COUNCIL WORK MINUTES
SEPTEMBER 17, 2025

The City Council held a meeting on Wednesday, September 17, 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; Leisure Services Director Ken Nielson; Wastewater Plant Superintendent Jeff Lennert; HR Specialist Natasha Hirschi; Fleet Manager Corey Childs; Water Superintendent Matt Baker; Senior Engineer Jonathan Stathis.

OTHERS PRESENT: Tom Jett, Phil Schmidt, Ann Clark, Rick Holman, Frank Nichols, Steve Nelson, Logan Sisam, Laura Sisam, Laird Campbell, Mike Platt, Dallas Buckner.

CALL TO ORDER: Terri Marsh gave the invocation; the pledge was led by Randall McUne.

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

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■**Mayor** – drive down Airport Road and look at the Public Works building, it looks really nice. I had the opportunity to participate in the reading of the Constitution today and it was fun and very interesting. ■**Phillips** – I want to remind everyone that Saturday at 8:00 a.m. we will be decorating downtown, we are always at the will of the cornstalks. This year we have beautiful flowers; this year we are going to try a first and leave the flowers up and decorate around them. If anyone wants to volunteer, please come. ■**Wilkey** – I drove by the lot on 800 West, it has been taken care of, I called the owner on Monday, and he had his crew over there cleaning it up. I have had a lot of people ask about the roundabout at 1150 W and Center; do we have a timeline? **Kent** – the last I heard was October, but they will have to hurry to make that timeframe. **Phillips** – I spoke with President Benson and UDOT told her November. **Wilkey** – what is the guideline on South Mountain Drive, the road has been closed for a long time and people are getting frustrated. How long do we allow a developer to keep a road closed? **Kent** – the Public Works Division works on that; I am not sure. **Paul** – you have two bonds, a 14-day bond and a one-year bond. They have 14 days to open and close, but we have a lot of problems getting that done. **Cox** – there are too many variables to put a fixed time on it. **Paul** – you can ask the engineer assigned to look into that project. **Kent** – we will look into that. ■**Paul** – there was a group from St. George, the ones tied up with the Dinosaur Tracks and they found fossilized remains on our property up the canyon, west of Milts, north of the highway. They found 2 fossil impressions, they asked if we mind if we give the fossil impressions to the Frehner Museum to be held for a year, they are not very large. They say we could have more up there, and I anticipate they will want to look around. **Phillips** – that is a good place for them to be stored. ■**Phillips** – the Youth City Council met last Monday, they are in transition, we will be electing a new class next month. They are doing a service project cleaning up some weeds on sidewalks on 200 South, that was their idea, it will be in October, and it will be their final

service project. They are a good bunch of kids. We will be getting a new group of students by November. ■**Wilkey** – do we have any idea on the timeline of the impact fee study? **Paul** – they were waiting on information from Iron County to verify some of their spreadsheets. ■**Mayor** – thank you Mr. Phillips for all your help with the Youth Council.

PUBLIC COMMENTS: there were no comments.

PUBLIC HEARING TO CONSIDER A GENERAL PLAN CHANGE FROM LOW DENSITY RESIDENTIAL (LD) TO CENTRAL COMMERCIAL (CC) AND A ZONE CHANGE FROM MASTER PLANNED DEVELOPMENT (MPD) TO CENTRAL COMMERCIAL (CC) FOR A PROPERTY LOCATED IN THE VICINITY OF 3000 N CANYON RANCH DRIVE. GO CIVIL / RANDALL MCUNE: **Dallas Buckner,** Go Civil – this is off the north interchange by Auto Mall. The General Plan has everything west as central commercial and east of the line is low density residential. We are proposing a change for 39 acres to make it all central commercial. This came before Planning Commission, and we had a lengthy discussion and did receive a positive recommendation with a stipulation from Mr. Jett to get a north/south road. **Wilkey** – this was the MPD zone back in the day? **Randall** – yes, back then they got the zone change first and then the agreement and the agreement was never completed. **Wilkey** – what is the plan? **Dallas** – we need to extend the road to our frontage. The developer is talking with SITLA about an east/west road to split the road costs. We have talked about road dedication, looping a road, it would be commercial parcels. We will do a road dedication and some hook ups, but we will carve it up to the size someone might want. It is by Second East and there is a SITLA parcel, and it will go to the Esplin property. We don't anticipate residential backing up into this property; the adjacent property is a drainage channel. **Phillips** – the same developer owns all the property. I question low density next to commercial. In the plans to attract people, do they think we need to go that far east? **Dallas** –there is a Twin Oaks PUD, and it will probably all turn into commercial, there is not a lot of residential possibility. There is a large gravel pit that has already been excavated, that will turn into something for storm water for us. **Melling** – when working on the general plan, there was a meeting here where they spent a lot of time talking about this area. They wanted commercial, but there is more commercial than we have roof tops to support, there was a lot of debate, and it was done more as caution, but if the owner wants it commercial, I don't see the issue. **Cox** – the owner also owns the R-1 adjacent. **Wilkey** – with infrastructure, commercial wouldn't be much more than residential. **Kent** – it depends on the commercial. We would model, but we don't know what will be there. When we have identified uses, we may have them model it. **Phillips** – on Canyon Ranch Road, is it 100' wide? **Kent** – yes. Also, regarding the transportation system, we don't have a second north/south roadway. We have a study going on right now to look at the movement of traffic in this area. We are trying to get a north/south road. We want that road in that area somewhere and connect with Wedgewood at Second East. Planning Commission's vote was split; they wanted a north/south road to tie into properties. We don't know what we will need until we get the update to the Transportation plan. **Phillips** – wouldn't that be part of the motion? **Randall** – you could, but it would just be there until they developed. A development agreement would be easier to track. **Cox** – how do we hold them to something that might be? **Kent** – we already know the need for a second access to the Esplin property, the study will tell us how big and how many cars does it need to carry, we already know we need the road. **Melling** - the road would go through SITLA and Linford Nelson property; would they need all those agreements before they get approval? **Kent** – I

would say no. **Wilkey** – do we give them a timeline on the development agreement. **Wilkey** – I would like them to know in a certain amount of time. **Paul** – the landowners are the same as when the MPD came through.

Mayor Green opened the public hearing. **Phil Schmidt** – does the city still own property up there for recreational use? **Phillips** – no. **Mayor Green** closed the hearing. Action.

PUBLIC HEARING TO CONSIDER A GENERAL PLAN CHANGE FROM HIGHWAY REGIONAL COMMERCIAL TO CENTRAL COMMERCIAL (CC) AND A ZONE CHANGE FROM HIGHWAY SERVICES (HS) TO CENTRAL COMMERCIAL (CC) FOR A PROPERTY LOCATED IN THE VICINITY OF 1110 S MAIN STREET. PLATT & PLATT / RANDALL MCUNE: **Mike Platt,** Platt & Platt – they want to build an animal hospital out there. **Wilkey** – is this a spot zone? **Kent** – the uses are compatible. There will not be direct access, it is not a good parcel for HS zone use, that is why there was not a problem for staff or Planning Commission. **Paul** – spot zone has not been a problem in the State of Utah for years. **Wilkey** – was there discussion on adding an animal hospital to the uses. **Randall** – Planning Commissioners were given homework to take home the use table to see if there are changes that need to be made. **Phillips** – should it be just for small animals. **Tom Jett** – it was not limited, but people don't generally bring the large animals to the vet. **Melling** – there are a few places that GC makes sense. **Wilkey** – how big is that parcel? **Mike** - .67 acres.

Mayor Green opened the public hearing. There were no comments, the hearing closed. Action.

PUBLIC HEARING TO CONSIDER AN ORDINANCE VACATING A PUBLIC RIGHT-OF-WAY AT APPROXIMATELY 900 N 3700 W. PLATT & PLATT / RANDALL MCUNE: **Mike Platt,** Platt & Platt – we had the Development Agreement come through the last round of meetings. This vacates the road, next will come the zone change. Part of the development agreement is for connectivity.

Mayor Green opened the public hearing. There were no comments, the hearing closed. Action.

PUBLIC HEARING TO CONSIDER ANNEXING 80.92 ACRES OF LAND LOCATED AT APPROXIMATELY 800 N 4500 W. PLATT & PLATT / RANDALL MCUNE: **Rick Holman** – representing the Francisco/Lunt family. It is 80 acres within the annexation area. There is a dedicated 4500 West at the southeast corner of the property. On the west side of the properties along the south there is a 33' right-of-way on the property leading up to this parcel, so we believe access will be addressed. The General Land Use Plan suggests 40% be used as business and light manufacturing and the other 60% as heavy industrial. The family traded this property for developers of Buena Vista Subdivision and now the families would like to get the property in the city to sell it. Buena Vista was approved in the early 90's. **Phillips** – 4500 is a good access road for this and it is along the railroad. I read the minutes from the Planning Commission meeting. You will have a difficult time with residential next to a rail spur. **Rick** –north of this is high density residential, and I am not sure it makes sense. I think to the west is I & M-1. We have been in contact with the water, sewer and police regarding services to this property. There is a 33' road right-of-way

to the east between the two industries that are there also, a future buyer would have to make that an accessible road width. **Paul** – a few years ago the Legislature forced the class 1 counties to push all the islands to be annexed into the city and they are now pushing the other counties and cities to do the same.

Mayor Green opened the public hearing. **Laird Campbell-** we are not opposed to the annexation but want to maintain our quality of life. Jennifer Davis said she would annex with conditions. We would like to present conditions that we would like to see to try and help us. (1) we would like to have no vehicles going through Buena Vista ever to access that property. We have a lot of animals and children, and we don't want to worry about them being hit by commercial vehicles, we don't want access to that property. (2) We would like to request that whoever buys the property, with WL Plastics, we have major issues with noise and light, so we would like a 10' block wall built between the road and subdivision at their expense to curb the light and noise. (3) We would like a 1,500-foot buffer zone between the subdivision and anything built to help with the noise. Those are the main issues, but I just had someone text me to make sure that nothing is ever dropped into the ground that will contaminate our water. **Phillips** – they will have to meet city standards. **Wilkey** – one of the things you brought up about the traffic, but if the property to the north and they partner with them we can't control that. **Larry** – that is another time. **Logan Sisan** – Francisco's are wonderful, and we want them to be able to sell their property. It is an annexation, but there is more that our community of Buena Vista is dealing with. We have asked for lights and noise to be changed. We are having issues with the light industry now. We support the annexation; we just want to meet our obligations to the planning committee and hope the conditions will be considered. **Mayor** – the public hearing was closed.

Cox – we can't tie conditions to annexation? **Randall** – you can, and we have. **Paul** – look at it like a huge development agreement. **Randall** –now is the time unless it is during the zone change. **Melling** – if we deny annexation they can build in the County and do what they want. **Paul** – it may not make a difference in 6 months. **Wilkey** – does staff have any thoughts on the recommendations. **Kent** – where there are not any development proposals, we don't know what the street network will look like, so we can't say people can't go through there. There are 3 roads stubbed at Buena Vista. Other things were mentioned in Planning Commission and included in their motion to some type of buffering. The roadway 4500 is immediately west of Buena Vista, anything else would be away from their subdivision. **Wilkey** – what is the wall requirement for light manufacturing abutting residential? **Randall** – usually a street stops abutting. It is usually 6' tall, that is why Mr. Schmidt made a development agreement and that is how he was able to build an 8' wall. We did know more what was likely coming in and with this one you don't know yet. **Rick** – on the north side is the 800 North City Master Planned Road and where you would access the sewer. We talked with the sewer folks and 4500 W, and 800 N is what we were told. Going through Buena Vista is up to the owner, but not likely with all the other access points available. **Logan** – I love that Rick is so informed, we are on the same page annexing with contingencies. Francisco's have spent a lot of time on this, let's let it move forward. **Phillips** – you should have a discussion with Mr. Schmidt and see what he did. Action.

CONSIDER AN ORDINANCE AMENDING THE CITY'S PERSONNEL POLICY.
NATASHA HIRSCHI: **Natasha Hirschi,** HR Specialist – Section 4.1.3 adds the Collections Superintendent and Accountant to the exempt positions. Section 7.7 we got a

new payroll system and have been requiring people to clock in and out, but what isn't working is call out and shift differentials, it works great for those on normal schedules. We will eliminate the language requiring all employees to clock in and out, they will be able to edit their time sheets. **Paul** – about a month ago Natasha worked with Isolved and had a test group of guys from the Water Department, Engineering and Police Department, and it has worked much better, and we are asking to allow all employees this, they can modify their timesheets, so their supervisors don't have to do it. **Melling** – I suppose it shows if they edit their timesheet. **Paul** – yes, and the supervisor still has to sign off. **Natasha** – one of the Police Officers said it is the best of our old system and the new system. **Paul** - a number of full-time staff, the clocking in works just fine and they may choose to still do that. **Natasha** – we have shifted the responsibility from the supervisors to the employee. **Phillips** – is it taking more time for the supervisor? **Natasha** – the way it is now it is taking a lot more time for the supervisors. **Cox** – the supervisors still have to approve the time? **Natasha** – yes, and the employee verifies that it is correct. **Wilkey** – will there be an issue if the supervisor doesn't get to it before payroll? **Natasha** – everyone has a backup for situations. We do require that they are approved to get paid. We can always make a correction if there is an error. **Wilkey** – I managed a company with 35 employees, and I had to edit and that is why I wondered. **Natasha** – we have the test group, and some are still clocking in and out. People know when you are coming and going. We didn't switch because we had a problem with employees reporting their time, we switched to help with payroll. Section 8.9.1 Clarifies who is eligible for recreation passes upon retirement, URS eligible and in good standing. **Phillips** – how did we arrive at the 10 years? **Natasha** – that was long before me. **Paul** – we did post-retirement health insurance and recreation passes. We have tried to walk some of those back because of the unfunded liabilities and curtailed some of the benefits. **Cox** – have the auditors looked at the lost revenues? **Paul** – no, just the other way, it will cost you a lot of money. **Cox** – do we have an idea of how much it is used? **Natasha** – the Aquatic Center tracks. For retirees it is only the employee. **Phillips** – do we now the average years of service for URS eligible employees? **Natasha** – you have to be 10-years and 62 to be URS eligible. **Phillips** - I don't think you should be eligible unless you worked for 15 years. **Melling** – it doesn't cost us much, I wonder if that is why the period is shorter, especially for police on lateral hires. **Natasha** – I don't know the discussion behind the 10 years. **Wilkey** – is there something warranted coming from public safety, is it a recruitment tool to say we will count the years. **Natasha** – these are recruitment tools; I talked with a new hire that asked if they get recreation passes for the family. **Riddle** – I would think more that use it are for golfers. **Natasha** - Section 8.10.3 proposes an increase in the amount allowed to be spent on employee appreciation, that is outdated, it doesn't have to be all spent and then flowers are up to $200 and retirement gifts, we increased from $750 to $1,000 with 20 or more years of service. Chapter 9 encourages corrective counseling and allows for a suspension of less than 2 days without formal hearing. This is in line with State statute. Section 10.3 adds demotions and suspensions to the appeals process and defines the mayor and city council as the final administrative appeals board, we have always assumed that, but it wasn't written. **Paul** – the appeal process works like this, boss disciplines, employee disagrees, they appeal to City Manager and if they don't like what I say it comes to you. **Natasha** - Section 16.1.2 allows department heads to authorize occasional use of a take home vehicle associated with out of town travel. **Paul** – current policy is geared around folks that respond to something off hours. Parks, Water, Sewer, Public Safety. This expands that a little. Action.

CONSIDER ITEMS TO DECLARE AS SURPLUS PROPERTY. COREY CHILDS:

Corey Childs, Fleet Manager – we have items that we would like to deem as surplus. I have added a 2003 and 2009 Chevy pickup, both with over 240,000 miles and we want to try and sell some old police equipment again. In the past we haven't got anything for it, but we want to try again. The other items for sell are as follows:

1. SW 4, 2010 American Lafrance refuse truck
2. S 19, 2000 Jeep Cherokee
3. Old excavator buckets
4. Old military tanks
5. Old recycle bins
6. 300 Gallon garbage bins
7. P 22, 2012 Chevy Tahoe
8. P 49, 2017 Toyota 4 Runner wrecked
9. P 97, 2021 Ford F-150 wrecked

Wilkey – how do you sell it? **Corey** - it is sold on publicsurplus.com, I take pictures, the buyer comes and gets it from us. **Phillips** - What happens to the funds? **Corey** – it depends on where it came from, Enterprise Funds go there, General Fund items go there. Consent.

CONSIDER TWO NEW CLARIFIERS AT THE WASTEWATER TREATMENT PLANT. JEFF LENNERT/BILL MAXWELL: **Jeff Lennert,** Plant Superintendent – this is the rebuild of 2 clarifiers, not new ones, we will do two this year and two next year. They are replacing the gear box, motor, and equipment. We went with WesTech, the original manufacturer. Consent.

CONSIDER PROPOSALS FOR THE DESIGN OF THE KITTY HAWK AND BULLDOG ROAD TRAFFIC SIGNAL. KENT FUGAL: **Kent** – We received four proposals for the design of the Kitty Hawk and Bulldog Road Traffic Signal. The proposals were evaluated and staff recommended Kimley-Horn. They are not the lowest or the highest cost, but the proposal provided the best value to us. I have worked with the Transpo Group and did a good job, but their proposal was not good. This is the design work for the traffic signal project; we will then bid the construction. **Phillips** – will you bring the design back to us? **Kent** – we can do that before we finalize it. **Melling** – with Industrial Road we had assistance and consulting, will we have problems with UDOT saying they are not an approved vendor? **Kent** – we will not, it is not a UDOT project. **Paul** – Industrial Road had federal funds, and we had to run it through UDOT. **Melling** – UDOT was involved with this originally. **Paul** – UDOT paid for the bridge deck, and they drew in the roundabout. **Mayor** – are you considering a roundabout? **Kent** – after the engaged discussion originally, we did not consider that. **Paul** – the city received significant pushback from the industrial users. Also, it would affect the bridge deck if you go to a roundabout. **Kent** – where UDOT will have minor involvement, we will tie from the controller a connection into their fiber system to allow our signal maintenance consultant to be able to access our signal through UDOT system to do the timing. We are set up that way at Airport Road and Kitty Hawk. **Phillips** – I think you will look at intersection sidewalk? **Kent** – yes, we will see if that needs to be extended. **Paul** – will we look at a free right turn, the County would give enough property for the free right turn. **Kent** – the pros and cons of that will be looked at. **Mayor** – it has been discussed a lot. The big trucks will have to stop; the question should be light versus nothing. **Phillips** – let's see what they bring back. **Melling** – we are in discussion in connecting 800

West and a light will be important. **Kent** – the truckers' problems we are hearing is when they are east bound on Kitty Hawk they can't get started to make that turn. Consent.

PUBLIC HEARING TO CONSIDER A RESOLUTION REVISING FY 2025-2026 BUDGET. TERRI MARSH: **Terri Marsh,** Finance Director – we have proposed budget revisions and project rollover list. See Exhibit "A". **Wilkey** – how large is the expansion of the parking lot at the Animal Shelter? **Paul** – it about doubled it, you can see that if you go out there, it is done. **Phillips** – the Heritage roof is not funded? **Paul** – no, we started that fund, the Heritage people came and said the roof is failing, we started the sinking fund, we have had two rainstorms this year and there are new leaks, so we are asking for money from the sinking fund to redo the roof. **Mayor** – what was the amount for the arena? **Terri** - $280,000. **Wilkey** – did we take money from the Armbrust project? **Jonathan** – yes, from Armbrust recreation project and some donations also. **Mayor** – is this to complete like planned? **Jonathan** – yes, and it was discussed when we approved the contract. **Wilkey** – this was the banquet room. **Phil Schmidt** – we were called on Labor Day to go to Diamond Z arena, they had put goosed on the water line, when we were there, the two places that had broken and there were prior breaks, that could all be under pavement later. I would change from white PVC to a poly pipe and fittings. If you pave that and they break it will be really expensive. I would fix it before you pave. Where that ties into the 2" valve they will break. **Phillips** – we should look into that. **Phil** – I would change anything that is 2" PVC, to 2" poly with compression fittings that won't break. We fixed three places and there was one that broke before and one has broken since. **Cox** – one that broke was where the ductile came together. **Mayor** – I think the pipe is superior, the male and female, the problem is the fittings. **Terri** - $200,000 was received from the Utah Outdoor Recreation grant toward the Fort Cedar Railroad Trail, and we received $341,640 from a UDOT pass through funding for Fiddler's Canyon Trail. **Wilkey** – we already talked about the $2 million in the budget. **Terri** – this is part of the $4 million. **Wilkey** – this is moving the $2 million to use for the new ones we are exploring. **Paul** - you closed down on cathodic protection, moved money from Martin's Flat and Mud Springs, and got rid of the backup generators and the 1045 waterline. **Wilkey** – are we done with that? **Matt** – all the water meters have been purchased. **Mayor** – how are we doing on getting them installed? **Mayor** – we started about 2 weeks ago and 400 have been installed. **Jonathan** – the ARPA funding is for the project at the Wastewater Treatment Plant. **Paul** – the funding source for Martin's Flat and BLM South, one source was impact fees, and the Neptune meters is not, and then take the corresponding amount out of the other project and put it to the meters. **Jonathan** – to finish the BLM South well we had to use funds from the cathotic protection and backup generator projects. **Wilkey** – will item #11 make us want to do budget revisions. Will we not want to put the storm drain down 800 west when we do it? **Paul** – you budgeted money for underground utilities, including storm drain, the caveat goes from 800 W to Coal Creek, not all the way to 200 North. The other $2 million for the project out north, can we not move to finish the 800 W storm drain project. **Paul** – we don't even have an estimate. It is moving from one enterprise fund to another. **Melling** – 200 S to 800 W to 200 N is done, there is a bottleneck from 200 N to Industrial Road, storm drain it is nice to use enterprise funds if we have to tear out a road. **Wilkey** – I am curious, and I want to do water exploration, but we have kicked this down the road for a while. **Jonathan** – we had proposed this in the budget, it was around $1 million, it is .64 miles. We had budgeted a storm drain along I-15 from Center Street to Harding Ave, UDOT said we can't do that project until they widen to 3 lanes. **Kent** – they are worried that it will limit what they can do. **Jonathan** - you could possibly repurpose that money, but you

may want to use the south interchange for some of this. **Paul** – let us look at what we budgeted. If we don't do it in on this, we will do another one in December.

Mayor Green opened the public hearing. There were no comments, the hearing closed.

CONSIDER A RESOLUTION REVISING THE CITY'S INVESTMENT POLICY. TERRI MARSH: Terri Marsh, Finance Director – we have two slight changes in keeping with State regulations. Suitable investments we are adding brokered CDs, it could be a credit union or company, they are stable investments, and we do already have some. The maximum maturity is moving from 3 years to 5 years to get more of a ladder. **Paul** – it is our investment people coming to us. Action.

CONSIDER A FEDERAL AID AGREEMENT WITH THE UTAH DEPARTMENT OF TRANSPORTATION FOR THE 800 WEST PROJECT. KENT FUGAL: Kent – we are to the time we can move forward on this project. We need to enter into our agreement with the State and City to utilize the federal funds. The total cost of the project is $1,427 million, our match is 6.77% $96,608, $1.030 is federal money. We want to enter into this agreement so we can get this moving. **Wilkey** – is this the last missing piece to get the two property owners? **Paul** – our ability to negotiate shifts somewhat once we get the federal dollars. We talked to a family member and said we have tried to work together and once we get the money it becomes a more aggressive process, it brings taking to the table. **Phillips** – they agreed 2 years ago, and I don't know what happened. Consent.

WATER WELL EXPLORATION LOCATIONS. MAYOR GREEN: Jonathan Stathis – we have new information to share. Mervin Cox went back to the locations, 2.4 moved a little, 2.6 is not recommended, he also found two new locations by Enoch well #3 that were not previously shown. **Cox** – are they east of I-15? **Jonathan** - no. 2.1, 2.4 and 2.5 were the locations. **Wilkey** – which is higher on his list? **Jonathan** – about the same. **Wilkey** – if we move on two, do we do 2.4 or 2.5? **Jonathan** – we had 3 locations, do you want 2.1, 2.4 (new), and 2.5. **Cox** – I don't know that 2.5 will be much better if the old 2.4. **Jonathan** – the new 2.4 is just a better location. **Wilkey** – do we want to add one by Enoch Well #3? Infrastructure to that area is easy. **Riddle** – we need to get some water in a pipe, and that would be a good option if there is water. **Phillips** – are there problems or concerns that close to the current well? **Jonathan** – we will have to reduce the flow rate if we drill in that area, 2.8 is too close. **Cox** – the Ground Water Management Plan said that area is a concern, so why would we go there. **Paul** – the Ground Water Management Plan doesn't say it is a bad area. **Wilkey** – the infrastructure from Enoch Well #3 only supports one more well? **Jonathan** – no, 3 more wells except for the line under I-15. **Paul** – there is a heat map showing an area of decline that the State Water Engineer put out, they are east of the decline and closer to the blue than yellow and red. **Wilkey** – like Riddle said, we could get water in the lines for a better cost. **Cox** – we do it where we can get it in pipe quickly, 3000 and 6000 north and area 71 where the Water Conservancy District is drilling. Flying L Subdivision and where the Barn Reception is has wells. Jones at 600 feet hit gravel, there are options that are not in the area of concern that we could get water in a pipeline quickly. I think we need to focus on the most immediate first, move from north to a pipeline closer, and then look at long term out north. **Phillips** – can the data come within the week? **Paul** – Paul Monroe has some of the data. **Cox** – Chelsey Subdivision has some opportunities also. **Phillips** – that is an expedient time. **Mayor** – we have been having these meetings and Mr. Cox is wanting to do

that and Mr. Monroe will give us some test results. I would not object to taking one well and putting it somewhere else. He also said that the volume is 100 gallons per minute, I was shocked. We don't have any wells less than 1,000 gallons. I am willing to allocate a well anywhere in the valley, but I want to show what they produce. **Cox** – the Jones' well showed that today. The 100 gallons were further down in the valley. **Mayor** – we also talked if you put it in the areas, you don't have contact time, so you have to build a basement under them to collect the water. I would be happy to consider that, but exploration should not stop in the central valley. We moved $2 million and we got test wells for $400 each. $2 million will give 5 test wells. If we get a chance to drill and get water out of Rush Lake, we should take it. It draws not just from Braffits Creek, but from the black hills. There are a lot of avenues, we need to not bog down in one item. I have read the report by the Enoch well, Braffits Creek comes out of a big canyon, and it comes north of Summit. I would plan on 5 test wells with the $2 million you move and drill where you want. We will get water from the west; we need new sources of water, and we need it immediately. I would drill 2.9 and put water in our pipeline and then decide what we want to do. I support the farmlands on 3000. We have 2 wells at Rush Lake that produce water, if we find more water out there and there is enough volume. **Cox** – some other data is there is potential to retrofit wells to municipal standards. **Melling** – the water table is so high, very few are more than 300 feet, the Water Conservancy District is retrofitting those farm wells. **Cox** – I don't say stop long term but do something short-term. If we get another well in Rush Lake, we still have a pipeline to build. We also have a $10 million problem with our pressure out west. We can't bond for the west and the north, so focus short-term. **Wilkey** – if we can get 5, 2.1, 2.4, pull 2.5, add 2.9 and we can do two in the valley when we determine where. **Cox** – you could run two into one wet well. There are more options in the valley than Enoch. **Riddle** – I would like to explore by Enoch well and then get data you are looking at and determine if one is viable. **Wilkey** – the Wednesday meeting that is once a week, it was designed to plan for the "Y", and it has been expanded. **Mayor** – it migrates, it started with building a pipeline below $17 million. We need an agreement between the city and the District. We need a 1-, 5-, and 10-year plan and we argue about how long it will take us to get to Pine Valley, and it will be a while. **Wilkey** – what is the difference with that committee and the once-a-month committee? **Mayor** – it was a smaller audience to talk about an agreement.

Spencer Jones- when Enoch Well #3 was drilled there was an arrangement with Enoch City, if you put in a valve to provide water to Enoch City if the city interference. The USGS put out a publication, the water historically that comes down where the springs were, is because of the ground water mining in that area.

Cox – there has been good work with the District and Enoch, and I think we can resolve the problem, that is why I shifted a little bit.

Paul – every pink dot is a well. **Spencer** – there are a lot of point of diversions, many not in operation, some are for a single house. The publication said the decline in the spring, Elk Springs, Johnson Springs later called is because of the water decline in Parowan and Summit is because the water cannot continue south like it once did. The Enoch well when drilled dried up at least one well. **Wilkey** – if we move on 2.9, we will discuss the ramifications and the potential petitions and see that report also.

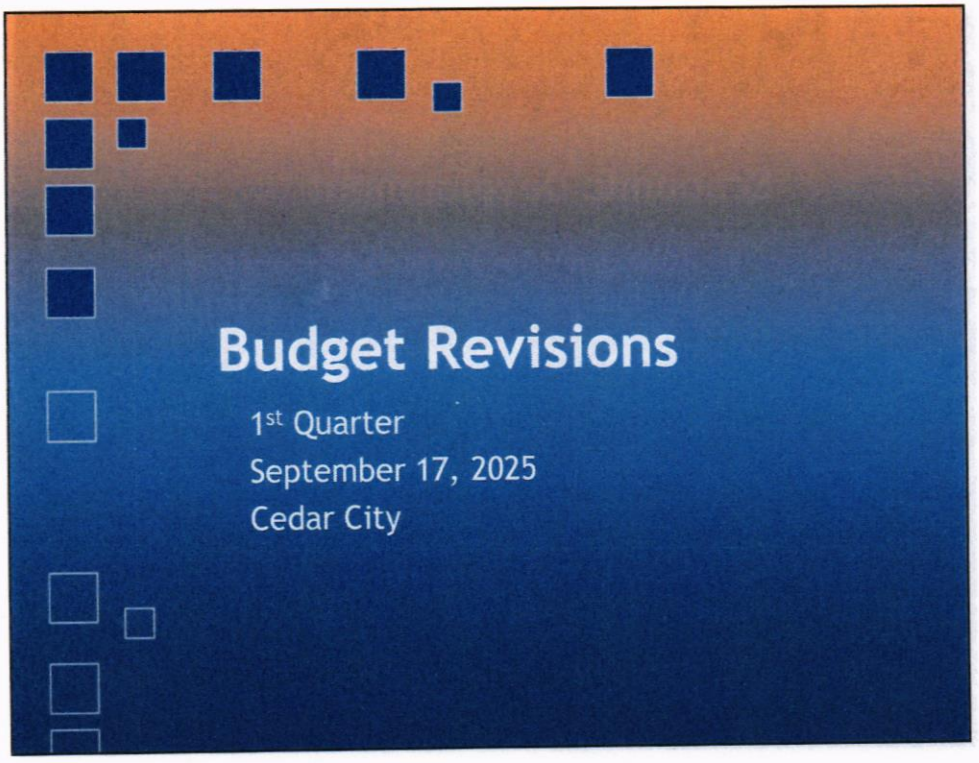
OPTIONS FOR CITY'S RESIDENTIAL LOTS ALONG VA WAY: **Wilkey** – when the VA put in the cemetery the city put in VA Way and they put in the 4 lots, we have put in the wet/dry lot since then, and they are dry lots. There was public notice put out once and they did not sell. They used the lots for staging during construction. I understand that rules with funerals are stringent, military protocol, if I am driving multiple hours and attend a funeral. If there were homes, we cannot restrict what people do in their homes and they may be disruptive. I would like an open space with trees, grass and a pavilion. Give a place for our citizens to go and a place for families can go before or after a service at the VA Cemetery. Small parking lot, and grass. I spoke to a few people today, the value of the lots is probably around $80,000, they are ¼ acre. **Phillips** – who owns behind them? **Paul** – we do, we own along the hillside. **Phillips** – a quiet peaceful place is a good idea, no playground. I don't know how often it will be used. Something simple with benches and a lawn. Do we need a parking lot? **Wilkey** – we play by our own rules. **Cox** – is the elevation the same? **Wilkey** – it is higher. **Melling** – the VA asked us to put the road in, the idea was to recapture some of the cost by selling the lots, a $10,000 water acquisition fee is nothing compared to what the Saddleback lots are selling for. You can't afford to maintain parks without raising taxes. If we give it away or hold it, I would rather solicit proposals by a veterans group for them to maintain and build it. **Wilkey** – we could partner with a VA group. **Melling** – if we request proposals, if they want recreation with conditions, if they want to build, what would they be willing to restrict. **Wilkey** – a lot of people were talking about what it would take to get the city to let them paint an American flag on the water tank. I would just like to do something.

Ken Nielsen – don't add anything with noise**.** The service can only be 30 minutes. People will struggle when they find that they can't even put flowers on there grave. I think it would be great to talk with the veterans group. A pavilion is the most I would do, more of a reflection area than a park.

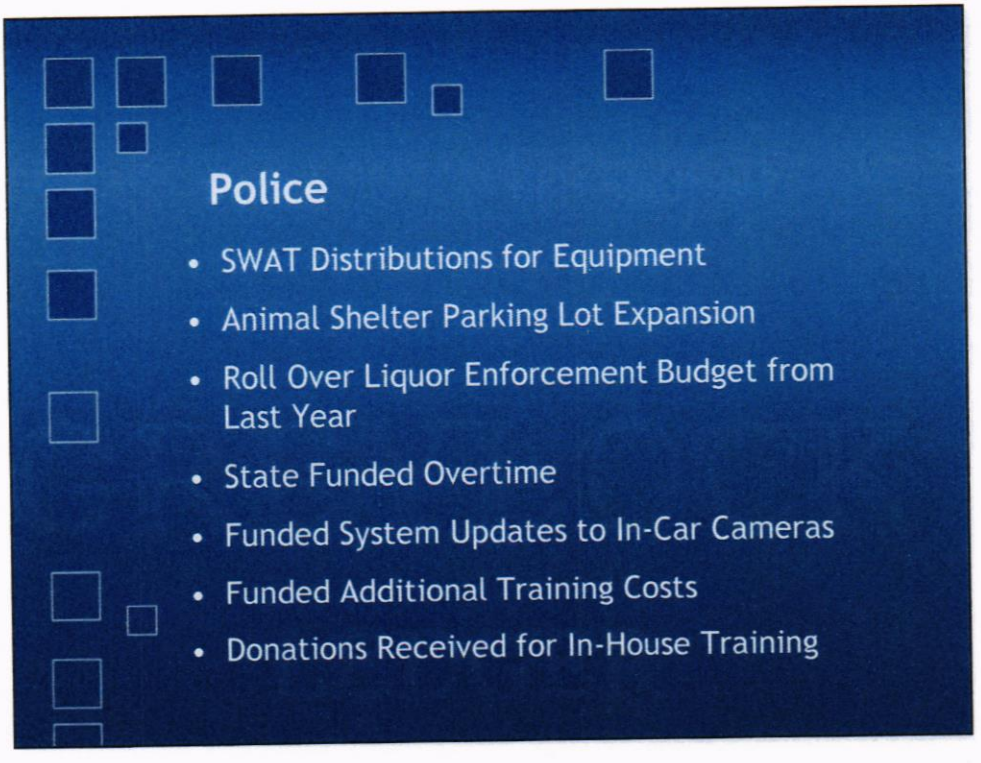
ADJOURN: Councilmember Phillips moved to adjourn at 8:10 p.m.; second by Councilmember Melling; vote unanimous.

Renon Savage

Renon Savage, MMC
City Recorder


Budget Revisions
1st Quarter
September 17, 2025
Cedar City

1


Police
SWAT Distributions for Equipment
Animal Shelter Parking Lot Expansion
Roll Over Liquor Enforcement Budget from Last Year
State Funded Overtime
Funded System Updates to In-Car Cameras
Funded Additional Training Costs
Donations Received for In-House Training

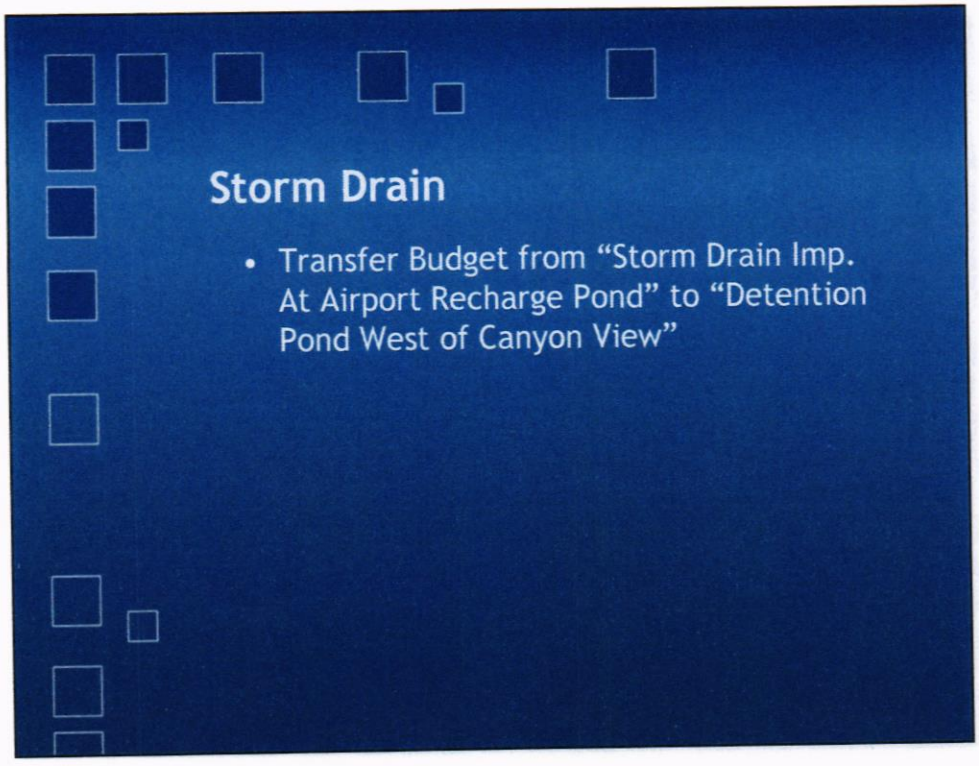
2


Economic Development
• State Grant for Economic Development for final payment to Port 15 of $25,000

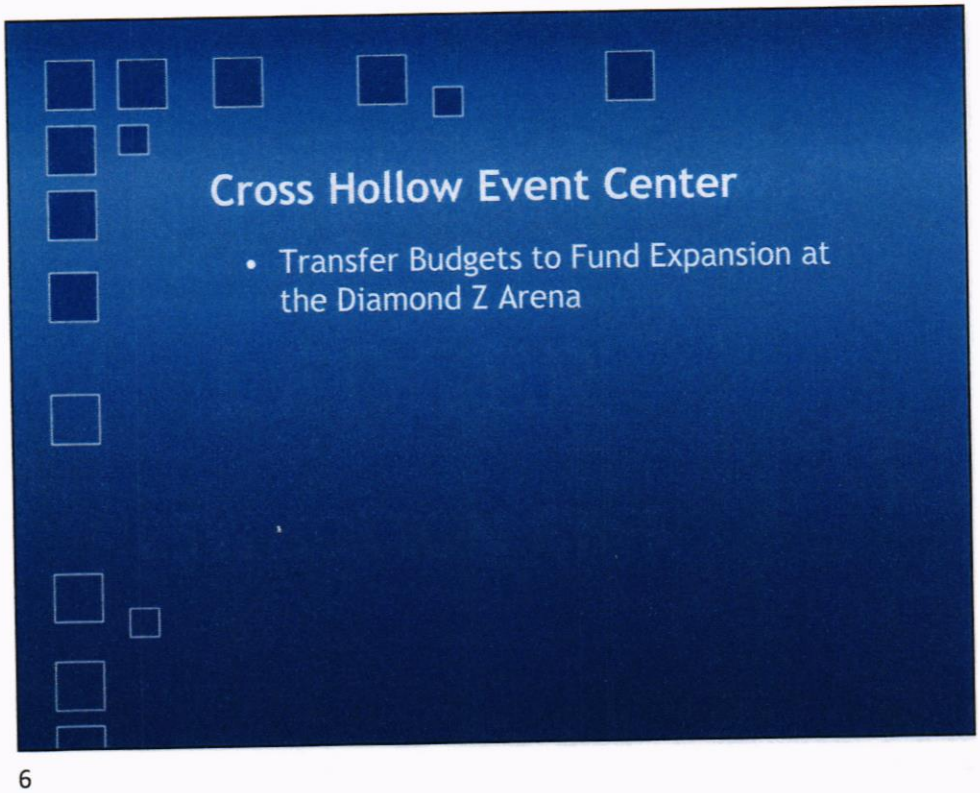
3


Heritage Hall
• Transfer from Capital Improvement Reserve to Fund Heritage Hall Roof

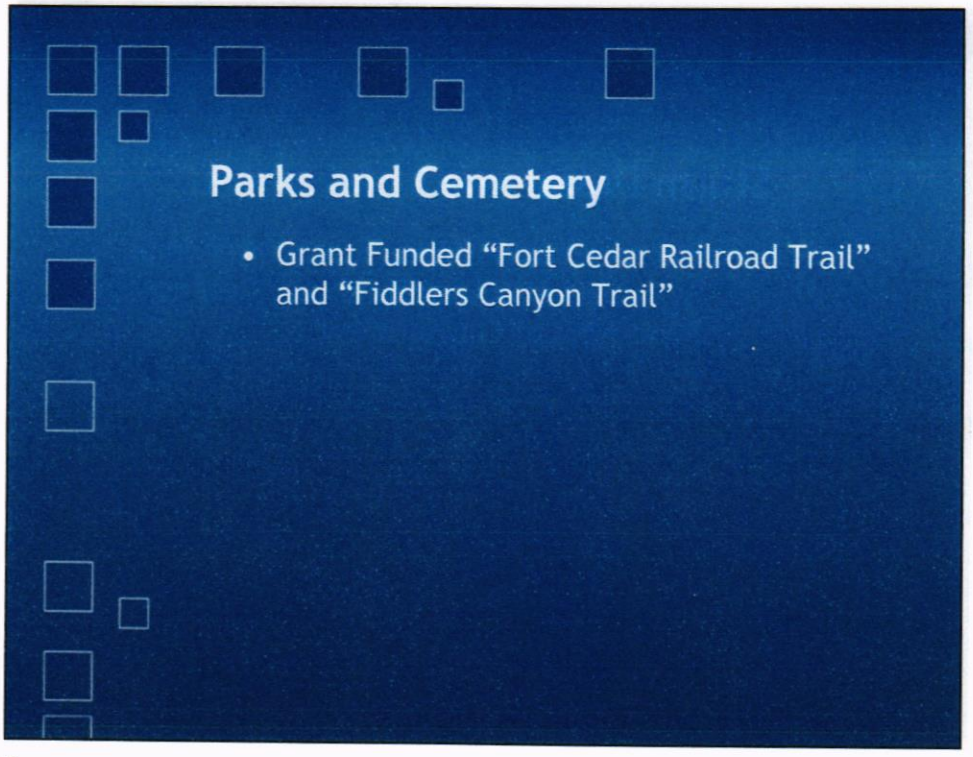
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Storm Drain
• Transfer Budget from "Storm Drain Imp. At Airport Recharge Pond" to "Detention Pond West of Canyon View"

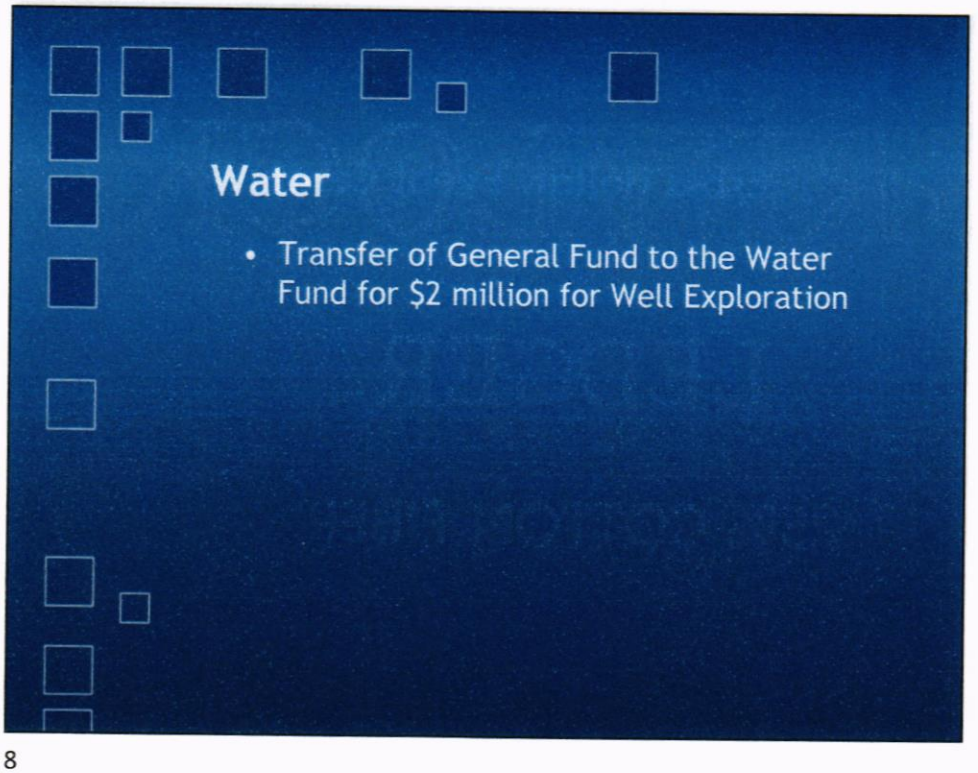
5


Cross Hollow Event Center
• Transfer Budgets to Fund Expansion at the Diamond Z Arena

6


Parks and Cemetery
• Grant Funded "Fort Cedar Railroad Trail" and "Fiddlers Canyon Trail"

7


Water
• Transfer of General Fund to the Water Fund for $2 million for Well Exploration

8

Water/Public Works

- Transfer of Project Funds to Fund Citywide Meter Replacement Project

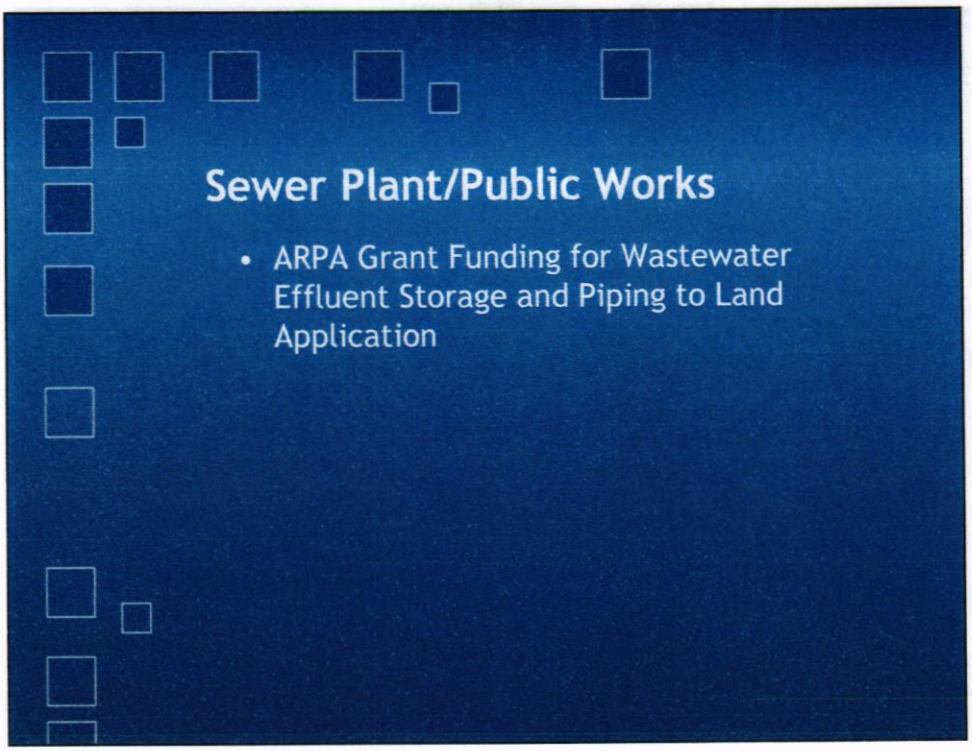
Water Meter Swap	1,643,250
Water Meter-New	(200,000)
Cathodic Protection S. line	(46,064)
H2O line replacement 450 W.	(210,352)
Amie Ave. H2O line relocation	(28,000)
Culinary Well-Martins Flat	(415,539)
Waterline Mud Springs to WWTP	415,539
Waterline Mud Springs to WWTP	(415,539)
Back up generator for Quichapa Well	(270,295)
Waterline Installation 1045 N moved to meter project in initial budget	(473,000)

9

Water/Public Works

- Transfer of Project Funds From Cathodic Protection South Line and Backup Generator for Quichapa Wells For Additional Funds for the BLM South Production Well

10


Sewer Plant/Public Works
• ARPA Grant Funding for Wastewater Effluent Storage and Piping to Land Application

11