTICLE XIII**

### **Fire Insurance**

#### Section 13.1 Fire.

Lessee shall obtain and maintain in force an all risk -type replacement insurance policy, including replacement cost endorsement with Lessor and Lessee as the insured, insuring the Premises for at least 90% of the insurable replacement value thereof. The proceeds of said policy shall be payable to Lessor and used for repair and reconstruction of the Premises.

Section 13.2 Certificates of Insurance Coverage. Lessee shall provide original certificates of insurance. Sublessees shall appear as co- or additional insureds in all such policies.

## **ARTICLE XIV**

### **Default**

#### Section 14.1 Default Provisions.

Any of the following events shall be an Event of Default on Lessee's part:

- (a) Lessee defaults in the payment of Fixed Minimum Rent, Percentage Rent or any other items of Additional Rent hereunder and such default continues for a period of 10 days after written notice thereof is given;
- (b) Lessee defaults in the performance of any other covenant or obligation herein, and Lessee fails to remedy the same within 30 days after Lessor has given Lessee written notice specifying such default, or within such additional period, if any, as may be reasonably required to cure such default if it is of such nature that it cannot be cured within 30 days and Lessee is engaged in a good faith effort to remedy the default and continues to do so, or if prior to expiration of said period, Lessee gives reasonably adequate security to assure remedy of the default; or
- (c) Lessee files a voluntary petition under the Bankruptcy Act or an involuntary petition under the Bankruptcy Act is filed against Lessee and such petition is not dismissed within 60 days of filing; or Lessee makes an assignment for the benefit of its creditors; or a receiver after full hearing shall be appointed or retained to take charge of and manage Lessee's business, or any execution of attachment shall issue against Lessee whereupon the Premises, or any part thereof, or any interest herein of Lessee under this Lease shall be taken or attempted to be taken and the same is not released prior to sale thereunder.

#### Section 14.2 Remedies on Default.

In the event of default, both parties may pursue any and all remedies as may be available either at law or in equity. In addition to all other remedies, Lessor may terminate this Agreement in the event of default after providing 30 days' written notice.

### **ARTICLE XV**

#### **Signs and Promotions**

Signs for businesses shall be in accordance with City Ordinances.

### **ARTICLE XVI**

#### **Miscellaneous**

#### Section 16.2 Utilities.

Lessee agrees to pay all electric, heater, gas and other fuel bills, telephone charges, water charges, sewer charges, internet charges, cable tv charges and any other charges for utilities or services incurred, used in or directly related to the Premises.

#### Section 16.3 Right to Enter.



Lessor shall have access to the Premises at reasonable hours for inspection of the same, to make repairs, and to show the Premises to prospective mortgages, and during the last six months of Lessee's unrenewed term hereunder, to prospective lessees.

#### Section 16.4 Relationship of the Parties.

Nothing herein contained shall be deemed or construed as creating the relationship of principal and agent, or of partnership or joint venture between Lessor and Lessee.

#### Section 16.5 Holding Over.

Should Lessee remain in possession of the Premises after termination of the Lease, the Lessee shall be a tenant from month -to -month.

#### Section 16.6 Notices.

Any notices under this Lease shall be given in writing by registered or certified mail, postage prepaid, return receipt requested and addressed as follows:

To Lessor:  
Cedar City Corporation  
10 North Main  
Cedar City, Utah 84720

To Lessee:  
Tom H. Jett  
1046 Brook Street  
Cedar City, Utah 84720

or to such other addresses as may hereafter be designated in writing by the respective parties hereto. Notice shall be deemed given at the time when the same is actually received, or delivery is attempted by certified or registered mail.

In the event of an emergency concerning the Premises, Lessee may give telephonic notice to Lessor, and follow such telephonic notice with written notice, and such notice shall be effective as of the time and date of the telephonic call.

#### Section 16.7 Applicable Law.

This lease shall be governed by the laws of the State of Utah.

#### Section 16.8 Headings.

Article titles and section headings herein contained are inserted only for convenience and are in no way to be construed as part of this Lease or as a limitation on the scope of the particular

paragraphs to which they refer.

Section 16.9 Non-Waiver.

No waiver of any condition or covenant of this Lease by either party shall be deemed to imply or constitute a further waiver of the same or any other condition or covenant of said Lease.

Section 16.10 Surrender, Removal and Restoration by Lessee.

On the last day of the term or on the sooner termination thereof, Lessee shall: (I) peaceably surrender the Premises (including all repairs, changes and alterations), in good order, condition and repair except for reasonable wear and tear; and (ii) at its expense remove from the Premises the signs, movable furniture and trade fixtures therein ("Lessee's Property"), and, upon 30 day written notice to Lessee, any such property not so removed may, at Lessor's election and without limiting Lessor's right to complete removal thereof, be deemed abandoned. Any damage to the Premises caused by Lessee in the removal of such items shall be repaired by Lessee at its expense.

Section 16.11 Entire Agreement.

This Lease contains all the agreement made between the parties. It is an Integrated Agreement. It may not be modified orally or in any manner other than by an agreement in writing signed by the parties hereto or their respective successors in interest.

Section 16.12 Rights of Successors.

Each and every provision of this Lease shall bind and inure to the benefit of the parties hereto, their legal representatives, heirs, successors and assigns.

Section 16.13 Rules and Regulations.

Lessee and its employees shall comply with all reasonable rules and regulations from time to time promulgated by Lessor.

Section 16.14 Title and Improvements.

The title to all buildings, alterations, additions, improvements, repairs, decorations, heating and air conditioning equipment and fixtures which shall have been made, furnished or installed by or at the expense of either Lessor or Lessee in or upon the Premises, shall vest in Lessor upon the installation thereof, and the same shall remain upon and be surrendered with the Premises as a part thereof, without charge.

Section 16.15 Restriction on Use of Remainder of Premises.

Lessee agrees that it will not allow any part of the Premises to be used or operated as a massage

parlor or adult or pornographic bookstore, flea market, dance hall, or for the purpose of selling, storing, or renting motor vehicles with outside display or storage (but a gasoline service station shall not be prohibited if allowable by ordinance). Lessee further agrees that it shall not allow any part of the Premises to be used or operated as a bar, unless otherwise agreed upon by Lessor and Lessee in writing.

#### Section 16.16 Citizenship or Immigration Verification.

The Lessee shall document and verify the citizenship or immigration status of each employee. The Lessee shall use the electronic verification systems defined in UCA §63-99a-103. In all contracts with sublessees or assignees, at any level, the lessee shall require each sublessee or assignee, at any level, to use an electronic verification system, as defined in UCA §63-99a-103, to verify the citizenship or immigration status of all employees. All sublessees or assignees at any level shall be required to certify to the lessee, by affidavit, that the sublessee or assignee has verified through an electronic verification system the employment status of each new employee.

16.17 Existing Golf Course Storage Facility. The Southeast corner of the leased property includes an existing golf course storage facility. Currently this facility is necessary to support the operations of the City's municipal golf course. The long range plans for the golf course include abandonment and relocation of this facility. Until such time as the golf course abandons and relocates this facility the City shall retain the right to access, use, and maintain the facility. Nothing in this agreement shall be construed to require the facility to be maintained in any better condition than the condition of the building when this lease is signed. The abandonment and relocation of the facility shall be when the golf course no longer uses the facility to support its operations and completes the construction of a new facility. Once abandoned and removed by Lessor, the Lessee shall have twelve months to complete all improvements on the abandoned area.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year set forth above.

LESSOR:

\_\_\_\_\_  
GARTH O GREEN, MAYOR  
Cedar City Corporation

ATTEST:

RENON SAVAGE, CITY RECORDER

STATE OF UTAH     )  
                              : Ss.  
COUNTY OF IRON    )

This is to certify that on the \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned, a Notary Public, in and for the State of Utah, duly commissioned and sworn as such, personally appeared Garth O Green, known to me to be the Mayor of Cedar City Corporation, and Renon Savage known to me to be the City Recorder of Cedar City Corporation, and acknowledged to me that he the said Garth O Green 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

\_\_\_\_\_  
NOTARY PUBLIC

LESSEE:

\_\_\_\_\_  
THOMAS H. JETT  
Manager, Tom Jett #1, LLC

STATE OF UTAH)

: Ss.

COUNTY OF IRON)

On this \_\_\_\_ day of \_\_\_\_\_, 2025, Thomas H Jett personally appeared before me and duly acknowledged to me that he/she/they signed the above and foregoing document.

\_\_\_\_\_  
NOTARY PUBLIC

## LEGAL DESCRIPTION

A parcel of land owned by Cedar City Corporation to be leased to an individual, said parcel being located in the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of Section 11, Township 36 South, Range 11 West of the Salt Lake Base and Meridian. Being more particularly described as follows:

BEGINNING AT A POINT on the North Right of Way line of 900 North street, said point being South  $00^{\circ} 19' 01''$  East along the section line, 60.00 feet from the North Quarter (1/4) Corner of Section 11, Township 36 South, Range 11 West of the Salt Lake Base and Meridian to a point on the South Right of Way of said 900 North Street;

Thence, North  $89^{\circ} 21' 46''$  East, 97.23 feet along the aforementioned North Right of Way of 900 North Street to the beginning of a curve,

Thence right along the arc of said curve through an angle of  $89^{\circ} 59' 57''$ , having a radius of 20.00 feet, and whose long chord bears South  $45^{\circ} 38' 15''$  East for a distance of 28.28 feet to a point on the West Right of Way of the proposed 100 East Street.

Thence southerly along the said West Right of Way the following three (3) courses;

Thence, (1) South  $00^{\circ} 38' 16''$  East, 142.29 feet to the beginning of a curve,

Thence, (2) left along the arc of said curve through a central angle of  $16^{\circ} 55' 13''$ , having a radius of 227.50 feet, and whose long chord bears South  $09^{\circ} 05' 52''$  East for a distance of 66.94 feet.

Thence, (3) South  $17^{\circ} 33' 29''$  East, 12.04 feet.

Thence departing said Right of Way, South  $89^{\circ} 22' 36''$  West, 264.58 feet.

Thence, North  $00^{\circ} 42' 18''$  West, 239.96 feet to a point on the aforementioned South Right of Way line of 900 North Street.

thence North  $89^{\circ} 21' 46.5''$  East along said Right of Way 134.28 feet to the POINT OF BEGINNING.

Contains 60,590.23 S.F. or 1.390 acres.





CEDAR CITY COUNCIL  
AGENDA ITEM 10

DECISION PAPER

TO: Mayor and City Council

FROM: Natasha Hirschi

DATE: August 11, 2025

SUBJECT: Consider changes to Chapter 4, 6, 8 & 16 of the City's personnel policy.

DISCUSSION: Chapter 6 – Section 6.10 – The proposed change adds language to require department heads to live within a 25 mile radius of City Hall and removes the language requiring them to live within the City limits.

Chapter 16 – Section 16.1.4 – The proposed change eliminates principle work location from the public safety take home vehicle policy and adds City Hall.

There were no changes from last week to Chapter 4 or Chapter 8.

**CEDAR CITY RESOLUTION NO. 25-0813**

**A RESOLUTION OF THE CEDAR CITY COUNCIL AMENDING CHAPTERS 4, 6, 8, AND 16 OF THE CITY'S PERSONNEL POLICY ADDING THE ASSISTANT POLICE CHIEF TO THE LIST OF EXEMPT EMPLOYEES, DELETING A FOOTNOTE, CHANGING LANGUAGE FOR HOLIDAY BUCKET AND BEREAVEMENT, APPLYING FMLA REQUIREMENTS AT TEN DAYS INSTEAD OF FIVE, AND RELAXING DEPARTMENT HEAD AND PUBLIC SAFETY RESIDENCY REQUIREMENTS**

**WHEREAS**, the Cedar City Council is the duly elected governing body of Cedar City and has adopted the City's personnel policy; and

**WHEREAS**, from time to time it is necessary and appropriate to consider new alternatives related to personnel management and City-wide personnel policy; and

**WHEREAS**, currently, the personnel policy includes Police Chief and Police Lieutenant but not Assistant Police Chief in the lists of exempt employees; and

**WHEREAS**, when references to part-time employees were previously removed by Council approval, a footnote referencing part-time employees was not removed; and

**WHEREAS**, to match terminology used elsewhere, "Holiday Bank" should be changed to "Holiday Bucket," and "Emergency Leave" should be changed to "Bereavement"; and

**WHEREAS**, the City Council desires to formalize a policy begun during the COVID-19 epidemic and not require employees to use FMLA leave until an absence reaches ten (10) days; and

**WHEREAS**, the City Council desires to relax the residency requirement for department heads from "within Cedar City" to "within a 25-mile radius of City Hall" but not including Brian Head or Cedar Mountain; and

**WHEREAS**, the City Council further desires to calculate the public safety residency requirement from the same location, namely City Hall; and

**WHEREAS**, the City Council has considered the proposed amendments to the City-wide personnel policy in an open and public meeting and has determined that it is in the best interests of the health, safety, and general welfare of the City to adopt the herein contained amendments to the City's personnel policy.

**NOW THEREFORE BE IT RESOLVED**, by the City Council of Cedar City, Utah, that the City's personnel policy is hereby amended to remove the language that has been struck through and include the language that is underlined in the attached Exhibit A.

This resolution shall become effective immediately upon passage by the City Council and the signature of the Mayor.

Council Vote:

Phillips -  
Melling -  
Riddle -  
Cox -  
Wilkey -

Dated this \_\_\_\_ day of August 2025.

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GARTH O. GREEN  
MAYOR

[SEAL]

ATTEST:

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RENON SAVAGE  
CITY RECORDER

**Exhibit A**

Cedar City Resolution 25-0813

- Cedar City Personnel Policy Changes -

**6.10 Department Head Residency Requirements.**

6.10.1 All department heads must live within a 25-mile radius of City Hall (radius does not include Brian Head or Cedar Mountain). ~~excluding the Economic Development Director must live within Cedar City within one (1) year of being hired. The Economic Development must live within Iron County within one (1) year of being hired.~~

6.10.2 For purposes of this policy City department heads shall be those employees hired by Cedar City to manage the City's departments as defined by Cedar City Ordinance.

6.10.3 This policy shall not apply to department heads hired prior to the date this policy was adopted, or amended.

## **CHAPTER 16 – VEHICLE POLICY.**

### **16.1 Vehicle Policy.**

- 16.1.1 The policy of the City is that city vehicles will be used for city business and that personal use will be limited by City & Department policy.
- 16.1.2 Generally, city vehicles are kept at the work site. On a limited basis, city vehicles are assigned by dept/Division Manager to be able to respond to emergency situations during non-working hours. City vehicles should not remain at an employee's home for more than two consecutive work days. If a City vehicle is taken home, it must be parked off street. A list of positions assigned vehicles will be maintained by the City Manager.
- 16.1.3 City vehicles may be used for incidental personal business such as lunch near the employee's current work area or stops incidental to the employee's travel. No other off-duty use is permitted. No family members or other non-employee personnel are allowed in City-owned vehicles, except as authorized by Department Head.
- 16.1.4 Public safety employees to whom vehicles are assigned must live within a 25-mile radius of their ~~principle work location~~ City Hall (radius does not included Brian Head or Cedar Mountain). Public Safety vehicles may be used for off-duty use in the City limits. Use of vehicles outside the City limits shall be for official business only. Public safety personnel may transport family members when off duty in order to allow them to respond to an emergency situation, or in the case of police, to serve as a crime deterrent. If public safety personnel are to respond to an emergency situation, they must let family members out as soon as practical.
- 16.1.5 With the exception of public safety employees, every employee who has been assigned a take home vehicle must live within a ten (10) mile radius of the employee's primary work location. If the employee does not live within the ten (10) mile radius, the employee may not take the City owned vehicle home. For purposes of this policy the primary work location shall be defined as the physical location to which the employee reports for work each day. For purposes of this policy the ten (10) mile radius shall be defined as the shortest driving route between the employee's residence and the employee's primary work location.
- 16.1.6 As allowed under Utah Code §76-8-402, the use of City vehicles by a Public Servant in compliance with City and Department policy, shall be deemed as providing a value to the City which substantially outweighs the personal benefit received by the Public Servant.

Amended by Cedar City Resolution Number 14-0827-1, 19-0626 and 21-1208.



**CEDAR CITY RESOLUTION NO. 25-0813-1****A RESOLUTION OF THE CEDAR CITY COUNCIL AMENDING THE CEDAR CITY  
FEE SCHEDULE FOR ANIMAL CONTROL EVENTS**

**WHEREAS**, Cedar City maintains a fee schedule showing fees the City charges for various services; and

**WHEREAS**, the animal shelter is experiencing an excess of animals that could be adopted and seeks a way to encourage more adoptions to alleviate the overload; and

**WHEREAS**, Animal Control under the Cedar City Police Department plans to have special events where fees are reduced to encourage more animal adoptions; and

**WHEREAS**, the City Council has reviewed the proposed changes to the fee schedule during an open and public meeting and finds that the proposed fee changes are reasonable and necessary.

**NOW THEREFORE** be it resolved by the City Council of Cedar City, State of Utah, that Cedar City's fee schedule is amended as set forth in exhibit #1.

**NOW THEREFORE BE IT FURTHER RESOLVED** by the City Council of Cedar City, State of Utah, that this resolution shall become effective immediately upon passage.

**NOW THEREFORE BE IT FURTHER RESOLVED** by the City Council of Cedar City, State of Utah, that City staff is authorized to make such changes of a non-substantive nature to the City's fee schedule as are reasonably necessary to facilitate the foregoing amendment.

Council Vote:

Melling -  
Phillips -  
Riddle -  
Cox -  
Wilkey -

Dated this \_\_\_\_\_ day of August, 2025.

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GARTH O. GREEN  
MAYOR

[SEAL]  
ATTEST:

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

# Exhibit #1

Cedar City Resolution No. 25-0813-1

Animal Control				
	Adoption			
		Cat or Dog		\$65
		Special Adoption Events		\$65 to adopt two animals
	Animal Microchipping			\$30
		Special Adoption Events		\$10
<b>**Special Adoption Events require prior approval of Police Chief, and staff must track names of those receiving the discounted rate(s), when received, the number and type of animal(s), and total reduction received for each person that benefits from the discounted rate(s)**</b>				