

COUNCIL MINUTES
NOVEMBER 12, 2025

The City Council held a meeting on Wednesday, November 12, 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; 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 Marshal Mike Shurtz; Leisure Services Director Ken Nielson; Senior Engineer Jonathan Stathis; Public Works Director Ryan Marshall; Economic Development Director David Johnson.

OTHERS PRESENT: Ann Powell, Ann Clark, Wendy Green, Steve Nelson, Mark Nelson, Waldo Galan, Rich Wilson, Phil Schmidt, Jessica Schmidt, Jaden Reardon, Barry Orton, Aleese Cardon, Craig Cardon, Aubree Cardon, Tyler Melling, William Melling, Margaret Melling, Archer Melling, Tom Jett, Melodie Jett, Tonya Payne, Bill Payne, Scotty Harville, Joe Sandberg, Janice Reardon, Jack Reardon, Amanda Rigby, Stockton Rigby, Sydney Stilson, Amy Gold, Christian Simmons.

CALL TO ORDER: Director Ann Powell, Canyon Country Communications Council of the Church of Jesus Christ of Latter-day Saints gave the invocation; the pledge was led by Councilmember Wilkey.

AGENDA ORDER APPROVAL: Councilmember Cox moved to approve the agenda order moving item #6 to #1; second by Councilmember Phillips; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■ **Mayor** – I want to express appreciation to all the people who participated and helped to make the City Birthday Celebration a wonderful evening. Our own Councilman Phillips plays an instrumental role in that every year, and he does an amazing job, it was wonderful. I am amazed that we have a community band that size and that depth of talent. It was a lot of fun. On December 3rd I have seats to 10,000 Beds, it is a fundraiser, and I need to fill 8 seats; it is at noon I would love to fill those seats. Phillips will be there, Tom Jett, Christian Simmons will be there, it is at the Marriott. **Riddle** - it is an organization that finds places to give up one or two beds a year to someone that has an addiction, they concentrate on drugs and alcohol, but they will help with gambling and pornography. The success of what they do is unbelievable. I was sitting with them one day and they got a call from someone in Chicago, he was homeless and they got him in a treatment center in Phoenix. Some places are more successful than others. The treatment centers cost about \$20,000 per month and they do a great work. Some of these people are intelligent and an addiction can go on for years. **Mayor** - Also, Endurance Medical Center will have their ribbon cutting at 12:30 on the 13th. And finally, we will certify the election on the 18th at 9:00 a.m. ■ **Phillips** – Thank you Mayor and Mayor Elect Nelson for being there last night, celebrating birthdays is important. I want to shout out to the Historic Preservation Commission for all they did. I also want to thank the volunteers that came out last weekend and helped me un-decorate the fall decorations. Also, yesterday I attended 3 events, American Legion Program at Vietnam Memorial, the University Veterans Day Program, it

was very moving and last night we had a tribute to veterans also. We have lights out on 600 S, the 2nd and 3rd light from the intersection of 600 S. and 300 W. Also 100 West and 200 West lights are out on 200 N. ■ **Wilkey** – I also want to congratulate Councilman Phillips and the group that put the celebration together, it is a lot of work. Kudos to the Police and Fire Departments, I was a few cars back from an accident at 200 N and Airport Road, they showed up and did a good job. ■ **David Johnson**, Economic Development Director – I will formally announce the two Smith's locations on South Main and by the Bowling Alley. Southern Smith's will occur first and open spring of 2027 and it will be 12-18 months after that before you will see work on the north. They will both be Smith's Marketplace. Winco is still moving forward. ■ **Mayor** – the building will be 123,000 square feet. ■ **David** – those are good steps to other things people are requesting, it is positive direction for retail expanding. A lot of people have asked about traffic and congestion, we have required traffic studies and they are taken into consideration. There have been a lot of comments on social media, we are already addressing a lot of those questions. ■ **Wilkey** – are they taking the entire parcel, or will there be other stores? ■ **David** – there will be other small retail shops. On the north there is space for midsize retail also. ■ **Phillips** – 3 ¾ years ago Mayor Green wanted grocery on the north end, and it is coming. ■ **David** – that is a charge I was given. It was a team effort and there is a lot of synergy that supports that. ■ **Wilkey** – the far right lane in front of Lin's is not normal width. ■ **Phillips** – they restriped it today.

PUBLIC COMMENTS: ■ **Ann Clark** – will the old smiths be left vacant? ■ **David** – they were waiting to promote it until they announced, they are putting it out there. Smith's owns the building so it makes it easier to sell to a non-compete, we hope to have the building filled. ■ **Wilkey** – Cedar has a good record of filling in old grocery stores. ■ **David** – be patient, it takes time for larger tenants. ■ **Scotty Harville**, Cedar City American Legion Post 74 – I want to extend a heartfelt thanks to all of our members and my fellow veterans for Cedar City on the city's efforts to support veterans and promoting Americanism in our community. I want to especially thank Councilman Phillips for his participation in the Veterans Day ceremony at Veterans Park. We also want to thank the Cedar City Fire Department and the staff of the Parks and Recreation Division, and the 120 veterans and citizens that attended. Thank you for your service to Cedar City. ■ **Steve Nelson** - tonight you will fill the vacant seat of Tyler Melling, I have had people reach out to me about who I would like to work with. I know three of the four candidates and want to highlight that the person I ran against for mayor filed, and I feel comfortable and confident that we can work together, he has strengths I don't have, and I am confident we can work together. The decision is yours to make.

CONSIDER EXPENDITURES FOR WATER WELL DEVELOPMENT. JONATHAN STATHIS: ■ **Jonathan Stathis**, Senior Engineer – we wanted to give you an update on the well development on 3000 N. everything was looking good until a few minutes ago, the discharge head broke and so they are shut down. They did see 6 hours of drawdown, and it is very good, only 34 feet that is pumping at 1,800 gallons per minute. When we provided that to the State, they certify it at 2/3rds which is 1,200 gallons. The sand content is 10 parts per million, we like it at 5, but we think as we pump it lower it will get better. ■ **Wilkey** – did we get a long enough sample for the state? ■ **Jonathan** - yes. I need to call the State tomorrow to see if we can start it up and get more data. What we have seen, everything looks good. We need to decide if we are moving forward with the special material for the townhomes next door. It would cost \$120,000. ■ **Wilkey** – this is the pipe under the units? ■ **Jonathan** - yes. It is under all the units. ■ **Wilkey** – is it \$120,000 more? ■ **Jonathan** - yes, the first part was \$12,000.

Phillips – to be a certified culinary well this is required. If we do this it is coming out of Martin's Flat? **Jonathan** – we will need to do a budget revision, and it will come from Martins Flat. We do have excess funds with the test well, if we do a production well, we will need additional funds. **Phillips** – that is \$188,470? **Jonathan** - yes. **Wilkey** – the developer is still paying their portion aren't they, we are just paying the increased amount of the material? **Jonathan** – I would like Tyler Melling address that. **Tyler Melling** – that is the upcharge, the change order cost. We have been working closely with staff and plumbing contractors to find alternative contractors, the \$120,000 is the worst case, it has to be one piece. As long as we can get the material in 3 weeks the dollar amount will come down. It will not exceed \$120,000. **Cox** – you will charge less if it is less? **Tyler** – correct. When we gave a number for exterior cost there was a \$1,800 cost we didn't factor in, and we will eat that. **Cox** – we have to make the decision tonight? **Tyler** – yes. **Phillips** – the one advantage we have with this well, it is so close to pipe to get it into our system, that is the real advantage. **Jonathan** – we can get it in the distribution line on 3,000 North. This well has already been grouted, but we have not run the camera down yet. **Wilkey** – I wish we were further along in the negotiations. **Cox** – I am still confident we can get it less than a test well we drill and get water in a pipe. **Jonathan** – you will take 1/3 haircut on the drawdown.

Councilmember Cox moved to approve the \$188,470 cost to move forward on the water well; second by Councilmember Riddle; vote unanimous.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED OCTOBER 22 & 29, 2025; (2) APPROVE BILLS DATED NOVEMBER 7, 2025; (3) APPROVE THE APPOINTMENT OF KEITH NAYLOR TO THE BOARD OF ADJUSTMENTS. MAYOR GREEN; (4) APPROVE THE CHANGE ORDER FOR THE CV DETENTION POND LANDSCAPE RESTORATION PROJECT IN THE AMOUNT OF \$51,510.05. SHANE JOHNSON; (5) APPROVE THE RESTORATION OF 50.50 HOURS OF SICK LEAVE FOR ZAC ADAMS. CHIEF DARIN ADAMS; **Phillips** – a

few questions on the bills. There is a large expenditure for Action Contracting on the Wastewater Treatment Plant filtration, I just want to know where we are in the process of that project with this expenditure. **Paul** – the underground work is substantially complete. The building is substantially complete. The units have been delivered and set. I think they need to do the interior plumbing and finish up the outside. **Phillips** – we are nearing completion? **Paul** – yes. **Wilkey** – are they still expecting to be complete in January? **Riddle** – that is what I understood. **Phillips** – what is the \$7,000 expenditure for phase 2 of the South Main lighting? **Kent** - we have started the second phase.

Councilmember Phillips moved to approve the consent agenda items 1 through 5 as written above; seconded by Councilmember Riddle; vote unanimous.

APPLICANT INTERVIEWS FOR OPEN CITY COUNCIL SEAT: **Mayor** – we have three applicants that will speak to us this evening, we will give them each 5 minutes. We will first hear from Aleese Cardon, then Jaden Reardon and then Phil Schmidt. **Phillips** – did we have someone drop out; didn't we have four applicants? **Mayor** – yes, we had one drop out.

Aleese Cardon – Thanks to all that showed up last night to the Cedar City Birthday Party, it was fabulous. It is amazing how many people are willing to volunteer. I have lived in Cedar City my entire life, I love this town, this is our town and that's why I am seeking the

opportunity to serve as a member of the council. I am a wife, mother and grandmother. I work at a middle school and I spend much of my free time volunteering with many city functions and on committees. This includes Historic Preservation, America250, Downtown Lighting, Wreaths Across America, and I also helped with Cedar City Railroad Celebration among others. My first experience with City Council was early 2000 when I worked with the City Council and Paul Bittmenn when he was the City Attorney. We went to the State Capital and advocated for group home regulations. That experience taught me at that time the value of teamwork, persistence, and good communications in achieving meaningful results. I consider myself a doer and someone who will do whatever is necessary to get things done. I don't have a personal agenda, and I have nothing to gain other than the opportunity to celebrate and serve our great community and its people. I have never run or held public office, but I do believe it takes people who are willing to put themselves out there to serve everyday citizens. I don't have all the answers, and I won't pretend I do, but I do promise that I will work hard to listen to the community. I will educate myself and help find the right answers for the community.

Cox – I want to express my gratitude to you, Jaden and Phil for being willing. It's great when we have good candidates to pick from, so thank you for putting yourself out there. **Phillips** – these are tough questions to ask because there are three wonderful people that I know each of them. Why do you think you would be the best candidate for the council to select if you were selected tonight? **Aleese** – my willingness to serve the community and my love of Cedar City. I think I can also give a different perspective and a different voice. **Phillips** - do you have the time to do it? **Aleese** – yes. **Phillips** – if you were to be selected, in your view, what are some of the biggest challenges that face this city and this council over the next few years, what should we be looking at? **Aleese** – growth, responsible growth, we have to have growth, I would love for my children and grandchildren to live here. Infrastructure, especially in the older parts of town, needs to be updated so we aren't wasting a lot of money with leaks or stuff like that. And then, there is also always water. **Wilkey** – I echo what Councilman Cox says, thanking each of you. I told a few people, this is a heavier decision I will have to make while being on the council, we are all taking this seriously. **Melling** – thank you, all candidates are all capable, I have worked with each of you, and I am glad we have 3 great choices. **Aleese** – I agree with you.

Jaden Rardon – I was born and raised in Cedar City. I have a wonderful family, my parents moved here to go to college. My dad has a business here, he owns a cabinet shop. Ever since I was little I thought Cedar City was quite magical. As I have grown older, my husband and I purchased the Pub, I have learned just how good Cedar City can be to people. There is a lot of support in this community and my reason for wanting to fill this vacant spot is to be able to give back what I have been given as far as the community goes. Cedar City is a special place because of the people that live here. They are willing to give more than you can imagine. I am in Dancing with the Stars next week, and as part of that is fundraising, and it blows my mind the generosity of the community. I think at the heart of everyone that lives here, family value is big, and those are values I have as well, making sure we have a place that we can raise families that our children can stay, a place for our children to grow up and see the greatness that Cedar City has to offer. **Phillips** – what are the greatest challenges to Cedar City and how would you serve on the council to further those? **Jaden** – growth, it is inevitable, we have to be on top of it, and it has to be controlled growth. We have to be prepared for when that growth comes so we are not scrambling trying to widen roads or build

the infrastructure. Water obviously is a big issue, making sure we have the water to sustain those currently here, and those who look forward to coming here. I see myself as a visionary person. I have a vision for the city. I know where I can go, and whether I know it now, and I know how to go about achieving that vision and making it reality. **Phillips** – that would be the reason why you're also the one candidate we should consider? **Jaden** – yes, I answer that as well. **Wilkey** – I thank you for sticking your neck out there. When I ran for council, the first time I didn't win. I wanted to keep giving back, I was told to double down and keep giving more and I wanted to give that advice to Aleese and Phil also.

Phil Schmidt – thank you for this opportunity. I have had quite an experience running for the mayor position of the past few months. I appreciate Steve, we talked in the beginning, and I think we ran a respectable race. During that time, I got to know a lot more people a lot better than I did, and I appreciated that experience. As this came open, I thought about it, and talked to a lot of people, and I thought I still have a lot to offer. I have done a lot of things for the city, and a lot I don't want to talk about. A lot of you know we have been involved in helping a lot of organizations, Youth Livestock, Care and Share and Women's Crisis Center, we are involved in a different way than some people, but I don't like to say a lot about it. I think I can feel a gap. As I look at the city council, they are all good men. I look at the mayor and the future mayor, and I think I bring a little more experience with infrastructure and I can help on that. I have a great working relationship with the city staff and city employees. I had a conversation with Matt on the water and Eric on the streets and I appreciate them and am grateful for what they do. I decided I am still young and I appreciate the opportunity to put my name out there and help if I can. **Phillips** – did your wife know about this? **Phil** – my daughter called and said you made mom so happy because you lost, I said when did you talk to her, she said this morning, I said you might want to call her back, I just put my name in for the city council. Yes, she did know. **Phillips** – what are the greatest challenges if selected you could help solve in the next couple years? **Phil** – our campaign ran on TEAM, together everyone achieves more. The roads and traffic, there are issues on south main by Maverik, on Hwy 56, roads getting plugged up with traffic. That will take a working relationship with staff, council, UDOT and the County, and I have those working relationships. Water source, water supply and piping and infrastructure, each has a unique item that needs to be done, and I can help with that. Public Safety, we have a \$10 million plan on the south end, and I would like to help put that together with a design build and make that come to fruition. We need to put fire stations around where the houses are. The campaign helped me a lot, I didn't know Carter and Scott before, and I think we can work out a lot. **Phillips** – why do you think you are the best candidate? **Phil** – I appreciate the other candidates. My 50 years in construction, working on roads, water and sewer, working with UDOT and the County is valuable and working with the staff and knowing what to do. Just like the fire hydrant at the Airport. Tyler got a bid for \$12,000 at the Airport; I told him to hold off for a minute. We took it apart, the shaft was broken and the coupling was broken, it cost about \$1,000 and we saved a lot of money.

Phillips – in any kind of a race someone will win and others will not. All are winners and I hope whatever the outcome you will continue to serve and think about 2 years from now, there will be 3 seats open and I hope you will consider running.

Wilkey – as we approached the deadline for filing and there wasn't much interest, I reached out to all three of these people, we are in a good position to have all three in the ring.

Melling – I have comments on how I feel the way I do. I will save the comments until after the vote.

Riddle – I want to express my appreciation to all those that put their name in, it takes a lot of time. It is different than what I thought, by quite a bit.

VOTE TO FILL OPEN CITY COUNCIL SEAT: The city council voted on ballots. Mayor Green read the ballots out loud. The votes were as follows:

Phillips	-	Phil Schmidt
Riddle	-	Phil Schmidt
Wilkey	-	Aleese Cardon
Cox	-	Phil Schmidt
Melling	-	Phil Schmidt

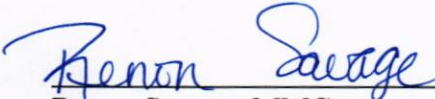
Tom Jett – we haven't had anyone from the Fiddler's area for quite a while and now we have two.

Melling – I appreciate those that put their names in. Mr. Schmidt has several thousand individuals voice their support during the election and will have the support moving forward, and that is why I voted the way I did.

Renon Savage administered the Oath of Office to Phil Schmidt.

Mr. Schmidt took his seat at the council table.

ADJOURN: Councilmember Phillips moved to adjourn at 6:36 p.m.; second by Councilmember Schmidt; vote unanimous.


Renon Savage, MMC
City Recorder