

**COUNCIL MINUTES**  
**AUGUST 13, 2025**

The City Council held a meeting on Wednesday, August 13, 2025, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

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

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall; HR Specialist Natasha Hirschi; Fire Captain Travis Fails.

**OTHERS PRESENT:** LaNor Warby, Pastor Richard Brown, Tom Jett, Rick Holman, Waldo Galan, Steve Nelson, Wendy Green, Heidi Hailstone, Triston Loveland, Tonya Payne, Bill Payne, Sarah Allred, Waldo Galan, Phil Schmidt, Bradley Abbitt, Christopher Fletcher, Ryan Guevara, Treyson Kite, Jeremy Sorensen, Jayden Vanaman, Elijah Wiggins.

**CALL TO ORDER:** Pastor Richard Brown of Red Hills Baptist Church gave the invocation; the pledge was led by Paul Bittmenn.

**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** – we need to have a special meeting on August 26<sup>th</sup> to canvass the election. The council decided to hold the meeting at 9:00 a.m. ■ **Phillips** – I would like to look at 1045 N. and Northfield Road for a designated right-hand turn, there are people stacked up to turn right going southbound, turning right on to 1045 North, there would have to be no parking on the curb. ■ **Riddle** – over the last week and a half, a lot of people have talked to me about the Flock system, it watches for license plates, it doesn't check to see if they are overdue, they are stored for 90 days and then it is out of the system. I have had people ask, "what are you doing watching me". I wish people would educate themselves. With an arson in our town, they were able to find the individual responsible because of that system. There have been other things happening in southern Utah that this system has helped with. ■ **Cox** – the cameras can't follow them home. ■ **Chief** – there are 42 throughout Cedar City, if people know where they are they can avoid them. They cannot check registration. It just tells if a plate passed a camera, and how many times on a certain date. ■ **Riddle** – it is not watching us. There have been abductions of children that it has helped with. People need to educate themselves. It is not just good for our city, but for our state. ■ **Wilkey** – we have all gotten the calls, people think it is more than it is. I just came from the official retirement of Steve Decker from the Library. Also, your Youth Mayor will be leaving us, Heidi Hailstone, this is her last meeting, she served for two years, thank you for your service. ■ **Phillips** – we met last week and elected a new Youth Mayor Shannon Roach from Canyon View High School will be the new youth mayor. ■ **Wilkey** – last Thursday I met with Wayne Smith, where are we at with him? ■ **Paul** – we have been working with Wayne and Maria Smith and Ralph Watson for the past 6 years. We have produced for them an engineering set of drawings showing the right-of-way and Mr. Watson wanted to review it. Jonathan follows up with them every 4 or 5 months. The funding is Small Urban Highway in 2026, so we need to get



the right-of-way tied up. **Phillips** – I worked a lot with them, and it fell through. ■ Introduce new fire recruits. **Chief Mike Phillips & Asst. Chief LaNor Warby**- the recruits started 10 months ago, and we are here to introduce them to you tonight. **Warby** – one of the challenges we have is getting new recruits and then getting them to stay with us, we have more of this group sticking around. About 40 years ago the first essential manual was introduced, it was 1-2 inches thick, now it is 4-5 inches thick. If you look at the homes and buildings and what we put in them as well as the vehicles, they have created a dangerous environment for taking care of them. We must be much more trained to deal with the risks and hazards. These guys have been through 338 hours of training, and it doesn't count at home study. Travis Fails has led the training; it is a big commitment. It is a team effort to bring them on, and we are excited to have them. Two are not with us tonight, Brian Fletcher and Isaac Schwendinger, they are on deployment in Idaho on an engine. **Travis Fails** – one of the tasks is getting volunteers to show up, doing the academy we get them excited Bradley Abbitt, Christopher Fletcher, Ryan Guevara, Treyson Kite, Jeremy Sorensen, Jayden Vanaman, Elijah Wiggins. They have put in 338 hours of classroom time but many hours at home. If they don't study at home, they won't make it. Chief Phillips and I teach these classes all over the State and we have a great class right here.

**PUBLIC COMMENTS:** ■ **Jacob Miner**, Utah Food Bank – I am excited for those firefighters. Summer feeding in the park, we serve meals in the park, it is designed to give meals to the kids that get free or reduced meals at school. Cedar City Main Street Park was an ideal place. Thank you. We served over 100 meals every day, we served 6,355 meals during the summer. We served lunch Monday through Friday except for holidays. The Parks and Recreation Department was good with us, worked with our Kids program lead Nancy. On our end it went extremely smooth, and we are grateful. **Phillips** – we appreciate what you do.

**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:** Councilmember Phillips moved to approve the consent agenda items 1 through 3 as written above; seconded by Councilmember Cox; vote unanimous.

**CONSIDER A RESOLUTION FOR A REPLACEMENT BOARD MEMBER FOR THE COURTYARDS AT SHURTZ CANYON PID. J TYLER KING/RANDALL MCUNE:** **Randall** – no changes.

Councilmember Cox moved to approve the replacement board member Jennifer Saulala for The Courtyards at Shurtz Canyon PID; seconded by Councilmember Melling; vote as follows:

AYE: \_\_\_\_\_ 5  
NAY: \_\_\_\_\_ 0  
ABSTAINED: \_\_\_\_\_ 0

**CONSIDER AN ORDINANCE CHANGING A STREET NAME FROM “OLD HIGHWAY 91”. DAN ROBERTS/RANDALL MCUNE:** **Phillips** – we have had some



lengthy discussion, I would like to stay with Old Hwy 91 or Southern Parkway, I have talked to several with many different ideas. **Riddle** – I would like Old Hwy-91 or Main Street.

Councilmember Wilkey moved to approve an ordinance changing the street name from Old Highway 91 from Main Street to the City limit line to Cedar Boulevard; seconded by Councilmember Cox; roll call vote as follows:

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

**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:**  
**Wilkey** – it is in accordance with the RDO. **Randall** – approximately, but that is what it is supposed to do.

Councilmember Phillips moved to approve an ordinance changing the zones from AT to RE and MU for property located in the Iron Horse Residential Development Overlay, in an area ranging from approximately 800 S. to 1950 S. & 2600 W. to 3500 W., being located mostly north of the Saddleback Ridge Subdivision; seconded by Councilmember Melling; roll call vote as follows:

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

**CONSIDER A LIFETIME GOLF PASS FOR TROY STRATTON:** **Troy Stratton** – I would appreciate no pay for the pass for the work I did. My dad helped build the back 9 at the Golf Course. **Phillips** – do you golf? **Troy** – yes, not a ton. **Phillips** – we have thousands of volunteers that do hundreds of thousands of dollars of volunteer work, and I worry about what it would do for everyone that wants to request a lifetime pass. **Troy** – I understand, but the jobs I did were nasty. **Cox** – thank you, it is appreciated. **Troy** – I was 16-18 and the mechanics couldn't do it. **Cox** – there are a lot of people that volunteer and if we did this it would open the floodgates.

Councilmember Phillips moved to deny a lifetime golf pass for Troy Stratton; seconded by Councilmember Wilkey; vote unanimous.

**CONSIDER A LONG-TERM LEASE FOR CITY PROPERTIES AT APPROXIMATELY 304 NORTH 100 EAST. HEATHER CARTER/RANDALL**



**MCUNE: Randall** – I have been in communication with Heather Carter; she is asking that it be tabled so she can discuss more with me. She is hoping for next week, but it may be later. It will come back to a work meeting.

Councilmember Wilkey moved to table a long-term lease for city properties at approximately 304 N. 100 E. until proponent comes back; seconded by Councilmember Melling; vote unanimous.

**CONSIDER A LONG-TERM LEASE FOR CITY PROPERTY AT  
APPROXIMATELY 62 NORTH 900 EAST. TOM JETT/RANDALL MCUNE:**

**Randall** – we didn't have a draft last week, what you have is the original, this is close to the original with a few changes you requested last week. **Tom** – I would like two changes, the base rent and a percentage of sales rent, I would like a provision that says whichever is higher. **Paul** – the way it is structured, it is the base rent, and the percentage is above the base rent. **Randall** – 6.3 says that it has to reach that level before we charge the percentage. We changed the amount by the acreage that changed, it is now 1.39 acres, the original is 1/3 of an acre more. **Phillips** – when the street goes in, this is a prime corner. **Wilkey** – the income is only paid once a year, after the year ends, do we want it paid more often? **Teri** – Finance doesn't care. **Randall** – it is simpler to do an annual payment. **Tom** – change #2, one of the concepts is to have vacation rentals in the proposed project, this says no dwellings, I think of a dwelling as a home, but we want residency to not exceed 30 days. **Melling** – is that what we use in a commercial zone. **Randall** – it can be 50/50 on the ground floor. But 30 days is what is defined in short-term rental. **Paul** – it is an illusion; people just sign a new 30-day lease. **Wilkey** – mixed use was much bigger zone with the original zone. **Paul** – we intentionally restricted residential use, we didn't want people living there. **Randall** – it is city owned property; we can restrict further than the zone. **Paul** – we didn't want short-term or long-term rentals there. **Phillips** – Airbnb's didn't exist 15 years ago. **Paul** – that concept was around; it was legal in the downtown. **Cox** – it didn't make sense then. **Wilkey** – standalone parking lot. **Paul** – the paragraph mentions housing in 5 sections; the City Council did not want housing. **Phillips** – it is an entrance to the Golf Course. **Wilkey** – why not facilities for non-profit. **Paul** – we want it to generate more money, that is why we want commercial and retail, we want it to make money. **Tom** – you would make money on the transient room tax (TRT), plus the additional 2%. **Phillips** – I struggle with the 10 years to start. **Tom** – we talked about this. I can't predict the economy. I don't plan to wait 10 years; I don't want to pay tax on the property. We had a big downturn, that is why I asked for the 10 years. **Wilkey** – in your plans, is the idea to have any of the short-term rentals on the ground floor. **Tom** – they would all be above. **Cox** – if no housing you likely wouldn't go two stories. **Tom** – correct. **Wilkey** – you will need parking spaces for housing that will take space from commercial. **Tom** – one is a nighttime business; one is a daytime business. **Paul** – your ordinance has a provision for shared parking, and the Airbnb people park different times of day and night. **Wilkey** – you don't want residential in general, only short-term. The ordinance allows 50%, but we could limit the units or a percentage. **Melling** – commercial on bottom, you have a ¼ million in risers, 8,000-10,000 footprint and then go up from there, it is a really good size retail facility, I don't see a problem with residential uses above. **Wilkey** – if we say no to residential, he could build a 3-story office building, and there are not any sales. **Riddle** – we get 2% off the rent also. **Wilkey** – do we get a percentage of the short-term rental? **Tom** – yes and the TRT. **Randall** – the short-term rental we get that and if he sublets, we get his portion not both from him and the sales. **Phillips** – I would strongly



suggest that we put that the residential is on the second floor only. **Melling** – I would limit it to short-term rentals. **Riddle** – I would like to have it built out quicker. **Tom** – I have met with a design professional.

**Rick Holman** – I don't think the city has done a 100-year lease before it was done with Mr. Jett on property to the west of that, I don't know if it is still in place and if it is getting the revenue hoped for. Is a 100-year lease in the best interest of the community, or would it be better for someone to bring in a plan to review before a lease is granted. Also, looking at the rental schedule, that is minimum rent, the 5-year periods increase by 1% for a 5-year period, that seems very low, it is appalling that you would look at that. I would suggest a lease you can see rather than a projection. Most developers bring a plan to the table. Those are immediate concerns. I know the property has been vacant for a long time. There have been subsidence concerns and who knows when 100 east will go in, and I think when that happens that is going to generate more interest. I would recommend looking at the rental schedule and look at a plan that has professional planners putting their names on it so the council can evaluate something specific rather than a desire without a for sure plan you can plan on. **Cox** – he had the lease and gave it back to the city and he didn't have to do it. **Rick** – I was around then, and I didn't agree with it then. **Wilkey** – where did the numbers come from? **Tom** – Rick Holman wrote them. **Paul** – I don't think so, the city manager at the time, Jim Allen. **Melling** – we all realize this is not market rent, this is a royalty rent, and if royalties really tank, then this is the bare minimum. There are much smaller sites, net very far away that the royalty would be \$6,000 a month or more. The royalty amount is the key, not the gross sales percentage. **Phillips** – do we have other leases with the 99 years? **Paul** – no. **Wilkey** – what is the MCO lease? **Tom** – 99 years. **Paul** – I don't think it is that long, I think it is 45. Most long-term leases are at the Airport; they are 50 years. **Randall** – when you have long contracts, you don't know what Mr. Jett will do and the city is stuck if he does the bare minimum. **Phillips** – what is the definition of nothing. **Randall** – we have it defined. It also allows him to invest more. Usually 99-year leases are with corporations, not individuals.

Councilmember Melling moved to approve a long-term lease for city property at approximately 62 N. 900 E. that the tenant apply for building permit and issued within 8 years, that the residential restriction stricken and be limited to short-term rental and that they be excluded on the ground floor; seconded by Councilmember Cox; vote AYE – 4 NAY – 1 Phillips.

#### **CONSIDER A RESOLUTION TO AMEND THE PERSONNEL POLICY. NATASHA**

**HIRSCHI:** **Natasha Hirschi**, HR Specialist – I made the recommended changes to Chapter 6 requiring that were mentioned last week allowing department heads to live within 25 miles of City Hall excluding Brian Head and Cedar Mountain and changed the Police Departments to be city hall also. Everything else remained the same. **Melling** – so it is the same for take-home vehicles as for department heads. **Natasha** - Public safety requirements are different, section 16.1.5, there is a requirement for some of the positions to live within a 10-mile radius of their primary work location, but public safety take-home vehicles that they get to take home and use for other use is 25 miles. This includes the Economic Development Director, they are all are lumped in one policy now. **Phillips** – in theory that person could live in Parowan? **Natasha** – yes. **Phillips** – do you see any unintended consequences, I worry about changing things and not thinking through all things. **Natasha** – this was not a policy until 2015. We had many department heads retiring and the Mayor and Council wanted to have



them live in the city limits so it was changed. There have been discussions over the years that they are in charge of the money, and they have to live by the decisions they are making. **Paul** – unintended consequences, we come back 1-2 times a year to keep up with things, another council will say why did they pass this, it doesn't make sense. **Melling** – all elected officials have to live in Cedar City, department heads we hope want to live in Cedar, but if they already live outside the City, or if they live on their farm, if it becomes a problem, a future council can deal with it, I think it is an impediment of recruiting good talent. **Wilkey** – is this common among other cities? **Natasha** – on the Wasatch Front they can live where they want, in larger cities it is common. **Phillips** – it is the taxpayers of Cedar City that pay the salaries, so it is tricky. **Cox** – people that pass-through pay sales tax. I don't think it is a valid argument. **Riddle** – people of Enoch come to Cedar to buy groceries. **Phillips** – I just want to make sure we are thinking it through.

Councilmember Wilkey moved to approve a resolution amending the Personnel Policy; seconded by Councilmember Melling; vote as follows:

AYE: 5  
NAY: 0  
ABSTAINED: 0

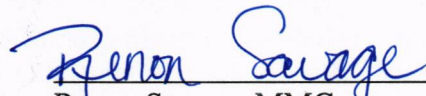
**CONSIDER A RESOLUTION TO AMEND THE FEE SCHEDULE FOR ANIMAL CONTROL EVENTS. DARIN ADAMS/ RANDALL MCUNE:** Chief Darin Adams –

this request is to once we hit over 50 cats at the Shelter; we can have a 2 for 1 special to move the cats. Second is an adoption event to move animals and for 3-hour event to have the chip fee from \$30 to \$10. **Randall** – I made the language broader; it is to get consent from the Chief and then track it. I don't want to make it too specific, or they will be coming back. **Phillips** – I agree, they know the shelter better than we do and they don't need to come back every time.

Councilmember Phillips moved to approve a resolution amending the fee schedule for Animal Control Events; seconded by Councilmember Melling; vote as follows:

AYE: 5  
NAY: 0  
ABSTAINED: 0

**ADJOURN:** Councilmember Phillips moved to adjourn at 6:43 p.m.; second by Councilmember Melling; vote unanimous.

  
Renon Savage, MMC  
City Recorder