

Cedar City

10 North Main Street • Cedar City, UT 84720

435-586-2950 • FAX 435-586-4362

to www.cedarcityut.gov

CITY COUNCIL MEETING

DECEMBER 10, 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

IV. Business Agenda

- Public Comments

V. Public

Consent Agenda

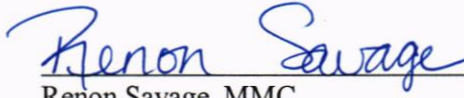
1. Approval of minutes dated November 19 & December 3 (action), 2025
2. Approve bills dated December 5, 2025
3. Approve the petition to annex 5 acres of land in the vicinity of 3000 North and 100 East (DeCabrol/Lindsay Annexation). Platt & Platt / Randall McUne
4. Approve the appointment of Milt McLelland to the Board of Adjustments
5. Approve Second Amendment to the Water Right Contribution Agreement with development Team, LLC. Jonathan Stathis/Tyler Romeril
6. Approve the bid from Carter Enterprises in the amount of \$252,912 for the Fort Cedar Railroad Trail Restroom and Frontage Improvements project. Shane Johnson
7. Approve the 2026 meeting schedule. Renon Savage
8. Approve the purchase of a Type 5 Brush Truck from Siddons-Martin in the amount of \$406,267. Mike Phillips

Staff Agenda

9. Consider an ordinance modifying Cedar City Ordinances 32-2 and 32-9 pertaining to the installation of sidewalks in subdivisions and PUDs. Tyler Melling / Kent Fugal
10. Consider an ordinance modifying Cedar City Ordinance 32-9 pertaining to the required width of Public Utility Easements in commercial and industrial zones. Kent Fugal / Randall McUne
11. Consider an ordinance changing the zone from Annexed Transition (AT) to Industrial and Manufacturing (I&M-1) in the vicinity of 4500 West and 800 North. Platt & Platt / Rick Holman / Randall McUne
12. Consider an ordinance changing the zone from General Commercial (GC) to Residential Dwelling – Multiple Units (R-3-M) for the addresses of 496, 498, 502, and 510 North 400 West. Go Civil / Randall McUne

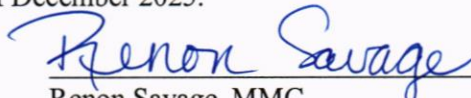
13. Consider an ordinance changing the General Plan from Natural Open Space to Central Commercial and a zone change from Annexed Transition (AT) to Central Commercial (CC) for a property in the vicinity of 2700 S Cedar Blvd. Development Team / Randall McUne
14. Consider an ordinance annexing 19.18 acres of land located at approximately 3000 N 400 W. Go Civil / Randall McUne
15. Consider a resolution reappointing the Cedar City Arts Council as the Local Arts Agency. Cedar City Arts Council/Randall McUne
16. Consider an ordinance adopting the Water Use and Preservation Element of the City's General Plan. Jonathan Stathis/Randall McUne
17. Consider a resolution approving revisions to the 2025-2026 fiscal year budget. Terri Marsh
18. Appoint Mayor Pro Tem
19. Consider amendments to the deferral agreements on 100 East Street. Mike Green/Bill Maxwell
20. Approve the bid from Inntelx, LLC in the amount of \$900,214.85 for the 100 East Roadway Improvement project. Bill Maxwell
21. Closed Meeting – property negotiations

Dated this 8th day of December 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 8th day of December 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
NOVEMBER 19, 2025

The City Council held a meeting on Wednesday, November 19, 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; Phil Schmidt; Carter Wilkey.

MEMBER EXCUSED: Councilmember Ronald Riddle.

STAFF PRESENT: City Manager Paul Bittmenn; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Police Lieutenant JR Robinson; Fire Marshal Mike Shurtz; Leisure Services Director Ken Nielson; Cross Hollows Arena Manager Scott Christensen; Public Works Director Ryan Marshall; Airport Manager Tyler Galetka; Economic Development Director David Johnson; Project Engineer Jonathan Stathis; Public Relations Director John Zierow.

OTHERS PRESENT: Scotty Harville, Thomas Holyoak, Joe Sandberg, Tom Jett, Ann Clark, Waldo D. Galan, Steve Miller, Rick Bryant, Cathy Bryant, Wendy Green, Elena Roundy, Bill Payne, Tonya Payne, Sarah Allred, Jade Borthick, Paul Monroe, Matt Bagley, Brant Parker, Greg Powell, Christian Simmons, Tom Horrito.

Greg Powell - On behalf of the outgoing president of the Cedar Area Interfaith Alliance this year, I want to thank you the invitation this last year for allowing us to come and begin this meeting each week with prayer. Thanks for your service to the community, and to Ron as well.

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

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** – thank you all for your service and for your upcoming service, we recognize you, and to for Mr. Phillips for making this happen and keeping involved and giving you the opportunity to serve. Swear in Youth City Council. **Phillips** – it is an honor for me to be able to serve as the council liaison to the Youth City Council. They are the next leaders, the next folks that will be setting in these chairs leading our community or some other community, state or nation. This has been a wonderful opportunity for me to learn from them. I get a little nostalgic because I get pretty close to these kids and I have to say goodbye and move on to the next group. We will first honor the outgoing Youth City Council who have served for the last year, they have done hundreds of hours-of-service projects. They have raised money for Special Olympics, they have cleaned cemeteries, they have cleaned

sidewalks, they have picked up trash at the interchanges, they have helped with the moonwalk, the July Jamboree, the Spring Fiesta, Wreaths Across America, youth projects in their schools, they are currently involved in a food drive in both of their high schools. They have been very involved, and I want to thank them and have each of them come up. There are a few absent tonight. As they become seniors in high school, they get involved and they have jobs and many other things going on. Sunny Alger could not be here, Sarah Allred, CVHS, Maliza Griffiths, CVHS, Jonas Hunt CHS, Shannon Roach, CVHS, Elena Roundy CHS, who has also been honored on a National level. Gabriel Smith, CHS and Cole Stanley CVHS. They were each presented with a plaque.

The new Youth Council members are: McKinley Bagley, CVHS; Madallyn Beazard, CHS; Jade Borthick, CVHS; Ellie Bulloch CVHS, Parker Dotson, CHS; Charity Herriing CVHS; Ascher Ray, CHS, Lucy Shaha, Lighthouse Commonwealth; Gabriel Smith CHS; Sage Whittaker, CHS. Renon Savage administered the Oath of Office. ■ **Phillips** – I wanted to thank those that came out and supported Dancing with the Community Stars, it was very successful, they raised over \$100,000. ■ **Mayor** – I had a thought on the Downtown Parking, I called Mark Bruffi and Niel Berndt to the Board. I believe if you have a business, you should be represented. ■ **Niel Berndt** – I have a business downtown and have a personal interest, but it is more than that, we have been there about 8 years. The parking gets progressively worse, it not only impacts the downtown businesses, but the entire downtown area. We have Shakespeare and the University, I have a lot of customers from Shakespear, the biggest issue people have is parking. I think parking affects the long-term vitality of the business. I want to figure out how to solve these issues long term. ■ **Mayor** – I want to talk about Tom Horrity, I think he is a community hero for taking on the Cedar Hotel. It is hard to take something like that and repair it. He didn't want to remodel or repair it; he wanted it exactly the way it was. I know what that is like, I started my first business in an insulation shop, turned a sewing factory into a distribution center, and later it became a corporate office. I took a glass company and made a heating and cooling store, I took a grocery store and made a plumbing supply house, I took a boat repair with a swimming pool in the back so they could put boats in it to see if they leaked, I took over a vulcanizing conveyor belt plant in Price, an auto repair shop in Springville, an abandoned bulk fuel plant on first west, my boys took a sheep shed and made a grade school, I took a bowling ball factory in Kentucky and made a distribution center. I took abandoned office buildings in the Philippines and restored it. These are hard projects. These buildings are privately owned, and they don't fall down, generally people bulldoze them down which is fine and start new because it is easier and cheaper. I talked to Tom and have been over there, and I am embarrassed that we can't help you more to finish your dream to restore an old building and what we want you to do with a building built in 1890, perhaps the oldest. A year ago, we came to a great fight over a sprinkler system, and you caved and put it in. You want a business license but are leaving for Mongolia next week. They don't have a building permit for a sprinkler system and they want one, we need to engineer everything. ■ **Phillips** – as a member of the Historic Preservation Commission, Mr. Horrito came forward and what he wanted to do is exactly what we wanted to happen. He has given us a tour, and he has done a remarkable job restoring it to the original. I don't want us to be a stumbling block, but he needs to do it legally. ■ **Paul** – Mr. Horrito came to Mayor Green to operate the Cedar's Hotel, we don't issue business licenses unless there is compliance with City Ordinance, which is building code, fire code, etc., the

business license is the last step. Staff have reached out to Tom to go through what they need to work with him. **Cox** – what is deficient. **Paul** – I don't know, I asked staff to let Tom know what is needed. **Wilkey** – what license are you going for? **Tom** – right now for an event center. We have been going on for four years with this. There are a lot of things we don't have, the building is 130 years old, they want a full set of plans, I don't know why we need it. Fire is the issue, I fought it and spent hours and many dollars to try and get an alternative method, but I caved. They won't give a write off without a permit. We are still waiting. I hope to schedule a meeting with the Fire Marshal tomorrow. Last week new things came up, a full new permit packet, I don't need to do the prairie dog clearance and airport things. If I had left it as a hotel or retail, I wouldn't need the sprinkler. My daughter doesn't advertise, but wants to start doing the events. We did get a temporary business license when she first started. We have been having engineers do the alternative methods. I am leaving in 9 days. I want to open the doors to the public. There is nothing like that in the city. We have original furniture that has been donated by individuals. **Cox** – is it a health or safety issue or can we just not check a box? **Tom** – safety is an issue. I am hoping she can get a business license. There is not a remodel permit **Phillips** – we can't get a new ordinance in 9 days. **Tom** – the Fire Marshal is the key person. **Mike Shurtz**, Fire Marshal – I will disagree with the last comment, it is a Building Official department. The fire sprinkler is one issue, we don't have a permit for anything on the Cedars Hotel. The last correspondence I had with Mr. Horrito was in 2024. **Schmidt** – has anyone been in there? **Mayor** – yes, Drew has been in there as have others, it has been going on for four years. **Mike** – the fire system has not been inspected. **Schmidt** – was the electrical upgraded? **Tom** – it had been updated in 1984 throughout the building; we upgraded any cloth wire and put conduit in. **Schmidt** – is it only on the bottom floor? **Wilkey** – are you trying to get the second floor? **Tom** – the first and second floor, the second floor is offices and a bride's room. **Schmidt** – is it accessible for the public, will the city be liable if something goes wrong? **Paul** – if we haven't inspected the place and it is not to code, and we issue a business license we take on some liability. **Cox** – what is not to code? **Paul** – I don't know. **Kent** – Drew met with Tom today. I was not here when it started, but my understanding is the reason it has not been inspected is because there has not been a completed application issued to go over the project or issue a permit. Over the years there has been a lot of communication telling him they need certain things, and nothing has come forth. There has been nothing coming forth for staff to help move this through. **Cox** – so he could have continued business there without doing anything. **Paul** – At some point the city would have initiated prosecution for him doing business without a license. **Cox** – I mean if he would have continued without changing the use. So, it's safe as a boot store, but not safe as an event center. **Paul** – once you change uses in the premises you have to upgrade to the current codes. It is nice that it is an old building that is 100 plus years old, and it's a piece of history, but there are some unsafe things in a 100-year-old building that current code does not allow. So the logic is when you change the use and upgrade the use you have to upgrade to the current code. **Wilkey** – what would be the way we move forward where we have projects in old historic buildings, there has to be some give and take. **Paul** – there is an adopted code for restoration of buildings, electrical, plumbing. **Phillips** – Mr. Horrito brought in a consultant from the State on what he should do to apply for historic credit. **Tom** – they have to approve everything I restore, like the windows. **Wilkey** – to move on, normally council is not part of these issues, can we get an update when he meets with Drew by email with a list. **Renon** – he has a business license; it is for retail only. **Wilkey** – council

doesn't want to get in the weeds, but we get involved so I want to see what the issues are.

Cox – if there is not a permit, why is there not an inspection. **Paul** – for a permit, we don't do anything without a full application. Our staff has been over there to look at it. **Tom** – they cannot tell me what to call it. If there is a permit for restoration we would do it. We needed a permit for fire, and it requires a building permit. **Schmidt** – have there been any inspections?

Tom – years ago, not in the last couple of years, other than Mike walking through for alternative methods on the sprinkler system. **Wilkey** – was it just to see what they have?

Tom – I pulled a permit to lift the building up 12 inches. I bought the building, so it was not demolished **Cox** – did they sign off for the safety of the building at that time? **Tom** – I don't know about the safety, but for the foundation. **Kent** – building officials have to certify that it meets code to issue a permit. **Cox** – there are health and safety that we go overboard on.

Kent – codes are for health and safety. The choice to change the use of the building and that makes it so certain codes must be met and that has not been given to the city. **Cox** – the live nativity is next Saturday; this is the third-year running. **Phillips** – we have little angels and choir singers. There is a lot going on the 29th, downtown lighting, live reindeer,

music Christmas market, live Nativity, Jubilee of Trees, there is a lot. **Wilkey** – I want to give my thanks to all the people that support us, especially to my amazing wife that gave birth to our 7th child last week. Tomorrow the statewide grant workshop is at SUU. **Paul** – the Water Conservancy District (WCD) got a letter from Beaver County from an attorney in New Mexico and the WCD has prepared a response, and it was emailed to you, is it ok if the mayor signs the response and we will bring a resolution to you in two weeks. The city in the past has passed several resolutions in support of the Pine Valley water project. **Phillips** – are we the first city to respond? **Paul** – yes, but Enoch is also meeting tonight. **Paul** – We will get the mayor to sign it tomorrow. **Schmidt** – I will be out of the country on December 3rd.

Jonathan – the chart (see Exhibit "A") shows expenses about the proposed well south of 3000 North. As we discussed with staff and with a consultant, there are other things we will need. With an ag well it is different than a municipal well, it is constructed with perforated casing which is a lot coarser than a municipal well and the sand can migrate through that a lot easier. Something to consider in purchasing the well is that there will be additional costs.

Cox – are they required? **Jonathan** – they are 10 parts per million, we can do 5 parts but 1 is preferred. The more sand the more pumps you will go through. The money spent up front pays off in the end. **Schmidt** – this is almost \$440,000 before we purchase the well. I don't want to spend any more money until we know the cost to purchase the well. **Cox** – we were waiting on the test before we started negotiating. **Wilkey** – is the additional well development include the structure. **Paul** – the additional is swabbing the well, cleaning out the drilling fluid left, not the swages. **Wilkey** – for the price of the well can you have everything included instead of piece by piece. **Cox** – we do know the known commodity.

Mayor – we also need the property. **Jonathan** – I will get the cost estimate. We know the flow rate and quality is good. It was 1,800 gallons per minute, but there will be a haircut.

PUBLIC COMMENTS: **Christian Simmons** – I am happy that congress. What do you think about the Epstein files coming out. **Steve Miller** – a resident in Monte Vista Subdivision on 800 North, I would like speed limit signs where that has become a drag strip. **Phillips** – 800 N is in the city; your subdivision is not. We can place signs on 800 North, but within your subdivision you have to go to the county. **Steve** – we are just talking about 800 North. **Kent** – we are doing the engineering study to determine the speed limit first. 800 N is

a major collector road; it is not a 25-mph road. We have counters out there now; it will be done within the next 2 weeks. ■**Rick & Cathy Bryant** – we do several events, we are doing another on December 27th, Holiday Hoopla in the Cross Hollow Event Center, free to attend. We want you to know we have a new event in town. **Wilkey** – it says you are sponsored by Cedar City, what are we doing? **Cathy** – I have talked with Brandon in Events; he has consented to donate \$600 to the event. **Phillips** – that is very brave of you, it is a wonderful thing. There is a lot before Christmas, but not a lot in between. **Rick** – this is to fill time between Christmas and New Years. ■**Brant Parker** – for the Hotel conversation, if he got permitted to sell boots and he stayed within fire code would that be allowed. Retail is a lower threshold. ■**Scotty Harville** – we have a Thanksgiving Dinner on the 27th from 12-5 free to Veterans.

**PUBLIC HEARING TO CONSIDER MODIFICATIONS TO CEDAR CITY
ORDINANCE 26-IV-9 REMOVING THE REQUIREMENT OF FENCING AROUND
PRIVATE POOLS WHEN USING COMPLIANT LOCKING POOL COVERS.**

RANDALL MCUNE: Paul – we have an ordinance requiring a self-latching gate with fence, the State changed the requirements and they allow these types of covers with not fence required. We want to bring our ordinance into compliance. **Phillips** – how do we know? **Paul** – we do it at building permit. **Phillips** – would we do that with the cover? **Paul** – yes. **Schmidt** – my neighbor had a duck pond in their yard, and the other neighbor had a 2-year-old wonder into their yard and ended up face down in the pond. **Paul** – the State has certain standards they require us to follow, if we don't follow there is a stick behind it. There are areas they control such as gun control and the State said it is a State policy, not a municipal authority, I don't see that same dominance, I don't know what they would hit us with. **Wilkey** – we can be more restrictive? **Paul** – gun control, they would hit us with something, they have required us to do housing plans etc., this is not in that list. **Cox** – I ask about weight bearing, so they can't sink. **Wilkey** – read the code and they are rated for 500 lbs.

Mayor Green opened the public hearing. **Tom Jett** – this came to Planning Commission a few weeks ago, I said we should pass it, but I think the legislature made a mistake, a lot of people drown because of swimming pools. You can walk on it if it is closed, but if left open it is a moot point. **Phillips** – you make a good point, in the summer are you going to cover it every day. **Tom** – State law says you have no choice, so we passed it. **Wilkey** – I don't think they will come back on us. **Kent** – I have seen a cover in operation, you push a button and it self-locks, it is easier to get over a fence than get in one of these. I think this improves safety, that is my opinion. The hearing closed. Action.

CONSIDER WAIVING A PORTION OF THE SOLID WASTE BILL FOR TINK

HOLYOAK. PAUL BITTMENN: Tink Holyoak – I looked at my city bill, and it was more than my electrical bill. I have been paying for 4 garbage cans at my home for 10 years, it was \$1,910. I had an issue with the garbage collector, I missed my putting my can out so I took it across the street, and he told me I cannot do that, I think that is where it started. I have two garbage cans. **Phillips** – you have two cans. **Tink** – I looked at my bill, and it was \$32 for garbage so I called the city and they said it is \$8 per can and you have 4 cans, I said no I don't, I only have 2. **Wilkey** – so a driver reported that he had 4 cans. Our records can only go back 3 years. **Paul** – I see the note in 2015 that says 4 cans out for trash several times. **Wilkey** – do you have record of that? **Tink** – I called the city. **Paul** – we can see the bills going back 3 years, but

the note was back 10 years ago, we told him we would refund 3 years back and he could come to city council if he wanted more. **Ryan Marshall** – a few years ago, if a driver goes by and sees more cans they call the city office, if it is one and they have two we contact the homeowner and add it to the bill. **Wilkey** – our records go back 3 years, so there is no way to prove when it was put on. **Phillips** – if you are moving the can to the other side of the street because you missed the pickup, you are not double dipping. **Ryan** – it is only if they put it in front of the neighbors and they think the neighbor had more cans. **Cox** – will you take the 3 years they offered you, or you will need to bring us bills. **Tink** – I appreciate that the Police Department saved my wife's life so I was going to take the 3 years, but I decided to come, that is a lot of money. **Cox** – no one is accusing, but we don't have proof. **Wilkey** – we need concrete proof when it was public money. Action.

CONSIDER A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE FOR ARENA FEES. SCOTT CHRISTENSEN/KEN NIELSEN/RANDALL MCUNE:

Ken - the next few are related to the new addition. We took these items to the arena committee and they approved of them. **Cox** – we compared it to other arenas, and we are lower on most of them. **Phillips** – why don't we do the fee schedule when we do the budget in July? **Paul** – you do, but it is a new addition to the facility. **Ken** – we are only here because we have a new rentable space. **Wilkey** – indoor only (north, west, east entrance only) that is the old area. What if the rent only the warmup area? **Scott** – they have a deposit no matter what the rent. It is returned. **Phillips** – a ticketed event, the parking and warmup area is not in addition for the parking lot? **Scott** – no, it is like if a carnival only rents the parking lot. **Phillips** – I have had residents reach out about the arena fees. You have done a great job in getting events out there. **Cox** – the calendar is almost full. **Scott** – we are very competitive with our prices and people that have rented the facility are aware of the price increase. **Wilkey** – example, Pumpkin Festival, the rate would be \$1,000 for a ticketed event. **Phillips** – they took out the weekend; it is a full day rental. **Scott** – we do have an hourly rental rate during the week, but not on the weekend. The hours are from when we open until midnight. **Schmidt** – how did the new addition hamper the parking, are we looking to expand to the north? **Scott** – the livestock Association owns that property, we would love to. We will have the same amount of parking; we had a white fence there before. The memberships right now have to pay for their lights and that has been a sore spot for a lot of people. If we raised the price it will bring in more money, but the lights will come on when they ride in and it will go off with no movement, it is a better system. **Phillips** – on the banquet room, how did the costs relate to Festival Hall? **Scott** – it is similar. The banquet room is extra on every rental. **Wilkey** – the tables and chairs are included in the rental at Festival Hall. **Scott** – in talking with all the other facilities, they all have an alcohol fee, if they sell alcohol, they pay 20-30% on the alcohol they sell, if it is a private event they pay double rent for the facility. This is St. George, Spanish Fork, South Jordan, Blackhawk. That is something to consider. **Phillips** – you will have people use the banquet room with alcohol. **Wilkey** – just increase the deposit. **Cox** – I agree with the sales, but for a private event double is too high. **Ken** – it gives him the ability to have 4 events there at the same time if it works out. **Wilkey** – is the stage rental built in? **Scott** – we have asked for money from the restaurant tax for a stage. Action

CROSS HOLLOW ARENA DONATION LETTER. SCOTT CHRISTENSEN/KEN NIELSEN:

Cox – we are looking for about \$40,000 to complete the project, if someone gave \$20,000, they could put their name on the banquet room. If there is more than one there could be a bid offer. **Phillips** – on the inside of the room? **Paul** – how long would that last, \$20,000 is very low. Would you consider a doner wall instead of naming rights. **Scott** – Rusty Akin has

been out raising money. **Cox** – I do like the doner wall at this stage. **Ken** – I am in favor of the doner wall, we have the Livestock Association, we have Rusty that have already donated, so we want to recognize them all. **Phillips** – the community knows the entire complex as the Diamond Z arena. **Ken** – we will rework the letter for a doner wall. Action.

CONSIDER A RESOLUTION APPROVING THE CONCEPT OF PLACING A SHEEP HERDER MONUMENT IN FRONT OF THE CROSS HOLLOW EVENTS CENTER.

PAUL BITTMENN: Paul – the council approved an ordinance about placing monuments, if someone wants to place a statute or monument, they bring the concept, and you get the thumbs up or down and then whoever runs the facility does the follow through. We have folks, Commissioner Robinson and Livestock and Heritage Festival were out of town and saw this sheep herder monument and they wanted to do something similar in front of the arena on the roadside of the fence. There is a 10-foot-wide livestock easement that has been not used a lot, it is still there for the Livestock Association, and they know they have to agree to this. Donna Christensen has talked to the Livestock Association; they just want something in writing. It is our property, and they have an easement. **Phillips** – the final artwork would be reviewed by the Historical Preservation Commission, that is in the ordinance. **Paul** – if the city is on board they will start raising money. Action.

CONSIDER A RESOLUTION TO INCLUDE A QUICHAPA CANYON RANCH BRAND ON THE OUTSIDE OF THE WARMUP BARN AT THE CROSS HOLLOW EVENTS CENTER.

SCOTT CHRISTENSEN/KEN NIELSON: Paul – Jean Lopour has donated a substantial amount of money to the warmup barn and will continue to donate money. She did not ask for this, but they wanted to recognize her. They will have someone do something similar to the Diamond Z lettering. **Phillips** – the white square makes it look like a sign, but the rest of it looks like a brand. **Ken** – Diamond Z is individual letters. **Phillips** – I think you need to reach out to Mrs. Zaphiropoulos. **Ken** – already done. It is the Cross Hollows Arena, the Diamond Z arena, Iron Ranges is the outdoor arena. It will be on the east side of the new addition which is the warmup area. Action.

CONSIDER A SPECIALIZED AVIATION SERVICES OPERATION (SASO)

ADDENDUM FOR WRIGHT WRENCH AVIATION. TYLER GALETKA: Tyler – they want to include flight instruction and aircraft rental the users and customers have nothing but good to say. They have already purchased an aircraft. **Phillips** – the Airport Board was supportive. Consent.

CONSIDER APPROVAL OF THE 2025 MASTER PLAN FOR THE CEDAR CITY

REGIONAL AIRPORT. TYLER GALETKA: Tyler – the last one was in 2017, we started the process in 2021. We are looking to adopt the final plan.

Jeremy McCalister – a couple highlights, we did one in 2017, the master plans are done every 7-10 years. If there is a runway construction, they want them sooner. We started the master plan in late 2022, they take up to 4 years, 18 months to 3 years is normal. We focused on hangar development, terminal expansion, air traffic control and runway expansion. We had two advisory committees, technical advisory committee and community advisory committee. We had four meetings with each advisory committee. We had three public open houses. It was overseen by the Denver office, and they have provided guidance and reviewed the Airport layout plan of what you can plan to see of the next 10-20 years. We made it flexible for a diverse range of needs for

corporate needs and individual needs. There are a lot of details in the thresholds. The airport layout plan (ALP) has been through the FAA and once the city accepts the FAA will accept the plan. **Phillips** – it is a formality because they have reviewed along the way. **Jeremy** – correct. **Phillips** – on the short-term cost analysis it said master plan study it said \$1 million dollars. **Jeremy** – yes, the \$1 million is an earmark. We are working on one in Reno for \$1.2 million because they are redoing their airport. I don't see the justification for that. **Phillips** – we can or cannot do what is in the masterplan, but we cannot do something that is not in the plan. **Jeremy** – correct, the FAA wants things that are justified.

CLOSED MEETING – REASONABLY IMMINENT LITIGATION & PROPERTY

NEGOTIATIONS: Councilmember Phillips moved to go into closed meeting at 7:50 p.m.; second by Councilmember Wilkey; roll call vote as follows:

Robert Cox	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE
Phil Schmidt	-	AYE
Carter Wilkey	-	AYE

ADJOURN: Councilmember Wilkey moved to adjourn at 9:02 p.m.; second by Councilmember Schmidt; vote unanimous.

Renon Savage, MMC
City Recorder

EXHIBIT "A"
NOVEMBER 19, 2025

Up-front Expenses for Brent Hunter Well
November 7, 2025

Pull the existing pump, run test pump in, camera the well

Item #	Description	Estimated Cost
1	Sewer lines in Zone 1 – special construction outside townhome units in Zone 1.	\$11,750
2	Sewer lines in Zone 1 – special construction underneath the townhome buildings.	\$120,000
3	Preliminary Evaluation Report (PER) and Drinking Water Source Protection Plan (DWSPP)	\$5,720
4	Appraisal of existing well	\$6,000
5	Water Quality samples – full set, radiological, and bacteriological (This cost has been increased. Another set of samples may need to be taken if the flowrate is different than when we took the previous samples)	\$6,000
6	Test Pump cost – Step-drawdown test and Constant-rate test Pull the existing pump. (Quote from Luke Anzalone was \$38,600. Some contingency was added in the estimated cost.)	\$39,000
7	Video of the well by City Water Division	\$0
	Total Amount =	\$188,470

Well Development Costs for Brent Hunter Well
November 19, 2025

Additional well development for municipal use

Item #	Description	Estimated Cost
1	Additional gravel pack	\$9,000
2	Additional well development	\$150,000
3	Plumbness and alignment test (actual cost for gyroscopic test)	\$5,300
4	Install swages for pump chamber	\$50,000
5	Pump test after development & swages	\$40,000
	Total Amount =	\$254,300

COUNCIL MINUTES
DECEMBER 3, 2025

The City Council held a meeting on Wednesday, December 3, 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: R. Scott Phillips; Ronald Riddle; Carter Wilkey.

MEMBER EXCUSED: Councilmembers Robert Cox and Phil E. Schmidt.

STAFF PRESENT: City Manager Paul Bittmenn; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Marshal Mike Shurtz; Senior Engineer Jonathan Stathis.

OTHERS PRESENT: Ann Clark, Wendy Green, Brent Drew, Tom Jett, Steve Nelson, Tyler Melling, Bill Payne, Tonya Payne, Rick Holman, Dallas Buckner, Tom Jett, Tyler Romeril, Eugene Humphries, Carol Humphries, Milt McLelland, Rochelle, Barry Short, Jonathan Pyne, Jace Burgess, Ridley Griggs.

CALL TO ORDER: Kent Fugal gave the invocation; the pledge was led by Councilmember Phillips.

AGENDA ORDER APPROVAL: Councilmember Phillips moved to approve the agenda order for the action and work meetings; second by Councilmember Riddle; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ Mayor's report to City. **Mayor Green** – I am taking a personal privilege and will read a report to the citizens; a copy is attached as Exhibit "A". Council members Wilkey and Phillips as well as citizens Eugene and Carol Humphries helped read the report. Section 5 was skipped. ■ **Mayor** – the lighting ceremony was amazing. **Phillips** – thanks to the hundreds of volunteers that participated. Wreaths Across America will be on the 13th at the Cedar City Municipal Cemetery, 1,375 wreaths will be placed on the graves of our veterans. ■ **Wilkey** – there is mention on social media of a protest of the new Maverik opening this Friday.

PUBLIC COMMENTS: ■ **Jonathan Pyne**, resident on College Way. We have had multiple cars bump my curb and hit a speed limit sign and a fence. I have lived there since 2013; this is one of the busiest streets in the city. There was a rollover last year, it drove through the field next to my lot, this has happened 3 or 4 times. It is frustrating that there is no attention, Ridge Road has radar traffic. There are stop signs on Cove Drive to expensive homes, it is time to look at College Way and address these concerns. People drive 35-45 mph. Other options are lowering speed limit, speed bumps, stop signs for the safety and wellbeing of the residents. I have seen less police on the road than I did as a college student. I hope to have you improve our quality of life. **Phillips** – are the accidents going southbound? **Mr. Pyne** - yes. ■ **Milt McLelland** – I am Vice Chair of non-profit Forge doing musicals for the community. With the 250th of the US, we have the rights to 1776, we would like to invite all the city officials, and past officials to sit on stage and represent each colony. We want you to wear a wig and show support for the Declaration of Independence. We have a few shows that we have started, they have been written in house, two radio style shows, The Star Still

Shines and Santa Clause is Coming to Town, a re-creation of a Christmas Carol in modern fashion. Tickets are \$5 for individuals and \$10 for a family of up to 8. This is at the Fiddlers Fun Center. ■ **Wilkey** – a public comment a few weeks ago was asking about speed limit signs on 800 North, they have put the speed limit signs up for a 25-mph zone. **Kent** – that is on the west end by residential neighborhood and then it goes up to 35 mph. ■ **Wendy Green** – I want to thank the city for all the work for the lighting ceremony, it brings a hometown feeling to the city. I was amazed at how many people worked on this, especially Scott. ■ **Ann Clark** – the lighting ceremony was fabulous, my family was here for Thanksgiving, and I want to thank all involved, it is wonderful.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED NOVEMBER 5, 12, & 18, 2025; (2) RATIFY BILLS DATED NOVEMBER 18, 21, & 25, 2025; (3) APPROVE A SPECIALIZED AVIATION SERVICES OPERATION (SASO) ADDENDUM FOR WRIGHT WRENCH AVIATION. TYLER GALETKA; (4) APPROVE THE APPOINTMENT OF NIEL BERNDT AND MARK BARUFFI TO THE DOWNTOWN PARKING AUTHORITY. MAYOR GREEN: Councilmember Phillips moved to approve the consent agenda items 1 through 4 as written; second by Councilmember Wilkey; vote unanimous.

CONSIDER WAIVING A PORTION OF THE SOLID WASTE BILL FOR TINK HOLYOAK. PAUL BITTMENN: Paul - we left it to waive what we have record of which is 36 months of the two cans. We didn't get any additional documentation from Tink.

Councilmember Wilkey moved to move forward with waiving the portion staff recommended, but not the additional; second by Councilmember Riddle; vote unanimous.

CONSIDER A RESOLUTION APPROVING THE 2025 MASTER PLAN FOR THE CEDAR CITY REGIONAL AIRPORT. TYLER GALETKA: Councilmember Phillips moved to approve the resolution approving the 2025 Master Plan for the Cedar City Regional Airport; second by Councilmember Riddle; vote as follows:

AYE: _____ 3

NAY: _____ 0

ABSTAINED: 0 _____

CONSIDER MODIFYING CEDAR CITY ORDINANCE 26-IV-9, REMOVING THE REQUIREMENT OF FENCING AROUND PRIVATE POOLS WHEN USING COMPLIANT LOCKING POOL COVERS. RANDALL MCUNE: Phillips – I still have concerns with this. I would like more information. **Wilkey** – do we have a permit waiting? **Paul** – we had one resident go through BOA for a variance, that is what brought this up. **Wilkey** – I don't want to require more than the State requires, I see it both ways, if a gate is not locked a fence is useless. I am fine with more than one option and let people be responsible. **Steve Nelson** – I am on BOA, Randall told us that it is in contradiction of State law and it could create liability for the city, so I feel it is what the city should do. **Paul** – my opinion is slightly different, the state controls some fields, such as firearms and gun control, they are in control of that for the State of Utah and municipalities cannot deviate from that. That is when Virgin was trying to make their own gun control laws. This area is not that pronounced, the state has not said this is the only way you can do it. I don't know what

liability we would have if we were more restrictive. **Riddle** – I thought about it, and government should not be responsible for everything. Life that is lost is usually a young child which is tender to me. We had a situation with Coal Creek when one of my boys got trapped and my two older ones pulled him out. I think this gives them an option.

Councilmember Riddle moved to approve the ordinance amending 26-IV-9, giving the option for a gate or using compliant locking pool covers; Wilkey – clarification, they can use one or the other. Riddle – correct. The motion was seconded by Councilmember Wilkey; roll call vote as follows:

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

CONSIDER A RESOLUTION AMENDING THE CONSOLIDATED FEE SCHEDULE FOR ARENA FEES. SCOTT CHRISTENSEN/KEN NIELSEN/

RANDALL MCUNE: Paul – these are new fees for the indoor facility that should be finished on the 3rd of January. **Wilkey** – the alcohol was not included. **Paul** – it was not.

Councilmember Wilkey moved to approve the resolution amending the consolidated fee schedule for Arena fees; second by Councilmember Phillips; vote as follows:

AYE:	<u>3</u>
NAY:	<u>0</u>
ABSTAINED:	<u>0</u>

CONSIDER A RESOLUTION APPROVING THE CONCEPT OF PLACING A SHEEP HERDER MONUMENT IN FRONT OF THE CROSS HOLLOW EVENTS

CENTER. PAUL BITTMENN: Paul – I talked with Donna Christensen and told her we would need to see renderings and put it before the Historic Preservation Board and she was on board for that. **Wilkey** – once installed, the upkeep around the area is on the city, who would do that? **Paul** – Leisure Services. I don't know the intention with the statutes, we maintain the statutes at Veterans Memorial, but not the one on North Main, it is private. We will plan that as it goes down the road.

Councilmember Phillips moved to approve the resolution approving the concept of placing a Sheep Herder monument in front of the Cross Hollow Event Center; second by Councilmember Riddle; vote as follows:

AYE:	<u>3</u>
NAY:	<u>0</u>
ABSTAINED:	<u>0</u>

CONSIDER A RESOLUTION TO INCLUDE A QUICHAPA CANYON RANCH BRAND ON THE OUTSIDE OF THE WARMUP BARN AT THE CROSS HOLLOW EVENTS CENTER. SCOTT CHRISTENSEN/KEN NIELSON: Paul – they have some proofs of the brand itself, similar to what you saw last week without the white background, it

will be cut out, the entire thing will be on the doner plaque, their name will not be on the building, just the brand.

Councilmember Wilkey moved to approve the resolution to include a Quichapa Canyon Ranch brand on the outside of the Warmup Barn at the Cross Hollow Events Center; second by Councilmember Riddle; vote as follows:

AYE: 3
NAY: 0
ABSTAINED: 0

CONSIDER CROSS HOLLOW ARENA DONATION LETTER. SCOTT

CHRISTENSEN/KEN NIELSON: Paul – the only change is no naming rights, it will be a doner memorial wall inside the facility.

Councilmember Phillips moved to approve a donation letter to have names included on a donor wall at the Cross Hollow Events Center; second by Councilmember Riddle; vote unanimous.

ADJOURN: Councilmember Phillips moved to adjourn and move into the work meeting at 6:50 p.m.; second by Councilmember Wilkey; vote unanimous.

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – DECEMBER 3, 2025

Report to the Citizens of Cedar City

I come tonight with a sense of deep humility as I reflect on the opportunity I have had to serve as the Mayor of Cedar City. When I first considered offering this report, I felt the weight of the years behind me — years of work, of learning, of successes, and of plenty of mistakes along the way. I am 76 years old now, and when I began this journey I was 71. I thought I had already lived a full professional and personal life. But nothing could have prepared me for what these past four years would demand or what they would give back to me.

Before becoming mayor, my life had been a long mixture of business, service, and faith. I spent nearly twenty years in banking, and another twenty running a business. When that season ended, I turned my energy toward humanitarian work — in Kenya and Uganda, in Malaysia and Mexico, throughout Europe, and across the Philippines. Those experiences gave me perspective, gratitude, and a measure of success that blessed my family. We raised five children, and they have supported me every step of the way. I truly thought my days of big assignments were behind me.

Then along came Paul Cozzens — a friend, a former city councilman, and a county commissioner — insisting that I needed to run for mayor. I'm not sure he fully understood what he was asking of me. And I'm not sure, at the time, that he knew exactly what he was getting. I have never been a quiet or cautious operator. I've often been described, sometimes affectionately and sometimes not, as a bull moose in a china cupboard. When I take on a challenge, I take it on completely. I throw every fiber of my being into the task, hold nothing back, and move fast. It's the only way I know.

So in November of 2020 — in the middle of a nation divided, during a presidential election that stirred passions everywhere — I began preparing for a mayoral campaign. Donald Trump was running against Joe Biden, and like Trump, I tend to be direct, unfiltered, and relentless once I set my mind to something. I believed that if I entered the race, I could figure it out, work hard, and get things done. And that belief carried me through a difficult campaign.

The election was no easy contest. I ran against the sitting mayor — young, articulate, a lawyer, well-liked, and well-prepared. I spent my own money. I asked no one for campaign donations. I used some unconventional methods. And when the votes were counted, I won by the narrowest of margins — a little over a hundred votes. It was a humbling victory, and in some ways, it set the tone for my

entire term: nothing would come easy, but everything worth doing would be worth fighting for.

When I took office in January of 2022, I was confident but not naïve. I knew Cedar City faced serious challenges, and I also knew exactly what I had promised the voters. I had made several strong commitments — not vague campaign talking points, but real goals that I intended to accomplish. I wasn't interested in symbolic victories. I wanted results. And I was ready to work.

From the beginning, I focused on five or six major initiatives that I believed were essential to the future of Cedar City. First and foremost was water — our most urgent and important long-term challenge. I also committed to building a gym for the community, building new parks, recruiting a grocery store for the north end of town, improving our roads, and starting a book club for the children of the community — the now-beloved BSBC, the Banana Split Book Club. And on the water question alone, I knew my work would break down into two monumental battles: navigating the newly imposed Groundwater Management Plan, and finding a way to save and reuse our wastewater.

These commitments became my roadmap, my compass, and in many ways, my constant companions. I did not take them lightly. I intended, from day one, to deliver on them fully. And as I begin this report to the citizens, my hope is to walk you through each of these efforts — the obstacles, the victories, the frustrations, and the reasons I believe Cedar City is stronger today than it was when I took office.

This is not simply a list of accomplishments. It is the story of a community that faced major challenges, made hard decisions, and continued moving forward. It is the story of what we attempted, what we achieved, and what still remains to be done. And it is my privilege to share it with you.

Section 1 — Roads and Infrastructure

Cedar City's roads and infrastructure presented one of the most complex challenges of my administration. There were dozens of projects that deserved attention — from long-needed east-west connections on the south end of town, to the unfinished extension of Center Street, to the important improvements still needed on 2400 North. All of these remain important for the future. But early in my term, I identified what I believed to be the single most critical road project for the long-term function of our community: establishing a true north-south route that would allow residents to travel through Cedar City without being forced onto Main Street.

The most logical and achievable option was 100 East, a route that many parts of town had already partially developed over the years. Some areas had segments of 100 East, others had Wedgwood Lane, Fairway Drive, and even 75 East, all tied together loosely by an existing bridge over Coal Creek at 200 North. The foundation for a true corridor was there — but the gaps made it impossible for anyone to travel from one end of Cedar City to the other without funneling onto Main Street.

The single largest obstacle was completing the connection across several parcels of land. Fortunately, a beautiful bridge already existed at 200 North and 200 East, built decades ago and perfectly placed to serve this project. From the north interchange, the route could proceed north along Wedgwood Lane, then through what we know as the Trader Park, across Fairway Drive, and onto 100 East as it passes through the Paiute Tribal area.

From there, the road would continue south, connecting to 600 South, where drivers could transition to either 75 East or 300 East, and from there move southward toward the subdivisions near the South Interchange. The most significant remaining gap lay between Fairway Drive and 600 North — but this section was on land the city already owned or held rights-of-way for. The property bordered the golf course and was near enough to Main Street to benefit from nearby traffic signals, making the corridor safer and more functional.

Several local businesses supported this effort, including my own children, whose block of property lies along that prospective route. They ultimately purchased the old “sheepshed” property and converted it — through an enormous effort — into the American Preparatory Academy (APA). That campus now borders the planned 100 East alignment and will benefit from proper road access.

However, the most difficult negotiations involved the U.S. Forest Service, whose parcel lay between Fairway Drive and the golf course. We worked for years to resolve those issues, and I am pleased to report that we successfully acquired the necessary deed to complete the corridor. This not only enables the road, but also supports improvements to the driving range and golf course.

Another section crossed the old drive-in theater property, and the Tong property. We purchased the needed land and secured an easement to the theater property. The Jones family was already working along their area and was supportive, providing yet another cooperative step toward completion.

As of now, the project is out for bid, with construction expected to proceed to 900 North, and with additional segments being developed as a double-chip sealed roadway from there to Fairway Drive. This represents significant progress toward a true north-south alternative to Main Street.

I must, however, offer a caution. To secure the crucial right-of-way from the Whittingham family, I personally agreed — in exchange for the land — that the city would build a double-chip sealed road through their section. This concession was vital in obtaining the right-of-way at no cost to the city. There has been discussion that funding may fall short for that segment. My strong counsel to the City Council and administration is this: honor the commitment. If additional funds are required, find them. We gave our word, and keeping it will protect the city from future liability and maintain our integrity in future negotiations.

There remains one last major gap: the section through the Trailer Park. Each time I raised it, I was assured that plans were underway. But progress has stalled, and I now urge the incoming administration — Mayor Steve Nelson, Council Members Waldo Galán and Phil Schmidt, and City Manager Paul Bittmenn — to make this a priority. Finalizing that segment, along with a small future extension toward 75 East near the Leavitt property, will complete the corridor and deliver the north-south connection Cedar City has needed for decades.

This road project was where I invested the greatest portion of my time on infrastructure. It will serve the community long after my term ends, improve traffic flow, provide safer access to Main Street through signalized intersections, and support both residential and commercial development across the east side of town. I look forward to seeing its completion in the coming year.

Section 2 — Parks and Recreation

When I took office, Cedar City's park system was already in a period of transition. Several projects were underway, each addressing long-standing needs in different parts of the community. Two of those parks — Discovery Park on the south end of town, and the West Canyon Park on the east side — had already been initiated before my administration began. Discovery Park, with its aging wooden structures, had reached a condition that was no longer safe or suitable for children, and it required complete reconstruction. At West Canyon Park, the Rotary Club had taken on a significant improvement project that included water features and other enhancements. Both projects moved forward successfully with little direct intervention from the mayor's office, and I applaud the organizations and volunteers who brought them to completion.

My primary focus, however, became the long-promised park for residents of the Fiddlers Canyon area — a commitment made many times over many years, but never fulfilled. The city owned a sizable parcel of land east of Fiddlers, obtained through a land trade with SITLA, but that parcel came with numerous restrictions and challenges. It lacked road access, included steep hillside that could not be used for development, and required costly improvements to become functional as a park.

To overcome these obstacles, I negotiated a land exchange with SITLA for a far more suitable location: two high-value parcels along Main Street at the intersection of Nichols Canyon Road, future site of a new traffic signal and future crossing for 2400 North. The city received two excellent pieces of property — one on the northwest corner and one on the northeast corner of that intersection — with only a small building lot excluded from the deal. We then secured an additional acre on the northwest corner to complete the site, giving the city an ideal footprint for a new north-end park.

The City Council wisely determined that rather than wait for years and attempt to build a massive 15-acre facility, we would use the funds we had to construct a high-quality, functional 3- to 4-acre park. This approach ensured that the residents of Fiddlers Canyon would finally receive the park they had been promised, without unnecessary delays or over-planning.

Engineering and architectural design work has been completed, and the project is moving steadily forward. Because funding was limited, I strongly encouraged the city to use our own Public Works departments to perform key infrastructure elements. Our road crew has been building the grade, establishing the shape and level of the future park. Our sewer department is installing the main line and the restroom stub-outs. The drainage ditch is being realigned for proper flow. The water department is installing the water service. With this work progressing through the winter, the site will be ready for full construction by spring, when bids can be let and the park itself completed. I anticipate that the families of the north end will finally enjoy this long-awaited neighborhood park in the months ahead.

The other major park project during my tenure is located west of Cedar City on land generously donated by former Mayor Joe Burgess. Early in my administration, Joe approached me with an extraordinary offer: he would deed the city 93 acres of land, along with 93 acre-feet of water, for use in creating a large multi-use recreational complex. The initial parcel conveyed to the city was 33

acres, along with all the water needed to irrigate future fields. The land had previously been excavated, leaving a natural bowl — a perfect location for athletic fields.

Our road department mobilized quickly and shaped the first large soccer field, which was planted and established over the course of last year. That grass is now mature, and by this coming spring, it will be ready for league play. The design of the complex includes five or six additional soccer fields, three of which are full-size professional fields. The county has already installed the bases for field lighting, and the City Council approved funding for a restroom facility with anticipated help from the youth soccer foundation.. With minimal additional improvements — an asphalt or gravel parking lot — the complex will open for full use.

In addition to the initial land transfer, Mr. Burgess later gifted roughly 20 more acres, enabling the city to construct a pond on the property. That pond is now complete, awaiting water. The plan is to fill it using a combination of runoff from the surrounding subdivision, flow from the Coal Creek irrigation ditch, and drainage water. Mr. Burgess is currently drilling a well to service his agricultural pivot, and he has promised that once he no longer needs that well, he will transfer it to the city. The well is being drilled to municipal standards, allowing the city to use it for irrigation of the athletic fields. The city can assign its 93 acre-feet to that well, creating a sustainable long-term water supply for the entire complex.

These two major parks — the Fiddlers Canyon park to the north and the Burgess-donated recreational complex to the west — represent the largest expansions of parkland in Cedar City in many years. Combined with the successful reconstruction of Discovery Park in the south and the Rotary-supported improvements on the east, the community now stands with four significant park projects completed or underway during my administration.

Each one enhances quality of life. Each one meets a long-standing need. And each one represents cooperation between citizens, service organizations, city staff, and generous community partners. I am proud of the progress we have made, and I am confident these parks will serve Cedar City families for generations.

Section 3 — Gyms

Early in my administration, I expressed interest in building a series of low-cost, value-engineered gymnasiums — simple, clear-span metal buildings similar to those offered by CO Building Systems and other manufacturers. These structures

are efficient, affordable, and widely used in other communities for basketball, volleyball, pickleball, and indoor recreation. My vision was to place individual gyms in or near neighborhood parks, distributing them throughout the community so that families and children would have convenient access to indoor recreation close to home.

To my surprise, there was not much enthusiasm for this approach. The City Council felt strongly that a single, large recreational complex would better serve the community. Specifically, they were interested in expanding the existing Aquatic Center and adding three full gymnasiums to the building — an option that had been anticipated in the original construction plans many years ago. While I understood their reasoning, I did not support that direction. In my view, standalone gyms would have provided far more use for far less money. Rather than spending an estimated ten million dollars for three gyms attached to the Aquatic Center, I believed we could build four or five independent gyms for roughly half that cost.

Ultimately, the Council chose to proceed with their preferred concept of an Aquatic Center expansion. That is their prerogative, and future councils may continue down that path or choose another. As of the end of my term, no construction has begun. The city has placed a two million dollars into a recreation fund, but that fund has not grown nearly as fast as needed to undertake a major project of this scale.

Meanwhile, Cedar City remains without a single indoor public gymnasium — a surprising situation for a community of our size and growth. We did, however, complete an important recreational improvement during my administration: the construction of a beautiful outdoor pickleball complex, which has been well used and well received by the public.

I continue to believe that Cedar City would be well served by creating indoor gym space for youth and adults alike. Whether through neighborhood gyms, a large centralized complex, or a hybrid of both, future leaders will have the opportunity to meet this need in the way they feel best serves the community.

Section 4 — Grocery Stores

Early in my administration, I met with residents from the Fiddlers Canyon area who expressed a strong desire — and a long-standing frustration — regarding the lack of a grocery store on the north end of Cedar City. Our community has grown rapidly, yet the nearest full-service grocery options remained far to the south: Walmart at the southernmost end of town, Smith's at 600 South, and Lin's in the

center of town. For families living north of there, the distance and congestion created a real inconvenience. The need was obvious, and the opportunity was tremendous.

As a businessman who has built and operated successful enterprises, I initially believed that attracting a grocery store would be a straightforward process. But I learned quickly that large commercial decisions are driven by internal models, long-term projections, and corporate strategies that do not always align with community needs or local enthusiasm. Even when every indicator pointed to a strong market, it took time — more time than I expected — for the right parties to move forward.

I met with numerous business owners, developers, and entrepreneurial visionaries, many of whom agreed that the north end of Cedar City was one of the best untapped retail opportunities in Utah. Yet even with that level of universal agreement, no one seemed ready to take the first step. National chains, regional operators, and private developers all expressed interest, but the project simply did not materialize as quickly as any of us hoped.

However, persistence pays off. In recent months, I am pleased to report that two major grocery initiatives have finally moved forward.

First, WinCo Foods has now committed to building a large grocery store on the north end of town, just south of the Love's Truck Stop. This will be a major addition to the community, bringing lower prices, broad selection, and a proven business model that thrives in fast-growing communities like ours.

Second, the Smith's Grocery Store chain has announced plans to construct two new stores in Cedar City. One will be located farther south than their current 600 South location, nearer to the South Interchange. The other will be placed on the north end of town, east of the bowling alley near the North Interchange. Both stores are planned to be substantial facilities — approximately 123,000 square feet each.

These developments mean that Cedar City will soon have not just one, but two full-scale grocery stores serving the northern section of our city.

I am grateful to the companies who ultimately recognized the tremendous opportunity, and I wish them great success as they build and open these stores. They will serve our citizens well and strengthen Cedar City's economic base for decades to come.

Section 5 — The BSBC (Banana Split Book Club)

Many years ago, when a few of my own grandchildren were struggling to read, I created something simple and fun to help them: the Banana Split Book Club, or BSBC. The idea was straightforward — you pick out a book, you read the book, and you earn a banana split. It worked beautifully for my grandkids, and when I ran for mayor, my campaign team asked me whether I had anything that might soften my reputation. They told me I was too gruff, too bold, too big, too male — too everything. When I told them I had once started a book club for kids, their eyes lit up. They said, “The mamas will love that. The grandmas will love it even more.”

So I made a promise: if I were elected, Cedar City would have a Banana Split Book Club..

And that is exactly what we did.

During the summer months of my first two years in office, children from across the community came each week to choose a book and enjoy a banana split. When they finished reading their book, they brought it back, picked another one, and earned another banana split. We held events at the Cedar City Library and on the lawn of the city park on the south side. Thousands of children participated, and thousands of banana splits were served. Parents and grandparents still tell me how much their children looked forward to reading — because reading meant ice cream, sunshine, and fun.

I had already made a promise to the kids at the end of year two — that some of the BSBC books would be taken to the Philippines, where I have long-standing business operations and employees. So we prepared a full pallet of books, more than 1,300 in all, and shipped them to Bacolod in the Visayas.

There, in partnership with a major public market in the center of the city, we recreated the Banana Split Book Club experience for Filipino children. The turnout was remarkable. From 9 a.m. until about 1 p.m., we served more than 1,500 banana splits and distributed every single book. As quickly as our team could scoop ice cream into a banana boats and slide it across the table, children carried them off to load them with whipped cream, sprinkles, and toppings. We literally emptied the ice cream freezers of one of the largest grocery stores in town.

The books have now all been given away. They are in the hands of children in the Philippines. The children here in Cedar City ate their banana splits, read their

books, and grew in their love for reading. It was fun, it was simple, it was joyful — and it worked.

The Banana Split Book Club is one of the happiest things we did during my term. It served our children well, and it created memories that I hope will last for them as long as they will for me.

Section 6 — Wastewater Treatment and Reuse

During my campaign for mayor, I made a bold promise: Cedar City would no longer waste its wastewater. I believed strongly then — and even more strongly now — that in a desert community, we simply cannot afford to throw away a resource as valuable as treated water.

Cedar City owns and operates a large, modern wastewater treatment plant on the far north end of the valley. It is a beautiful facility and consistently produces high-quality Type 2 effluent, a level perfectly suitable for many non-contact uses but not yet clean enough for irrigating turf, parks, school grounds, or areas where the public might come into contact with the water. To make the water suitable for those purposes, it must be further refined to Type 1 effluent, which can safely be used on grass and in public settings.

Every year, this plant produces approximately 3,400 acre-feet of treated water — a massive amount of potential irrigation supply in one of the driest regions of the United States. Yet for decades, this water was discharged onto the Mud Springs property, a hardpan, clay-heavy area north of town. Some of it grew sparse grass, and most simply evaporated. In a desert climate where every drop matters, this was a lost opportunity.

I was determined to change that.

From the beginning of my administration, I pushed to capture this water, refine it, and bring it back into Cedar City where it could be used to irrigate parks, schools, public facilities, the golf course, and other green spaces. Not only would this reduce our dependence on culinary water for irrigation, but it would also preserve our deep aquifers, strengthen our long-term water security, and improve neighborhood quality of life with green spaces that help moderate heat and provide beauty and recreation.

The road to accomplishing this was not easy. The project was complex, expensive, and filled with regulatory, engineering, and funding challenges. But step by step, we moved it forward. We secured grant funding. We appropriated city funds where we could. After reviewing technologies at trade shows and through engineering

evaluations, we determined that the best approach was to install a cloth-media filtration system — capable of refining our Type 2 effluent to Type 1 standards.

We designed a new treatment building at the plant, and the project was put out to bid. Action Contracting — a company I founded 25–30 years ago, now owned and operated by my sons and another community member — submitted an excellent bid and was awarded the contract. They have done outstanding work. The building is complete, the filtration equipment is installed, and the final plumbing is now underway. The facility will be finished within the next month or two, finally allowing Cedar City to produce Type 1 effluent water.

The next phase is critical. We must now construct a pump station and a pipeline — roughly seven to eight miles in length — to deliver this water back to Cedar City. Once connected to the existing secondary water system, this supply can irrigate our schools, university, golf course, cemetery, public parks, churches, and other green spaces. This will allow us to replace a significant portion of the pristine culinary water currently used for irrigation, preserving it for indoor use and ensuring long-term sustainability in a time of shrinking groundwater resources.

I am deeply grateful to the construction workers at the wastewater treatment plant, to the city staff, and especially to our city engineers, including Jonathan Stathis, for their diligence and vision in pushing this project forward. And I am proud that we accomplished the first phase without issuing bonds.

The remaining work — building the pump station and pipeline — will be costly. It will likely require a combination of grants, loans, or bonding. But it must not be delayed. Cedar City should begin using its reclaimed water as soon as possible. It is time to stop wasting 3,400 acre-feet of water each year and put it to work for our community.

This project is essential for Cedar City's future, and I strongly urge future administrations to carry it forward without hesitation.

Section 7 — Water: The East, the North, and the West

Water is the lifeblood of Cedar City. Because we live in a closed basin, with no river flowing in and no river flowing out, we must live on what God blesses us with. Every decision we make today about water will determine whether our children and grandchildren can remain in this valley tomorrow. For that reason, the most significant focus of my administration — from its first day to its last — has been water.

I divide this section into three parts:

1. The East — Cedar Canyon
2. The North — Rush Lake and the Northern Drainages
3. The West — Quichapa, pumping fields, and long-term stabilization

Part One: The East — Cedar Canyon

Cedar Canyon is the single largest natural source of water flowing into Basin 73. On the water map attached to this report, you can clearly see the major drainages that feed our valley. The eastern drainage, running from the high plateaus near Cedar Breaks, produces one of the strongest, most reliable water sources available to us. Snow melts on the cliffs, sinks into the rock layers, and emerges as springs and as Coal Creek itself. Coal Creek then flows down through our canyon and into the valley, where it eventually ends either north toward Rush Lake or west toward Quichapa.

For decades, Cedar City has pumped nearly all of its culinary supply from wells far to the west in Quichapa, and two additional wells near Enoch that come from the north east drainage. Meanwhile, the great eastern drainage from Cedar Canyon has remained largely untapped, except for the well fields at Cluff Springs and right hand canyon. Those springs produce anywhere from 800 to 1,200 gallons per minute, depending on the year and the snowpack. That water is clean, cold, and among the best quality water in the state.

The Threat to the Springs

Unfortunately, the State of Utah has notified us that all Springs will require additional treatment if we intend to continue using it for culinary supply. We already chlorinate the water, and the quality is excellent, but new regulations require a second form of purification. Through extensive engineering and pilot studies, we have determined that cartridge filtration is the best solution. But the cost will be very high.

This forced us to rethink our approach. It became clear that before investing ten million into a spring treatment plant, we needed to secure additional sources of canyon water that could help fill our existing 8-inch and 10-inch pipeline that already comes down Cedar Canyon.

The Cedar Canyon Pipeline

Cedar City owns a pipeline that begins near Cluff Springs and the Old Iron Mine in the upper canyon. It starts as an 8-inch line from the upper reaches down to Right-Hand Canyon. From there, it becomes a 10-inch line that continues into the city. That pipeline can carry a significant amount of water — far more than the springs alone currently provide.

Several months ago, I made the decision that instead of rushing immediately into constructing an expensive new treatment plant for the springs, our first priority should be to fill that pipeline with clean water from a new well at Martin's Flat.

The Martin's Flat Well

Our engineers informed us that there was excellent water at approximately 800 feet, and we drilled to that depth. The water we encountered met state standards. But it became clear that the true long-term opportunity lies in reaching the Navajo Sandstone, a formation that produces some of the best water in the western United States.

We therefore revised the plan and began drilling deeper. As of this writing, the Martin's Flat well is being drilled toward a total depth of 2,100 feet, with the goal of entering the Navajo Sandstone and securing a major new source of high-quality culinary water. If successful, this well alone could replace the water we currently receive from the threatened springs — and possibly much much more.

A Vision for the Canyon

My vision is clear:

1. Drill the Martin's Flat well into the Navajo Sandstone and secure enough water to replace the spring water temporarily.
2. Build a new treatment plant that can filter not only spring water but also Coal Creek water itself.
3. Construct a new, larger pipeline down Cedar Canyon capable of carrying:
 - the spring water
 - the well water
 - the nearly 2 cubic feet per second of Cedar City's grandfathered Coal Creek rights
4. Use elevation drop to push this water directly to the Square Mountain Tank without pumping.
5. Create a unified eastern supply system large enough to partially sustain Cedar City for generations.

Coal Creek water is excellent roughly 90% of the time. When heavy rains or floods hit, it becomes too muddy to use. With a proper filtration plant and a massive diversion gate, Cedar City could allow the clear water to enter the treatment system, and the flood water to bypass directly into Quichapa and Mud Springs.

This would unlock the greatest unused water asset in Basin 73: the creek that flows right through our canyon.

That is the vision for the East. And it is achievable.

Part Two: The North — Rush Lake and the Northern Drainages

The second major water opportunity for Cedar City lies to the north. While Cedar Canyon feeds the eastern side of Basin 73, the northern drainage is nearly as significant, contributing roughly 21% of all water entering our closed basin.

This drainage begins far north — clear up toward Beaver — and includes:

- Brampett's Creek
- The Black Hills region
- Broad areas of basalt flows and lava tubes
- Multiple tributaries that all slope southward

Everything drains toward one place:

Rush Lake — the Bottom of the Bathtub

Rush Lake is the lowest point in Basin 73. It is the natural collection basin for all northern inflow and part of the eastern inflow. Because of its geology — lava tubes, basalt layers, fractured rock — the water quality around Rush Lake is exceptional.

I cannot overstate the importance of Rush Lake. It is the most strategic long-term water source in our valley.

Cedar City, being by far the largest community in the basin, with the largest population and the strongest financial ability, must secure water from Rush Lake and bring it to town. It is only 10 miles away — close enough to supply us for the next decade and beyond if the right infrastructure is built.

Cedar City's Northern Efforts
Section 7 —

The city has already pursued water in the north. We have drilled several wells over the past years — some successful, others not — and we have learned a great deal about the geology and the flow patterns that govern this part of Basin 73. Even so, the northern drainage remains underdeveloped, and its long-term value cannot be ignored.

The Rush Lake Ranches Opportunity

The single greatest opportunity in the north lies with the Rush Lake ranches, where landowners are now drilling a major well at the lowest point of the basin, right in the “bottom of the bathtub.” This location is important for two reasons:

1. It is immediately adjacent to the large lava tube system that underlies much of the Rush Lake region.
2. Decades of agricultural irrigation have helped maintain water levels in this pocket of the basin, making it one of the most productive and reliable sources in our valley.

The ranch owners have already sold Cedar City a substantial amount of high-quality water rights — some of the most valuable rights available in the entire basin. Their intention now is to sell the city:

- The well itself once it is completed and producing at full capacity,
- An acre of land surrounding the well,
- And the legal right to export that water from their property and deliver it to Cedar City.

If this comes to pass — and I believe it can — it will provide Cedar City with access to an extraordinary volume of clean, stable water from one of the best geological formations in the entire region. The water quality at Rush Lake is exceptional, likely second only to the very best water that can be obtained from Quichapa or, at certain times, from Cedar Canyon.

A Win-Win Potential

From the ranchers' perspective, this arrangement also benefits them. Their plan is to drill, develop, and sell a high-producing well for municipal use, and then locate lower-quality water — water perhaps with slightly higher arsenic or mineral levels, unsuitable for drinking — to irrigate their crops. That is a perfectly reasonable arrangement and is common in agricultural regions throughout the West. It allows the city to purchase the premium water while leaving the lower-quality water for agricultural irrigation.

The Scale of the Northern Drainage

When you look at the attached map, the numbers tell the story very clearly:

- 24% of our basin's recharge comes from the dominant northern drainage.
- 10% comes from the Brapett's Creek area, which is part of the same system.

Combined, 34% of all the water that enters Basin 73 flows from the north — and the vast majority of that ultimately converges at Rush Lake.

Add to that the eastern flows from Cedar Canyon that pass beyond our capture systems, and you can see immediately why Rush Lake is the most strategic location in the entire basin for the development of long-term culinary water.

In short:

Rush Lake is the best large-scale water opportunity Cedar City has — perhaps rivaled only by the full development of Cedar Canyon.

We must take this opportunity seriously and act decisively when the moment is right.

Section 7 — Water: Part Three (The West)

The western opportunity for Cedar City's future water supply is both promising and complicated. It begins several years ago, shortly after I became mayor, when I had the chance to purchase a significant block of water rights located not in our basin, but in Basin 71, the basin immediately west of Cedar City. That acquisition brought Cedar City 1,000 acre-feet of high-quality water — a substantial amount — even though the water itself lies outside the boundaries of Basin 73.

Basin 71 is a large agricultural region. The water there is excellent, clean, and plentiful, and for decades farmers have drawn from it to irrigate crops. Importantly, the distance from that water source to Cedar City's existing infrastructure is not as great as some people might imagine. With careful planning, it can be imported and used by our residents.

The Conservancy District's Western Pipeline

The Central Iron County Water Conservancy District (CICWCD) has been working in the western valley for years. They constructed a major pipeline that delivers water to a mine west of Cedar City, and along the way they have secured

360 acre-feet of Basin 71 water rights of their own. Their plan is fully compatible with ours:

1. Drill a high-production well west of Cedar City, near the WECO (azide) plant.
2. Pump Basin 71 water into their pipeline.
3. Combine their 360 acre-feet with our 1,000 acre-feet purchased earlier.
4. Deliver the total to a new 4-million-gallon storage tank the district has built west of town.
5. From there, import it into Cedar City's culinary system.

This arrangement benefits both the Conservancy District and Cedar City. It allows us to bring in new outside water — legally owned, fully appropriated, and ready for municipal use — without having to build the pipeline or pay for the large storage tank. Cedar City will be able to put its Basin 71 water directly into that system and drink it. That is a major achievement.

The Limitation: Volume Versus Capacity

But there is an important caveat that the community needs to understand clearly.

Even if Cedar City pumps every drop of the 1,000 acre-feet we own in Basin 71 — full-time, year-round — the total amount of water moving through the system would be less than 500 gallons per minute.

That is not much water when compared to our needs.

To put it plainly:

- A three-inch pipeline could carry all of our Basin 71 water rights.
- Yet the Conservancy District's western pipeline is 18 inches in diameter.

This means that while the west-side importation project is very good, cost-effective, and beneficial for Cedar City, it is not large enough on its own to solve our long-term water needs. It is only one part of a much larger portfolio we must continue to build.

The Need to Acquire More Western Water

Because of the relatively small amount of Basin 71 water Cedar City currently owns, it is absolutely critical that we take every opportunity to acquire more if it becomes available.

Any Basin 71 water rights that become available in the future must be taken seriously. We should purchase every viable block we can, bring it out of the well the district plans to drill, and put it into the Conservancy District's western pipeline. That is how we maximize the value of the infrastructure already in place.

A Good Deal — And Part of a Larger Vision

The west-side project is a good deal for Cedar City. Consider:

- We do not have to build the pipeline.
- We do not have to build the 4-million-gallon tank.
- The district will not charge us to put our water in their tank.
- We can run our water through their well, their pipeline, and their tank at minimal cost.
- And the system will be connected to Cedar City's network in the near future anyway, strengthening reliability for the entire valley.

All of that is a tremendous advantage for Cedar City.

But we must be clear-eyed: the west-side importation system will only be as valuable as the volume of water we are able to put into it. With only 1,000 acre-feet, we are underutilizing an 18-inch pipeline. With more water — far more — the west could become a major artery supporting Cedar City's growth and stability for generations.

Section 8 — 375 PSI Is Too High: Fixing Cedar City's Over-Pressurized Water System

When I campaigned for mayor, I did so with a very direct message about one of the structural flaws in Cedar City's water system. I summed it up in five words:

“375 PSI is too high.”

For decades — since the 1960s — Cedar City has operated its water system in a way that forces us to pump water from the very bottom of the Quichapa well field all the way to the highest tank above Walmart, nearly 900 feet in elevation. That enormous elevation climb requires massive pumps. The well pumps at Quichapa run at 600 horsepower and must generate nearly 375 pounds of pressure just to get the water up the hill.

This design has always been unreasonable, inefficient, and unsustainable. And yet it has been allowed to continue for generations because it “worked” — even though it worked at too high a cost and too much strain on the system.

A New Problem Arrived: Mandatory Chlorination

The real crisis came when the State of Utah finally stepped in and required Cedar City to chlorinate all municipal water, including the water that comes from the Quichapa wells. But there is a major problem:

There is no chlorination system anywhere capable of injecting chlorine into water at 375 psi.

No manufacturer makes such a device. No system exists that can safely or reliably do it.

If we continue to run our system this way, we will not be able to chlorinate our water. And if we cannot chlorinate, the State will issue fines, impose boil orders, potentially condemn our system, and put Cedar City in direct violation of state law.

The Only Solution: Booster Stations

The long-term fix has always been the same: break up the excessive pressure with properly placed booster pump stations.

These stations reduce pressure to manageable levels, allow for proper chlorination, and bring our system into modern compliance.

Cost Estimates and the Reality We Face

The city has been working with an engineering firm from Salt Lake City to design a full solution. Their proposal would fix the problem — but at a projected cost of \$17 million.

Cedar City does not have \$17 million available while also drilling at Martins Flat, developing Rush Lake, importing Basin 71 water from the west, building new pipelines from the wastewater treatment plant, expanding our secondary water system, and constructing new tanks and transmission lines.

A More Practical Approach

Having spent 35 years in the pipe, valve, and fitting industry, and after working closely with a local engineering firm that also serves the Conservancy District, I am convinced that we can solve this problem for closer to \$10 million rather than \$17 million.

But even at \$10 million, the cost is significant. The city will need to find or raise these funds, and we will need to prioritize this project immediately. The booster system is not optional.

This Must Be One of Cedar City's Highest Priorities

While we continue to explore Martins Flat, pursue Rush Lake, and import water from the West Desert, we cannot neglect the water system we already have. The Quichapa well field is critically important, and the water from those wells must meet state chlorination standards.

To do that, we must reduce the pressure in our transmission line, install booster stations, and finally bring Cedar City's infrastructure into the 21st century.

This is not merely a project of convenience. It is a project of necessity, and it must begin now.

Section 9 — Purchasing Water Rights: The Most Critical Accomplishment of My Administration

When I first took office, Cedar City was facing a frightening reality. The State of Utah had finalized the Groundwater Management Plan for our aquifer — a plan that declared what many of us had feared but few wanted to admit. The state announced that it had issued 51,000 acre-feet of water rights in Basin 73, but that after careful study, they discovered the basin only produced 21,000 acre-feet of real water.

Their solution was harsh but unavoidable:

Over the next 50 years, the State would systematically cancel water rights until the total usage matched the sustainable yield. The first major cuts would begin in 2035.

When Cedar City analyzed its own water portfolio, we discovered something even more alarming:

- Out of 20,000+ acre-feet of water rights the city held on paper,
- Only 2,000 acre-feet were safe-yield, senior, pre-1934s water rights that would survive the long-term cuts.
- And yet our current demand is 8,000 to 9,000 acre-feet per year just to serve our residents.

We were living on borrowed water. And the clock was ticking.

Immediate Action: Conservation and Policy Reform

We implemented strong conservation measures, required developers to bring water or buy the right to use city-controlled water at a high price, and put meaningful controls on new construction. Those steps helped. But conservation alone would not save Cedar City.

We needed more old water rights — safe-yield water — and lots of it.

Truthfully, when I campaigned I never intended to become a water-rights negotiator. I did not foresee this challenge. But during my first months in office, the opportunity came — suddenly and unexpectedly — and I had to act.

The Holt Farms Purchase — 1,000 Acre-Feet

Through long-standing relationships in the West Desert, I was introduced to an opportunity with a major agricultural operation in the Beryl Valley (Basin 71). They offered Cedar City 1,000 acre-feet of water rights — extremely valuable, senior, and high-quality — at a price below market.

The market value at the time was around \$15,000 per acre-foot.

I was able to secure the purchase for \$12,800 per acre-foot. This became the first major acquisition.

The Rush Lake Purchase — 960 Acre-Feet of the Famous Benson Right

Soon after, another major opportunity arrived — completely unexpected.

The ranchers at Rush Lake were ready to sell 960 acre-feet of pristine old water, including some of the oldest and best water rights in the entire basin — dating back to the 1860s. This was the Benson right.

Again the asking price was favorable — \$12,000 per acre-foot — and again, the market value was closer to \$15,000. We moved quickly, the city had cash available, and we were able to close the deal.

This was a watershed moment for Cedar City.

The Hardin Purchase — 540 Acre-Feet

Then it happened again.

The Hardin family, needing to settle an estate, approached us with another senior block of water rights — roughly 540 acre-feet — and they needed a fast sale. They offered it for \$10,000 per acre-foot, well below true market value.

We purchased the entire amount.

Other Minor Purchases and Total Acquired

Through several additional smaller transactions, we acquired enough to bring the grand total to nearly 3,000 acre-feet of safe-yield water — the single largest increase in secure, senior water in the history of Cedar City.

This increased the city's safe-yield water ownership from roughly 2,000 acre-feet to more than 5,000 acre-feet.

When combined with:

- Our spring water
- Our coming production from the wastewater treatment plant
- And our future wells in Cedar Canyon, the North, and the West

Cedar City is in a far better position today than it was when I took office.

The Financial Side

In total, we purchased about \$35 million worth of water rights.

We financed roughly \$18 million (about half), and we must continue paying that off wisely.

Meanwhile, our Water Acquisition Fee — paid by developers who do not bring their own water — brings in \$1 million to \$1.5 million every year. This money must always remain in a protected account, dedicated solely for future water purchases.

Why This Matters

Cedar City can find water. We can drill it in the canyon, the north, the west, and everywhere in between. We have water in the ground.

But if we do not legally own the rights, we cannot pump it.

Acquiring safe-yield water rights is the only way to secure Cedar City's long-term future.

My Final Word on Water Rights

Without question, the most significant accomplishment of my administration has been the acquisition of these nearly 3,000 acre-feet of senior, safe-yield water rights.

These purchases will safeguard Cedar City for decades — long after pipelines are built, wells are drilled, and booster stations are installed.

They will stand as a cornerstone of Cedar City's security, prosperity, and future growth.

Conclusion — A Final Word to the Citizens of Cedar City

As I bring this report to a close, I am struck by how much has happened in just four short years. When I began this journey, I made several very specific commitments to the citizens of Cedar City. I said I would focus on roads, parks, gyms, grocery stores, children's literacy, wastewater reuse, and—above all—water security.

These were not small promises, and the work that followed was not small either. But as you can see throughout these pages, we tackled each of those commitments head-on. Some projects are fully completed, others are under construction, and a few will continue under future administrations. But every one of them has moved forward in meaningful and lasting ways.

We built new parks.

We advanced roads that had stalled for decades.

We secured grocery stores that people said would never come.

We created opportunities for our children to read, learn, and laugh—one banana split at a time.

We reclaimed water that was being evaporated away, and we began building systems that will serve Cedar City for generations.

We drilled wells, built pipelines, and pursued water in every part of Basin 73.

And we bought the most valuable asset of all—nearly 3,000 acre-feet of senior, safe-yield water rights, securing Cedar City's future in a way that may never be replicated.

But as important as these accomplishments are, they represent only a portion of what has been done. I could fill another report entirely with the rest:

- The new hold room at the airport

- Major improvements to storm drainage
- Enhancements to our public facilities
- Additions to the equestrian Center and the Arena
- Growth in our business community
- Improvements to public safety
- Countless small but meaningful upgrades in nearly every department

Truly, the list goes on and on.

And at some point—likely about 4:30 this morning—both the mayor and ChatGPT finally ran out of energy and agreed it was time to sleep. But the work itself did not sleep. It continued day after day for four years, and the results are now part of the city I love.

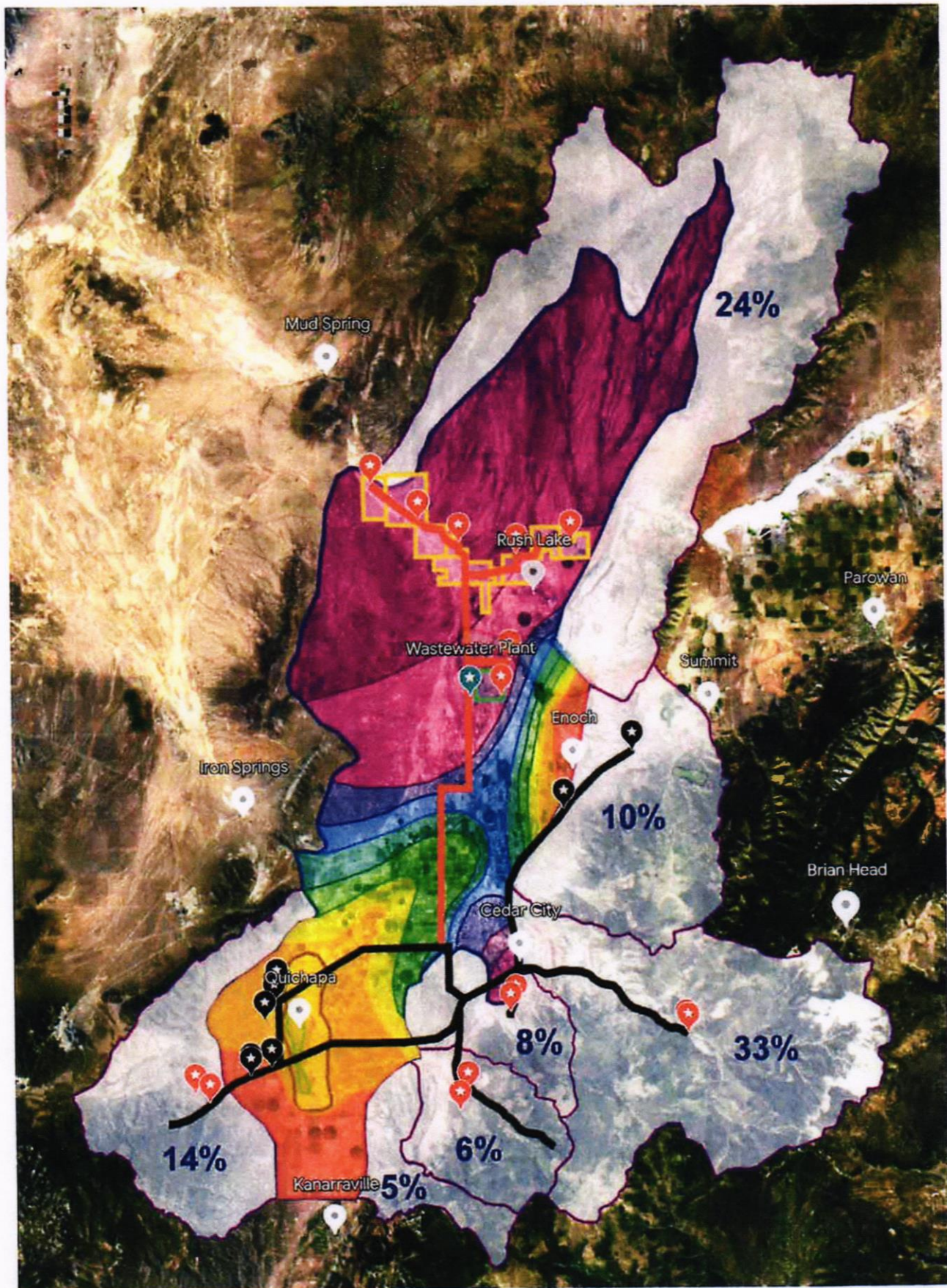
This report contains the core of what I promised the citizens of Cedar City when I first asked for their trust. It contains what I said I would do—and what I have done. I am grateful for the chance to put it on the public record tonight. Next week, I will simply say goodbye and step aside for new leadership.

Thank you for your attention.

Thank you for your patience.

And thank you, especially, for allowing me the privilege of serving as your mayor. It has been a wonderful four years.

We Seek a Secure Water Future Without Sacrificing Our Ag Heritage



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
A PLUS GARAGE DOORS LLC					
334360	CC PRKS - GARAGE DOOR AT MAINT	11/24/2025	10-83-252 EQUIPMENT MAINTENANCE	1,459.00	
Total A PLUS GARAGE DOORS LLC:				1,459.00	
A-1 GLASS					
1029968	CCPD - WINDSHIELD / FORD F150 P87	11/11/2025	10-70-252 EQUIPMENT MAINTENANCE	704.95	
Total A-1 GLASS:				704.95	
ACES - ANIMAL CARE EQUIPMENT & SERV					
137286	CC AS - CAT CARRIERS, PET SUPPLIE	10/06/2025	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	462.50	
Total ACES - ANIMAL CARE EQUIPMENT & SERV:				462.50	
AED EVERYWHERE INC					
30987	CCC-CCUT - PD - AED EQUIPMENT	10/30/2025	10-70-458 SMALL TOOLS	603.41	
Total AED EVERYWHERE INC:				603.41	
ALSCO - AMERICAN LINEN SUPPLY					
LSTG1213042	6051 - FLT UNIFORM SERV	11/19/2025	10-78-451 UNIFORM SERVICE	30.85	
LSTG1213965	005510 - WWTP UNIFORM SERV Y26	11/25/2025	53-56-451 UNIFORM SERVICE	37.66	
Total ALSCO - AMERICAN LINEN SUPPLY:				68.51	
APPLE BOOKS					
119402	11618 - BOOKS	10/23/2025	10-87-483 BOOKS-CHILDREN	59.32	
Total APPLE BOOKS:				59.32	
ASHDOWN BROTHERS CONSTRUCTION					
10552	CED01 - ASPHALT	11/13/2025	51-40-256 MAINTENANCE-CONCRETE	1,029.30	
Total ASHDOWN BROTHERS CONSTRUCTION:				1,029.30	
BARNEY BROS ELECTRIC INC					
16229	CC PD - NEW POWER CIRCUITS UPST	10/29/2025	10-70-310 PROF & TECH SERVICES	2,597.00	
Total BARNEY BROS ELECTRIC INC:				2,597.00	
BEEHIVE COMMERCIAL REPAIRS LLC					
1883	CC LBRY - FAN BELT REPLACE	11/18/2025	10-87-252 EQUIPMENT MAINTENANCE	145.40	
Total BEEHIVE COMMERCIAL REPAIRS LLC:				145.40	
BIG T RECREATION					
7116	CC PRK - WEB CLIMBER MAIN ST	11/14/2025	10-83-790 CAP OUTLAY-RAP TAX FUNDS	26,079.00	
7117	CC PRK - DISCOVERY ADA PLAYGRO	11/14/2025	10-83-790 CAP OUTLAY-RAP TAX FUNDS	208,770.00	
Total BIG T RECREATION:				234,849.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
BLACKSTONE PUBLISHING					
2219684	167928 - E MATERIALS	12/02/2025	10-87-481 BOOKS-GENERAL COLLECTION	75.45	
Total BLACKSTONE PUBLISHING:				75.45	
BROADVOICE					
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-87-280 TELEPHONE	149.99	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	22-40-280 TELEPHONE	24.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	51-40-280 TELEPHONE	99.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-90-280 TELEPHONE	24.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	24-40-280 TELEPHONE	74.99	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	52-55-280 TELEPHONE	24.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-60-280 TELEPHONE	50.01	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-76-280 TELEPHONE	50.01	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-81-280 TELEPHONE	224.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	20-40-280 TELEPHONE	224.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	30-40-280 TELEPHONE	24.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-41-280 TELEPHONE	274.81	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-70-280 TELEPHONE	1,300.37	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-77-280 TELEPHONE	50.01	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-83-280 TELEPHONE	99.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	28-40-280 TELEPHONE	99.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	53-56-280 TELEPHONE	149.99	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-44-280 TELEPHONE	74.99	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-75-280 TELEPHONE	99.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-79-280 TELEPHONE	50.01	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-85-280 TELEPHONE	50.01	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-43-280 TELEPHONE	149.83	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-73-280 TELEPHONE	224.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-78-280 TELEPHONE	74.99	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-84-280 TELEPHONE	24.98	
1176902 DEC 2025	9328 - DEC 2025 PHONE SERVICE	12/01/2025	10-92-280 TELEPHONE	149.99	
Total BROADVOICE:				3,849.76	
CART-A-CRETE					
32554	CC AS - CEMENT K-9 PAD	10/31/2025	10-70-241 K9-EQUIPMENT	610.00	
Total CART-A-CRETE:				610.00	
CEDAR CITY COMMUNITY BAND					
111125	CCC - BAND PERFORMANCE BIRTHD	11/11/2025	10-53-645 CITY IMAGE CAMPAIGN	1,000.00	
Total CEDAR CITY COMMUNITY BAND:				1,000.00	
CEDAR CITY PRINCESS AND FRIENDS					
11.20.25	CC EVENTS - CHARACTERS FOR DW	11/20/2025	30-40-221 EVENT SPONSORSHIP	875.00	
Total CEDAR CITY PRINCESS AND FRIENDS:				875.00	
CEDAR LIVESTOCK & HERITAGE FESTIVAL					
RAP TAX 25/26 #2	CCC - RAP TAX 25/26 #2 ALLOCATION	12/01/2025	29-40-100 DISTRIBUTIONS TO ARTS	10,862.00	
Total CEDAR LIVESTOCK & HERITAGE FESTIVAL:				10,862.00	
CENGAGE GROUP					
999101737107	170454 - LBRY BOOKS	11/21/2025	10-87-481 BOOKS-GENERAL COLLECTION	49.48	
999101739382	170454 - LBRY BOOKS	11/22/2025	10-87-481 BOOKS-GENERAL COLLECTION	83.96	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
999101739384	170454 - LBRY BOOKS	11/22/2025	10-87-481 BOOKS-GENERAL COLLECTION	42.57	
Total CENGAGE GROUP:				176.01	
CENTRAL IRON CNTY WTR CONSERV DIST					
NOV 2025 WTR	1096001 - WTR PURCHASE Y26	11/30/2025	51-40-316 WHOLE SALE WATER PURCHASE	1,101.41	
Total CENTRAL IRON CNTY WTR CONSERV DIST:				1,101.41	
COAL CREEK IRRIGATION COMPANY					
774	CCC - CLASS A & B SHARES 825.5	11/01/2025	51-40-315 IRRIGATION EXPENSE	2,187.58	
Total COAL CREEK IRRIGATION COMPANY:				2,187.58	
COMMAND SOLUTIONS LLC					
1160	CCPD - ANNUAL MAINTENANCE FEE	10/26/2025	10-70-312 COMPUTER & TECH SERVICES	800.00	
Total COMMAND SOLUTIONS LLC:				800.00	
CURTIS & SONS					
INV1001644	C4202 - CCPD - PANTS	10/21/2025	10-70-620 UNIFORM PURCHASE	124.35	
INV1003178	C4202 - CCPD - PATCHES	10/27/2025	10-70-620 UNIFORM PURCHASE	117.27	
INV1003306	C4202 - CCPD - PATCHES	10/27/2025	10-70-620 UNIFORM PURCHASE	22.27	
INV1007646	C4202 - CCPD - PANTS	11/10/2025	10-70-620 UNIFORM PURCHASE	122.11	
INV1008156	C4202 - CCPD - PANTS	11/12/2025	10-70-620 UNIFORM PURCHASE	112.00	
INV1008165	C4202 - CCPD - PANTS	11/12/2025	10-70-620 UNIFORM PURCHASE	112.00	
INV1008212	C4202 - CCPD - PANTS	11/12/2025	10-70-620 UNIFORM PURCHASE	226.95	
INV1009845	C4202 - CCPD - NAME PATCH	11/17/2025	10-70-620 UNIFORM PURCHASE	27.58	
INV1010215	C4202 - CCPD - SHOES	11/17/2025	10-70-620 UNIFORM PURCHASE	153.78	
INV1011339	C29937 - CCFD - HELMET FRONTS	11/19/2025	10-73-452 PROTECTIVE CLOTHING	128.50	
INV1014517	C29937 - CCFD - ARCTIC COMPRESS	11/26/2025	10-73-740 CAP OUTLAY-EQUIPMENT	89,977.50	
Total CURTIS & SONS:				91,124.31	
DMJ CRANE					
699	CC WTR - BOOM TRUCK - QP 7	12/01/2025	51-40-255 WATER SYSTEM MAINTENANCE	300.00	
Total DMJ CRANE:				300.00	
DOUG HUNT CONSTRUCTION					
551	CCC - CV DETENTION POND RESTOR	11/14/2025	54-40-734 CAP OUTLAY-NORTHFIELD DRAIN	99,870.80	
Total DOUG HUNT CONSTRUCTION:				99,870.80	
DUO-SAFETY LADDER CORP					
498404-000	CCFD - HEAT SENSOR LABEL	11/18/2025	10-73-252 EQUIPMENT MAINTENANCE	196.90	
Total DUO-SAFETY LADDER CORP:				196.90	
EMI HEALTH					
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-70-132 EMPLOYEE INSURANCE	4,934.25	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-77-132 EMPLOYEE INSURANCE	147.05	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-83-132 EMPLOYEE INSURANCE	573.15	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-90-132 EMPLOYEE INSURANCE	147.05	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	28-40-132 EMPLOYEE INSURANCE	570.25	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	53-56-132 EMPLOYEE INSURANCE	890.55	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-81-132 EMPLOYEE INSURANCE	920.80	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-87-132 EMPLOYEE INSURANCE	248.80	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	24-40-132 EMPLOYEE INSURANCE	296.85	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	52-55-132 EMPLOYEE INSURANCE	524.95	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	61-40-132 EMPLOYEE INSURANCE	114.05	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-42-132 EMPLOYEE INSURANCE	147.05	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-92-132 EMPLOYEE INSURANCE	99.00	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	30-40-132 EMPLOYEE INSURANCE	114.05	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	54-40-132 EMPLOYEE INSURANCE	261.10	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-41-132 EMPLOYEE INSURANCE	369.60	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-60-132 EMPLOYEE INSURANCE	294.10	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-76-132 EMPLOYEE INSURANCE	114.05	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	55-40-132 EMPLOYEE INSURANCE	215.80	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-13112 RECEIVABLE-INSURANCE	33.00	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-43-132 EMPLOYEE INSURANCE	398.60	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-73-132 EMPLOYEE INSURANCE	1,444.50	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-78-132 EMPLOYEE INSURANCE	489.20	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-84-132 EMPLOYEE INSURANCE	114.05	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-44-132 EMPLOYEE INSURANCE	456.20	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-75-132 EMPLOYEE INSURANCE	479.65	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-79-132 EMPLOYEE INSURANCE	923.55	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-85-132 EMPLOYEE INSURANCE	228.10	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	20-40-132 EMPLOYEE INSURANCE	182.80	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	51-40-132 EMPLOYEE INSURANCE	831.45	
COMM1340202512	1340 - DEC 25 DENTAL, VISION	11/21/2025	10-13112 RECEIVABLE-INSURANCE	33.00	
Total EMI HEALTH:				16,596.60	
EMSL ANALYTICAL INC					
37362738	CC WTR - WATER SAMPLES	11/24/2025	51-40-255 WATER SYSTEM MAINTENANCE	852.00	
87535070	CC WTR - WATER SAMPLES	11/24/2025	51-40-255 WATER SYSTEM MAINTENANCE	71.02	
Total EMSL ANALYTICAL INC:				923.02	
ENBRIDGE GAS UTAH					
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	10-83-270 UTILITIES-PARKS & CEMETERY	132.87	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	22-40-270 UTILITIES-CATS	39.92	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	514.88	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	10-42-270 UTILITIES	724.13	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	10-87-270 UTILITIES-LIBRARY	917.54	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	24-40-270 UTILITIES-AIRPORT	1,425.00	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	10-92-270 UTILITIES-HERITAGE CENTER	2,108.89	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	52-55-270 UTILITIES-SEWER COLLECTION	55.10	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	10-73-270 UTILITIES-FIRE	254.34	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	10-90-270 UTILITIES-CROSS HOLLOWS EVENTS	1,087.84	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	28-40-270 UTILITIES	223.72	
NOV 2025	3511260000 - NAT GAS NOV 2025	11/20/2025	10-76-270 UTILITIES	480.53	
NOV 2025 AQ/WW	9165867413 - AQ/WWTP - GAS NOV 20	11/17/2025	20-40-270 UTILITIES-AQUATIC CENTER	15,048.05	
NOV 2025 AQ/WW	9165867413 - AQ/WWTP - GAS NOV 20	11/17/2025	53-56-270 UTILITIES-SEWER PLANT	6,482.20	
Total ENBRIDGE GAS UTAH:				29,495.01	
FASTENAL					
UTCED133784	UTCED0056 - MISC FACILITY/SHOP S	11/21/2025	53-56-480 SPECIAL DEPARTMENT SUPPLIES	60.00	
Total FASTENAL:				60.00	
FERGUSON ENTERPRISES, LLC					
1279235	62531 - TAPPING MACH SHELL CTTR	11/21/2025	51-40-255 WATER SYSTEM MAINTENANCE	127.66	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total FERGUSON ENTERPRISES, LLC:				127.66	
FILEONQ INC					
13698	20544 - CCPD SFTW MAINT ANNUAL 2	11/12/2025	10-70-312 COMPUTER & TECH SERVICES	6,470.00	
Total FILEONQ INC:				6,470.00	
GALL'S INC					
032943016	3618471 - TACTICAL BOOTS	10/24/2025	10-70-620 UNIFORM PURCHASE	152.94	
Total GALL'S INC:				152.94	
GEM ENGINEERING INC					
32947	CC ARENA - MATERIALS TESTING EX	11/05/2025	10-90-970 PRIVATE GRANTS	1,707.00	
33149	CC ARENA - MATERIALS TESTING EX	10/31/2025	10-90-970 PRIVATE GRANTS	1,352.25	
33150	CC CMTRY - MATERIALS TESTING	10/31/2025	10-83-732 CAP OUTLAY-CEMETERY	381.00	
33152	CC PRK - DENSITY TESTING FIDDLER	10/31/2025	10-83-790 CAP OUTLAY-RAP TAX FUNDS	510.00	
Total GEM ENGINEERING INC:				3,950.25	
GRAINGER					
9715537636	845094440 - MOISTURE ANALYZER	11/18/2025	53-56-740 CAP OUTLAY-EQUIPMENT	3,725.06	
Total GRAINGER:				3,725.06	
IMAGE PRO					
153219	433 - A/S STERILIZATION AGREEMEN	11/04/2025	10-76-240 OFFICE SUPPLIES & EXPENSE	60.00	
153305	433 - CCC BIRTHDAY PROGRAMS	11/11/2025	10-53-645 CITY IMAGE CAMPAIGN	217.00	
153584	433 - CCC BUSINESS CARDS	11/17/2025	10-41-240 OFFICE SUPPLIES & EXPENSE	114.50	
153830	433 - CCC AMERICA 250 LOGO PRINT	11/26/2025	10-53-672 AMERICA 250	33.50	
Total IMAGE PRO:				425.00	
INGRAM					
92166808	2046315-BOOKS	11/21/2025	10-87-481 BOOKS-GENERAL COLLECTION	79.47	
92166809	2046315-BOOKS	11/21/2025	10-87-482 BOOKS-YOUNG ADULT	33.90	
92177230	2046315-BOOKS	11/23/2025	10-87-482 BOOKS-YOUNG ADULT	32.39	
Total INGRAM:				145.76	
IRON COUNTY CLERK					
ELECTIONS 2025-2	CCC - 2025 ELECTIONS	11/04/2025	10-41-330 ELECTIONS	67,228.69	
Total IRON COUNTY CLERK:				67,228.69	
JENKINS OIL COMPANY					
0605087	403 - FUEL	10/28/2025	28-40-251 GAS & OIL	1,464.27	
0606421	204 - FUEL	11/11/2025	10-79-251 GAS & OIL	1,314.40	
Total JENKINS OIL COMPANY:				2,778.67	
JOLLEY, KATHY					
29	CCPD - ALTERATIONS Y26	11/13/2025	10-70-451 UNIFORM MAINTENANCE	873.00	
Total JOLLEY, KATHY:				873.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
KIMLEY-HORN AND ASSOC					
193275000-1025	CCC - TRAFFIC SIGNAL KITTYHAWK/B	10/31/2025	25-40-730 CAP OUTLAY-STREET WIDENING	4,750.00	
Total KIMLEY-HORN AND ASSOC:				4,750.00	
LECHELLE POLLOCK					
25-01	CCPD - WINDOW PAINTING	11/19/2025	10-70-310 PROF & TECH SERVICES	160.00	
25-03	CCAQ - WINDOW PAINTING	11/19/2025	20-40-480 SPECIAL DEPARTMENT SUPPLIES	165.00	
25-06	CC EVENTS - DTL WINDOW PAINTING	11/24/2025	30-40-221 EVENT SPONSORSHIP	1,600.00	
Total LECHELLE POLLOCK:				1,925.00	
LENSLOCK INC					
0136-251103-NEW	CCPD - EQUIP & SERVICE PROGRAM	11/03/2025	10-70-740 CAP OUTLAY-EQUIPMENT	4,694.17	
Total LENSLOCK INC:				4,694.17	
LEWIS YOUNG ROBERTSON & BURNINGHAM INC					
2025-0153D	CCC - IMPACT FEE ANALYSIS CONSU	10/31/2025	26-40-310 PROF & TECH SERVICES	1,755.00	
2025-0153D	CCC - IMPACT FEE ANALYSIS CONSU	10/31/2025	54-40-310 PROF & TECH SERVICES	1,755.00	
2025-0153D	CCC - IMPACT FEE ANALYSIS CONSU	10/31/2025	51-40-310 PROF & TECH SERVICES	1,755.00	
2025-0153D	CCC - IMPACT FEE ANALYSIS CONSU	10/31/2025	27-40-310 PROF & TECH SERVICES	1,755.00	
2025-0153D	CCC - IMPACT FEE ANALYSIS CONSU	10/31/2025	52-55-310 PROF & TECH SERVICES	1,755.00	
2025-0153D	CCC - IMPACT FEE ANALYSIS CONSU	10/31/2025	25-40-310 PROF & TECH SERVICES	1,755.00	
2025-0153D	CCC - IMPACT FEE ANALYSIS CONSU	10/31/2025	53-56-310 PROF & TECH SERVICES	1,755.00	
Total LEWIS YOUNG ROBERTSON & BURNINGHAM INC:				12,285.00	
L-TRON					
688691	CCPD - 360 SOFTWARE UPDATE, MAI	11/11/2025	10-70-312 COMPUTER & TECH SERVICES	2,310.00	
Total L-TRON:				2,310.00	
MENDING MINDS					
8	CCPD - COUNSELING	11/04/2025	10-70-954 STATE GRANT-FIRST RESPONDER MH	9.00	
8	CCPD - COUNSELING	11/04/2025	10-70-310 PROF & TECH SERVICES	336.84	
Total MENDING MINDS:				345.84	
METERWORKS INC					
11274	CC WTR - WATER METERS / CHANGE	11/17/2025	51-40-740 CAP OUTLAY-EQUIPMENT	261,068.36	
11294	CC WTR - WATER METERS / CHANGE	11/25/2025	51-40-740 CAP OUTLAY-EQUIPMENT	3,045.12	
11295	CC WTR - WATER METERS / CHANGE	11/25/2025	51-40-740 CAP OUTLAY-EQUIPMENT	1,055.12	
11296	CC WTR - WATER METERS / CHANGE	11/25/2025	51-40-740 CAP OUTLAY-EQUIPMENT	6,920.70	
1767	CC WTR - WATER METERS / CHANGE	11/20/2025	51-40-740 CAP OUTLAY-EQUIPMENT	22,674.00	
1769	CC WTR - WATER METERS / CHANGE	11/27/2025	51-40-740 CAP OUTLAY-EQUIPMENT	21,474.00	
Total METERWORKS INC:				316,237.30	
MICROMARKETING LLC ATTN: AR					
995312	15980-YOUNG ADULT BOOKS	11/25/2025	10-87-482 BOOKS-YOUNG ADULT	112.75	
995328	15980-CHILDREN'S BOOKS	11/25/2025	10-87-483 BOOKS-CHILDREN	186.21	
995626	15980-YOUNG ADULT BOOKS	12/01/2025	10-87-482 BOOKS-YOUNG ADULT	44.99	
995765	15980-CHILDREN'S BOOKS	12/02/2025	10-87-483 BOOKS-CHILDREN	20.69	
996029	15980-CHILDREN'S BOOKS	12/02/2025	10-87-483 BOOKS-CHILDREN	85.45	
Total MICROMARKETING LLC ATTN: AR:				450.09	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
MIDWEST VETERINARY SUPPLY INC					
26757433-000	49748 - VET SUPPLIES	10/27/2025	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	533.25	
26790143-000	49748 - VET SUPPLIES	10/30/2025	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	192.54	
Total MIDWEST VETERINARY SUPPLY INC:				725.79	
MONSTER INK & DESIGN					
5252	CCPD - EMBROIDERY PD UNIFORMS	11/05/2025	10-70-451 UNIFORM MAINTENANCE	72.00	
Total MONSTER INK & DESIGN:				72.00	
MOTOROLA SOLUTIONS INC					
8282231982	1036546482 - CCPD MOBILE RADIO / A	11/05/2025	10-70-700 CAP OUTLAY-NONCAPITAL ASSETS	3,193.57	
Total MOTOROLA SOLUTIONS INC:				3,193.57	
MOUNTAIN WEST COMPUTERS					
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	24-40-312 COMPUTER & TECH SERVICES	99.15	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	52-55-312 COMPUTER & TECH SERVICES	49.57	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-41-312 COMPUTER & TECH SERVICES	347.00	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-70-312 COMPUTER & TECH SERVICES	1,586.32	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-77-312 COMPUTER & TECH SERVICES	99.15	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-83-312 COMPUTER & TECH SERVICES	247.86	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-90-312 COMPUTER & TECH SERVICE	24.79	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-78-312 COMPUTER & TECH SERVICES	49.57	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-84-312 COMPUTER & TECH SERVICES	24.79	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-92-312 COMPUTER & TECH SERVICES	99.15	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	28-40-312 COMPUTER & TECH SERVICES	123.93	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	53-56-312 COMPUTER & TECH SERVICES	223.08	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-43-312 COMPUTER & TECH SERVICES	198.29	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-73-312 COMPUTER & TECH SERVICES	347.01	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	30-40-312 COMPUTER & TECH SERVICES	74.36	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-44-312 COMPUTER & TECH SERVICES	99.15	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-75-312 COMPUTER & TECH SERVICES	173.50	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-79-312 COMPUTER & TECH SERVICES	49.57	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-85-312 COMPUTER & TECH SERVICES	49.57	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	20-40-312 COMPUTER & TECH SERVICES	74.36	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-60-312 COMPUTER & TECH SERVICES	173.50	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-76-312 COMPUTER & TECH SERVICES	24.79	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-81-312 COMPUTER & TECH SERVICES	247.86	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	10-87-312 COMPUTER & TECH SERVICES	173.50	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	22-40-312 COMPUTER & TECH SERVICES	24.79	
88727	CCC - DEC 25 IT SUPPORT	11/30/2025	51-40-312 COMPUTER & TECH SERVICES	148.72	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-90-312 COMPUTER & TECH SERVICE	12.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	24-40-312 COMPUTER & TECH SERVICES	50.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	52-55-312 COMPUTER & TECH SERVICES	25.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-43-312 COMPUTER & TECH SERVICES	100.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	12.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-77-312 COMPUTER & TECH SERVICES	45.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-83-312 COMPUTER & TECH SERVICES	89.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	53-56-312 COMPUTER & TECH SERVICES	108.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-44-312 COMPUTER & TECH SERVICES	45.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-73-312 COMPUTER & TECH SERVICES	148.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-78-312 COMPUTER & TECH SERVICES	25.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-84-312 COMPUTER & TECH SERVICES	12.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-92-312 COMPUTER & TECH SERVICES	50.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	28-40-312 COMPUTER & TECH SERVICES	53.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	20-40-312 COMPUTER & TECH SERVICES	37.50	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	30-40-312 COMPUTER & TECH SERVICES	37.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-41-312 COMPUTER & TECH SERVICES	187.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-60-312 COMPUTER & TECH SERVICES	74.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-75-312 COMPUTER & TECH SERVICES	87.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-79-312 COMPUTER & TECH SERVICES	25.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-85-312 COMPUTER & TECH SERVICES	25.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	51-40-312 COMPUTER & TECH SERVICES	61.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-42-312 COMPUTER & TECH SERVICES	25.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-70-312 COMPUTER & TECH SERVICES	620.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-76-312 COMPUTER & TECH SERVICES	12.50	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-81-312 COMPUTER & TECH SERVICES	125.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	10-87-312 COMPUTER & TECH SERVICES	65.00	
88728	CCC - DEC 25 0365,EXCHANGE	11/30/2025	22-40-312 COMPUTER & TECH SERVICES	12.50	
Total MOUNTAIN WEST COMPUTERS:				7,005.33	
NUCO2					
81858486	446694 - BULK CO2 POOL Y26	11/13/2025	20-40-254 CHEMICALS	277.47	
82006901	446694 - BULK CO2 POOL Y26	11/21/2025	20-40-254 CHEMICALS	449.59	
Total NUCO2:				727.06	
PEACE BALANCE AND JOY CONSULTING					
11.21.25	CCFD - CRITICAL INCIDENT DEBRIEF	11/21/2025	10-73-138 EMPLOYEE HEALTH	350.00	
11.7.25	CCPD - MENTAL HEALTH THERAPY	11/07/2025	10-70-310 PROF & TECH SERVICES	960.00	
Total PEACE BALANCE AND JOY CONSULTING:				1,310.00	
PERRY ALLRED					
2024-1130	CC EVENTS - HORSE CARRIAGE RID	11/30/2024	30-40-221 EVENT SPONSORSHIP	4,000.00	
Total PERRY ALLRED:				4,000.00	
PHILLIPS FEED SERVICES INC					
35364661	9493 - CC AS - CAT LITTER	11/18/2025	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	1,168.00	
Total PHILLIPS FEED SERVICES INC:				1,168.00	
PLAYAWAY PRODUCTS LLC					
518319	CC LBRY - BOOKS	11/25/2025	10-87-481 BOOKS-GENERAL COLLECTION	345.69	
Total PLAYAWAY PRODUCTS LLC:				345.69	
PRESTON'S SHREDDING					
54041112625	CCC - FY26 SHREDDING	11/26/2025	10-43-240 OFFICE SUPPLIES & EXPENSE	80.00	
Total PRESTON'S SHREDDING:				80.00	
PUBLIC EMPLOYEES HEALTH PROGRAM					
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	53-56-132 EMPLOYEE INSURANCE	13,653.88	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-83-132 EMPLOYEE INSURANCE	9,088.83	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-90-132 EMPLOYEE INSURANCE	2,357.34	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	28-40-132 EMPLOYEE INSURANCE	8,684.90	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-92-132 EMPLOYEE INSURANCE	1,861.08	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	30-40-132 EMPLOYEE INSURANCE	1,736.98	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	54-40-132 EMPLOYEE INSURANCE	4,094.32	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-42-132 EMPLOYEE INSURANCE	1,736.98	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-70-132 EMPLOYEE INSURANCE	69,280.78	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-77-132 EMPLOYEE INSURANCE	620.36	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	51-40-132 EMPLOYEE INSURANCE	12,617.96	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	55-40-132 EMPLOYEE INSURANCE	2,357.34	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-43-132 EMPLOYEE INSURANCE	7,115.42	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-73-132 EMPLOYEE INSURANCE	16,631.58	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-78-132 EMPLOYEE INSURANCE	5,831.30	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-84-132 EMPLOYEE INSURANCE	.00	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-13112 RECEIVABLE-INSURANCE	620.36	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-44-132 EMPLOYEE INSURANCE	5,210.94	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-75-132 EMPLOYEE INSURANCE	6,042.20	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-79-132 EMPLOYEE INSURANCE	9,683.66	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-85-132 EMPLOYEE INSURANCE	3,473.96	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	20-40-132 EMPLOYEE INSURANCE	3,021.10	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-76-132 EMPLOYEE INSURANCE	1,736.98	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-81-132 EMPLOYEE INSURANCE	13,114.22	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-87-132 EMPLOYEE INSURANCE	4,261.82	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	24-40-132 EMPLOYEE INSURANCE	3,473.96	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	52-55-132 EMPLOYEE INSURANCE	6,495.06	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	61-40-132 EMPLOYEE INSURANCE	1,736.98	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-41-132 EMPLOYEE INSURANCE	4,758.08	
674653	#4028-CCC PEHP - DEC 25 MEDICAL	11/15/2025	10-60-132 EMPLOYEE INSURANCE	2,977.70	
Total PUBLIC EMPLOYEES HEALTH PROGRAM:				224,276.07	
RED MOUNTAIN TECHNOLOGY SOLUTIONS					
20216	CCPD - DOME CAMERA	11/17/2025	10-76-310 PROF & TECH SERVICES	860.17	
Total RED MOUNTAIN TECHNOLOGY SOLUTIONS:				860.17	
ROCKY RIDGE					
132223	CC ARENA - DUMP SERVICE	11/04/2025	10-90-262 BUILDING & GROUND MAINTENANCE	230.00	
132661	CC PRK - BALL FIELD MIX	11/14/2025	10-83-480 SPECIAL DEPARTMENT SUPPLIES	1,021.90	
Total ROCKY RIDGE:				1,251.90	
ROOTS 2 LEAVES LLC					
2028	CC PRKS - TREE PRUNING	11/26/2025	10-83-482 URBAN FORESTRY PROGRAM	7,125.00	
Total ROOTS 2 LEAVES LLC:				7,125.00	
SALT LAKE WHOLESALE SPORTS					
107414	CED01- FIREARMS	11/05/2025	10-70-452 FIREARM SUPPLIES	972.00	
107499	CED01- FIREARMS	11/12/2025	10-70-452 FIREARM SUPPLIES	1,458.00	
107577	CED01- AMMO	11/19/2025	10-70-452 FIREARM SUPPLIES	3,601.28	
Total SALT LAKE WHOLESALE SPORTS:				6,031.28	
SCHOLZEN PRODUCTS COMPANY					
6909649-02	100592 - MISC SUPPLIES	12/01/2025	51-40-255 WATER SYSTEM MAINTENANCE	35.04	
6947035-0	100592 - MISC SUPPLIES	11/20/2025	51-40-255 WATER SYSTEM MAINTENANCE	530.00	
6951223-00	100592 - MISC SUPPLIES	11/20/2025	51-40-255 WATER SYSTEM MAINTENANCE	85.30	
6953002-00	100592 - MISC SUPPLIES	12/02/2025	51-40-255 WATER SYSTEM MAINTENANCE	125.10	
Total SCHOLZEN PRODUCTS COMPANY:				775.44	
SCHULER SHOOK					
2502.00-3	CC HERITAGE THEATER REMODEL C	07/31/2025	10-92-730 CAP OUTLAY-IMPROVEMENTS	8,991.40	

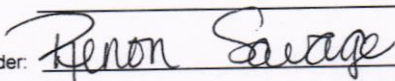
Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total SCHULER SHOOK:				8,991.40	
SKAGGS PUBLIC SAFETY EQUIPMENT					
450_A_304543_4	270427 - CCFD - PANTS	11/07/2025	10-73-451 UNIFORM ALLOWANCE	243.90	
450_A_313273_1	103035 - CCPD - NAMEPLATE	11/10/2025	10-70-620 UNIFORM PURCHASE	13.85	
450_A_314301_1	103035 - CCPD - POLO SHIRTS	10/30/2025	10-70-620 UNIFORM PURCHASE	186.85	
450_A_315989_1	103035 - CCPD - POLO SHIRTS	11/05/2025	10-70-620 UNIFORM PURCHASE	167.82	
450_A_317290_1	103035 - CCPD - POLO SHIRTS	11/14/2025	10-70-620 UNIFORM PURCHASE	227.85	
Total SKAGGS PUBLIC SAFETY EQUIPMENT:				840.27	
SOUTH CENTRAL COMMUNICATIONS					
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	28-40-280 TELEPHONE	28.40	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	10-92-280 TELEPHONE	315.45	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	53-56-280 TELEPHONE	125.00	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	10-83-280 TELEPHONE	19.88	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	10-90-280 TELEPHONE	19.88	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	52-55-280 TELEPHONE	125.00	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	10-70-280 TELEPHONE	22.73	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	51-40-280 TELEPHONE	125.00	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	10-77-280 TELEPHONE	39.75	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	10-43-280 TELEPHONE	24.68	
DEC 2025	9192600 - DEC 2025 INTERNET	12/01/2025	10-41-280 TELEPHONE	49.23	
Total SOUTH CENTRAL COMMUNICATIONS:				895.00	
SOUTHERN UTAH OFFICE MACHINES					
79972	CCPD - BOOKSHELF	11/14/2025	10-70-240 OFFICE SUPPLIES & EXPENSE	259.00	
Total SOUTHERN UTAH OFFICE MACHINES:				259.00	
TDS					
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-70-280 TELEPHONE	16.18	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-83-280 TELEPHONE	11.39	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	24-40-280 TELEPHONE	22.78	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-73-270 UTILITIES-FIRE	29.39	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-90-280 TELEPHONE	11.39	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	28-40-280 TELEPHONE	22.78	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-41-280 TELEPHONE	79.77	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-77-280 TELEPHONE	37.59	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	20-40-280 TELEPHONE	34.18	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-76-280 TELEPHONE	11.39	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	10-92-280 TELEPHONE	45.57	
DEC 2025	8224500010203836- TDS DEC 2025	11/19/2025	53-56-280 TELEPHONE	37.59	
Total TDS:				360.00	
TERRACON CONSULTANTS INC					
TP90599	CCC - FIDDLERS CYN PARK DESIGN	11/24/2025	10-83-790 CAP OUTLAY-RAP TAX FUNDS	788.50	
Total TERRACON CONSULTANTS INC:				788.50	
THATCHER COMPANY					
2025100117880	0309700 - CHLORINE Y26	11/14/2025	53-56-254 CHEMICALS	11,360.00	
Total THATCHER COMPANY:				11,360.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
THE LINCOLN NATIONAL LIFE INSURANCE CO					
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-73-132 EMPLOYEE INSURANCE	165.60	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-78-132 EMPLOYEE INSURANCE	255.66	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-84-132 EMPLOYEE INSURANCE	38.45	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-92-132 EMPLOYEE INSURANCE	103.29	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	30-40-132 EMPLOYEE INSURANCE	38.37	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	54-40-132 EMPLOYEE INSURANCE	127.25	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-77-132 EMPLOYEE INSURANCE	94.64	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-83-132 EMPLOYEE INSURANCE	373.79	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-90-132 EMPLOYEE INSURANCE	115.08	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	28-40-132 EMPLOYEE INSURANCE	277.70	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	53-56-132 EMPLOYEE INSURANCE	381.76	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-43-132 EMPLOYEE INSURANCE	336.90	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-85-132 EMPLOYEE INSURANCE	87.98	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	20-40-132 EMPLOYEE INSURANCE	86.41	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	51-40-132 EMPLOYEE INSURANCE	494.67	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	55-40-132 EMPLOYEE INSURANCE	146.76	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-42-132 EMPLOYEE INSURANCE	32.99	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-70-132 EMPLOYEE INSURANCE	2,527.42	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	24-40-132 EMPLOYEE INSURANCE	130.81	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	52-55-132 EMPLOYEE INSURANCE	209.57	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	61-40-132 EMPLOYEE INSURANCE	34.63	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-44-132 EMPLOYEE INSURANCE	165.51	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-75-132 EMPLOYEE INSURANCE	172.88	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-79-132 EMPLOYEE INSURANCE	418.89	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-41-132 EMPLOYEE INSURANCE	188.31	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-60-132 EMPLOYEE INSURANCE	154.76	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-76-132 EMPLOYEE INSURANCE	33.78	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-81-132 EMPLOYEE INSURANCE	545.09	
4902543970	1777486 - LIFE, LTD INSURANCE	11/10/2025	10-87-132 EMPLOYEE INSURANCE	142.69	
Total THE LINCOLN NATIONAL LIFE INSURANCE CO:				7,881.64	
THE PARTRIDGE PSYCHOLOGICAL GROUP					
6765	CCPD - PRE-EMP EVAL J.WARNER	11/14/2025	10-70-310 PROF & TECH SERVICES	454.00	
Total THE PARTRIDGE PSYCHOLOGICAL GROUP:				454.00	
TONGS FIRE EXTINGUISHER SALES AND SERV					
8064	CCPD - FIRE EXT RECHARGE	10/27/2025	10-70-458 SMALL TOOLS	21.65	
8067	CCPD - FIRE EXTINGUISHER	10/29/2025	10-70-458 SMALL TOOLS	65.00	
8123	CC ARENA - HOOD & VENT CLEANING	11/22/2025	10-90-262 BUILDING & GROUND MAINTENANCE	846.25	
Total TONGS FIRE EXTINGUISHER SALES AND SERV:				932.90	
UNIFIRST CORPORATION					
2310067006	1895630 - PRK UNIFORM SERVICE	11/13/2025	10-83-451 UNIFORM SERVICE	112.91	
2310067621	1895630 - PRK UNIFORM SERVICE	11/20/2025	10-83-451 UNIFORM SERVICE	115.61	
2310068080	1895630 - PRK UNIFORM SERVICE	11/27/2025	10-83-451 UNIFORM SERVICE	112.91	
Total UNIFIRST CORPORATION:				341.43	
UTAH STATE LIBRARY					
3510-2601	CC LBRY - CATEXPRESS USAGE NOV	11/15/2025	10-87-480 SPECIAL DEPARTMENT SUPPLIES	608.00	
Total UTAH STATE LIBRARY:				608.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
VERIZON WIRELESS					
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	24-40-280 TELEPHONE	99.71	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	52-55-280 TELEPHONE	39.68	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	30-40-280 TELEPHONE	39.68	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-60-280 TELEPHONE	(27.61)	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-77-280 TELEPHONE	40.01	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	28-40-280 TELEPHONE	20.02	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-44-280 TELEPHONE	42.67	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-75-280 TELEPHONE	198.19	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-73-280 TELEPHONE	280.07	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-83-280 TELEPHONE	65.27	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	51-40-280 TELEPHONE	410.36	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-70-312 COMPUTER & TECH SERVICES	2,913.80	
6128673700	571244071-00001 NOV 2025 CELLS	11/16/2025	10-79-280 TELEPHONE	119.37	
Total VERIZON WIRELESS:				4,241.22	
VIKING EXCAVATION INC					
3 CMTRY PH 3	CCC - CMTRY PH 3 #3	11/26/2025	10-83-732 CAP OUTLAY-CEMETERY	101,422.14	
Total VIKING EXCAVATION INC:				101,422.14	
VOHNE LICHE KENNELS INC					
20886	CCTF - K9 DUAL PURPOSE POLICE D	11/19/2025	76-43-210 EQUIPMENT, SUPPLIES, OPERATING	10,000.00	
Total VOHNE LICHE KENNELS INC:				10,000.00	
WEST HAVEN CONSTRUCTION					
472	CC PRKS - DISCOVERY PARK CONCR	10/17/2025	10-83-790 CAP OUTLAY-RAP TAX FUNDS	6,639.00	
Total WEST HAVEN CONSTRUCTION:				6,639.00	
WHEELER MACHINERY COMPANY					
RS0000336825	015002 - PRK - EQUIPMENT RENTAL	10/30/2025	10-83-790 CAP OUTLAY-RAP TAX FUNDS	8,795.00	
Total WHEELER MACHINERY COMPANY:				8,795.00	
YESCO					
C507878	CC EVENTS - HALF MARATHON BILLB	12/22/2025	30-40-220 ADVERTISING	15,965.33	
Total YESCO:				15,965.33	
Grand Totals:				1,370,678.80	

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

City Recorder:



City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

CEDAR CITY COUNCIL

AGENDA ITEM - 9

TO: Mayor and City Council
FROM: City Attorney
DATE: December 8, 2025
SUBJECT: Ordinance shifting the installation and warranty of most sidewalks from subdivision to building process

DISCUSSION:

The discussion last week included reference to state law requiring cities to give at least 18 months before attempting to pull a bond on incomplete sidewalks. This restriction can be found in Utah Code § 10-20-1001. I quote the relevant subsections below, but in short, the statute prohibits us from denying a building permit for single- and two-family homes and townhomes for lack of a completed sidewalk if a bond has been posted covering the sidewalk and requires us to give at least 18 months after the bond is posted before we can pull it for lack of a proper sidewalk being installed.

I understand the Council discussion included the possibility of a 3-year bonding period. I talked to a commercial loan officer at the State Bank of Southern Utah today to determine the feasibility of a 3-year letter of credit (LOC). I was informed they "could facilitate that." Their fee structure is 1% of the LOC per year, so a 3-year LOC would be 3% of the amount of the bond. Presumably, other bonding/LOC providers could do the same, although rates will vary.

Please also note that the statute allows for a separate bond/LOC for the sidewalk, which means you could keep a shorter timeframe for most public improvements – even the same 12-month requirement in ordinance currently, while extending the sidewalk timeframe to anything 18-months or more. The bonding/LOC cost would then be reduced because only the sidewalk would require the 3-year level of fees.

Here are the relevant subsections in § 10-20-1001. Note that anywhere the statute refers to "an improvement completion assurance," it is referring to the performance bond/LOC.

- (5) *A municipality may not withhold a building permit based on the lack of completion of a portion of a public sidewalk to be constructed within a public right-of-way serving a lot where a single-family or two-family residence or town home is proposed in a building permit application if an improvement completion assurance has been posted for the incomplete portion of the public sidewalk.*
- (6) *A municipality may not prohibit the construction of a single-family or two-family residence or town home, withhold recording a plat, or withhold acceptance of a public landscaping improvement, as defined in Section 10-20-807, or an*

infrastructure improvement based on the lack of installation of a public sidewalk if an improvement completion assurance has been posted for the public sidewalk.

- (7) **A municipality may not redeem an improvement completion assurance securing the installation of a public sidewalk sooner than 18 months after the date the improvement completion assurance is posted.**

- (8) A municipality shall allow an applicant to post an improvement completion assurance for a public sidewalk separate from an improvement completion assurance for:

- (a) another infrastructure improvement; or
- (b) a public landscaping improvement, as defined in Section 10-20-807.

- (9) A municipality may withhold a certificate of occupancy for a single-family or two-family residence or town home until the portion of the public sidewalk to be constructed within a public right-of-way and located immediately adjacent to the single-family or two-family residence or town home is completed and accepted by the municipality.

CEDAR CITY
CITY COUNCIL AGENDA ITEM 16
STAFF INFORMATION SHEET

To: Mayor and City Council

From: Jonathan Stathis

Council Meeting Date: December 10, 2025

Subject: **Consider an ordinance adopting the Water Use and Preservation Element of the City's General Plan.**

Discussion: Based on comments from the City Council in last week's meeting, the Water Use and Preservation Element of the General Plan has been revised to include recommendations regarding smart irrigation controllers.

Based on research by Hansen, Allen & Luce, there are at least two cities in Utah that have language in their ordinances requiring the use of smart irrigation controllers. Here are some code references and excerpts for those ordinances:

- Santaquin City Code 10.52.030.B.1.g
 - "The provisions of this section shall apply to landscaping for all new and reconstructed landscaping for public agency projects, private nonresidential projects, developer installed landscaping in multi-family residential projects, and developer installed landscaping in single-family projects, which require project review and approval by the city."
 - "Landscaped areas should be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers should be equipped with automatic rain delay or rain shut-off capabilities."
- Midvale City Code (Chapter 17 - various sections)
 - Applies to certain zoning districts only - not including single-family zones
 - "All irrigation systems shall include an electric automatic controller with multiple program and multiple repeat cycle capabilities and a flexible calendar program. All controllers shall be equipped with an automatic rain shutoff device, and the ability to adjust run times based on a percentage of maximum ETO."

The final draft of the Water Use and Preservation Element has been revised to include recommendations for incorporating the use of smart controllers into the City's overall water conservation efforts and City ordinances. Language was already included in Chapter 4 of the document regarding the use of smart irrigation controllers at City-owned facilities.

The following is a summary of the language that has been added to the document:

- Added language to encourage incentives for existing customers who change to smart controllers.
- Added language to discuss requiring smart controllers in new developments by ordinance and recommendations for further investigation prior to implementing an ordinance.

A revised version of the final draft of the Water Use and Preservation Element is included with this Information Sheet.

Please consider whether to adopt the Water Use and Preservation Element of the Cedar City General Plan. Thank you.

CEDAR CITY GENERAL PLAN WATER USE AND PRESERVATION ELEMENT

(HAL Project No.: 457.07.100)

2025

FINAL DRAFT FOR REVIEW

CEDAR CITY

WATER USE AND PRESERVATION ELEMENT

(HAL Project No.: 457.07.100)

FINAL DRAFT FOR REVIEW



November December 2025

ACKNOWLEDGEMENTS

Hansen, Allen & Luce thanks the following individuals for their contributions to this project:

Cedar City Government

Garth O. Green, Mayor
Robert Cox, Councilperson
R. Scott Phillips, Councilperson
Ronald Riddle, Councilperson
Carter Wilkey, Councilperson
Phil Schmidt, Councilperson

Cedar City Planning Commission

John Webster, Chair
Steven Hitz
Jace Burgess
Jennifer Davis
Jim Lunt
Tom Jett
Wayne Decker

Cedar City Staff

Paul Bittmenn, City Manager
Kent Fugal, City Engineer
Ryan Marshall, Public Works Director
Don Boudreau, City Planner
Jonathan Stathis, Senior Engineer
Matt Baker, Water Superintendent
Amber Ray, Planner

Central Iron County Water Conservancy District

Paul Monroe, General Manager

State of Utah

Dixon Ekins, Utah Division of Drinking Water
Jay Olsen, Utah Department of Agriculture and Food
Hailey Kirlin, Utah Division of Water Resources
Rick Webster, Utah Division of Water Resources

Hansen, Allen & Luce, Inc.

Steven C. Jones, P.E., CEO
Ridley J. Griggs, P.E., Project Manager
Easton Hopkins, Engineer

TABLE OF CONTENTS

ACKNOWLEDGEMENTS	i
TABLE OF CONTENTS	ii
LIST OF FIGURES	iii
GLOSSARY OF TECHNICAL TERMS	iii
ABBREVIATIONS AND UNITS	iii
CHAPTER 1 INTRODUCTION	1-1
PURPOSE AND SCOPE	1-1
BACKGROUND	1-1
SCOPE OF STUDY	1-1
COORDINATION WITH LOCAL AND STATE AGENCIES	1-1
CHAPTER 2 HISTORICAL WATER USE TRENDS	2-1
CHAPTER 3 FUTURE DEMANDS AND CONSERVATION	3-1
CHAPTER 4 CONSERVATION FOR EXISTING DEVELOPMENT	4-1
METHODS TO REDUCE WATER DEMAND AND PER CAPITA USE FOR EXISTING DEVELOPMENT	4-1
RECOMMENDATIONS TO REDUCE WATER DEMAND AND PER CAPITA USE FOR EXISTING DEVELOPMENT	4-3
PRIORITIZED RANKING OF CONSERVATION STRATEGIES FOR EXISTING DEVELOPMENT	4-6
CHAPTER 5 CONSERVATION FOR FUTURE DEVELOPMENTS	5-1
METHODS OF REDUCING WATER DEMAND AND PER CAPITA USE FOR FUTURE DEVELOPMENT	5-1
RECOMMENDATIONS TO REDUCE WATER DEMAND AND PER CAPITA USE FOR FUTURE DEVELOPMENTS	5-1
PRIORITIZED RANKING OF CONSERVATION STRATEGIES FOR FUTURE DEVELOPMENT	5-3
CHAPTER 6 CONSERVATION POLICY RECOMMENDATIONS	6-1
CHAPTER 7 IMPLEMENTATION PLAN	7-1
REFERENCES	R-01
APPENDIX A: SOURCE AND WATER RIGHTS INFORMATION	
APPENDIX B: SOUTHERN UTAH UNIVERSITY CONSERVATION STRATEGIES	

LIST OF FIGURES

NO.	TITLE	PAGE
2-1	Gallons per Capita per Day Water Usage	2-1
2-2	Annual Drinking Water Use per Connection	2-2
2-3	Annual (PI) Water Use per Connection	2-3
3-1	Historical and Projected per Capita Water Use.....	3-1
3-2	Cedar City Water Budget.....	3-2

GLOSSARY OF TECHNICAL TERMS

Demand: Required water flow rate or volume.

Drinking Water: Water of sufficient quality for human consumption. Also referred to as Culinary or Potable water.

Equivalent Residential Connection: A measure used in comparing water demand from non-residential connections to residential connections.

Water Conservation: Planned management of water to prevent waste.

ABBREVIATIONS AND UNITS

ac	acre [area]
ac-ft	acre-foot (1 ac-ft = 325,851 gal) [volume]
CICWCD	Central Iron County Water Conservancy District
ERC	Equivalent Residential Connection
ft	foot [length]
HAL	Hansen, Allen & Luce, Inc.
SUU	Southern Utah University
yr	year [time]

CHAPTER 1 INTRODUCTION

PURPOSE AND SCOPE

In 2022, the Utah Legislature passed Senate Bill 110 (SB 110), a law requiring most cities in the state to incorporate water use and conservation planning directly into their overall land use planning efforts. This requirement applies to cities with a population of 10,000 people or more that are experiencing growth and development.

This report outlines the key information and analysis needed to meet these requirements and to support the Water Element of Cedar City's General Plan (Water Element). This element connects how land is used in the city with how water is used, preserved, and planned for in the future.

BACKGROUND

Cedar City was settled in 1851 and is located in Iron County at the mouth of Coal Creek in southwestern Utah. In addition to housing roughly 42,000 residents, it is the home to Southern Utah University, Cedar City Regional Airport, and a variety of commercial and industrial businesses. The surrounding area has a strong history of agricultural production. Cedar City considers agriculture as a benefit to the community and has included considerations to preserve agriculture in their General Plan.

Cedar City's water master plan was most recently updated in 2023. This study draws from information and strategies included in the master plan.

SCOPE OF STUDY

The following items were evaluated as a part of the general plan:

- Historical water use trends
- Existing and future water demands for Cedar City
- Comparison of State conservation goals
- Methods to reduce water demand per capita for existing and future developments
- Water supply diversification

COORDINATION WITH LOCAL AND STATE AGENCIES

As part of the Water Element, Cedar City coordinated with representatives from the following agencies:

- Central Iron County Water Conservancy District (CICWCD)
- Utah Division of Water Resources (DWRe)
- Utah Division of Drinking Water (DDW)
- Utah Department of Agriculture and Food (UDAF)

Input from these agencies was considered and incorporated throughout this report.

CHAPTER 2 HISTORICAL WATER USE TRENDS

This chapter addresses historical water use trends in Cedar City. It is intended to give an overview and provide context for following chapters, which will contain more detailed information.

Cedar City utilizes water from wells and springs to meet demands in the drinking water system and in a separate pressurized irrigation system serving certain large institutional users. To better understand how Cedar City uses water today—and how that might change in the future—we looked at how water use has changed over time. This includes how much water is used per person daily (gallons per capita per day, or gpcd) and how that use is split among different types of land (such as residential, commercial, and agricultural areas).

Cedar City considers agriculture and open space as a benefit to the community and has included considerations to preserve agriculture and open space in their General Plan while facilitating responsible development. Understanding water usage trends is especially important as land use can change over time—for example, when vacant or agricultural land is converted for residential or commercial development. The historical data used for this analysis comes from the Utah Division of Water Rights and focuses on two systems in the city: the drinking water system and the pressurized irrigation (PI) system.

Trends in per capita water usage since 2001 are shown in Figure 2-1.

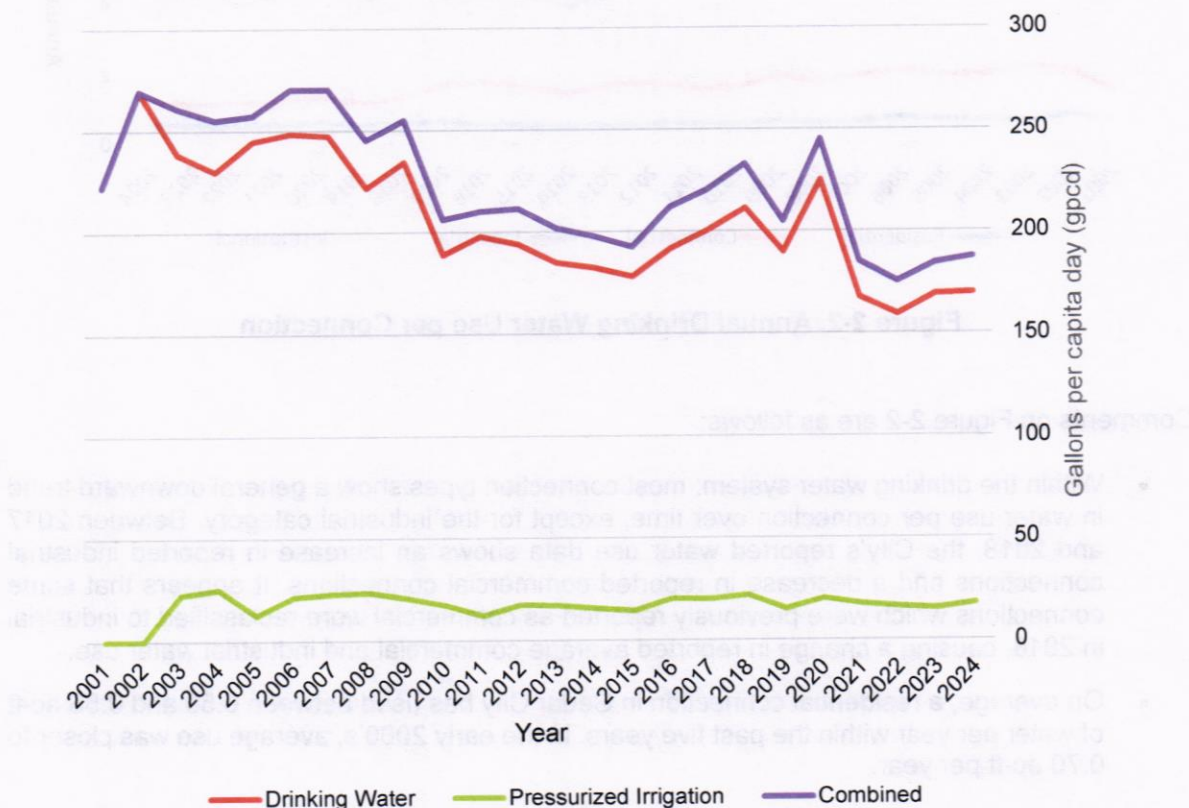


Figure 2-1. Gallons per Capita per Day Water Usage

Figure 1 shows a general decline in gallons per capita day (gpcd) for Cedar City's drinking water system over time, with some seasonal variation most likely due to weather conditions. Usage (gpcd) for the PI system has remained stable, with variation most likely dependent on weather conditions.

Reviewing connection types provides additional insight into where water demand is concentrated and how it is distributed among user categories. Figures 2-2 and 2-3 present trends in average annual water use per connection in both the drinking water and secondary water systems.

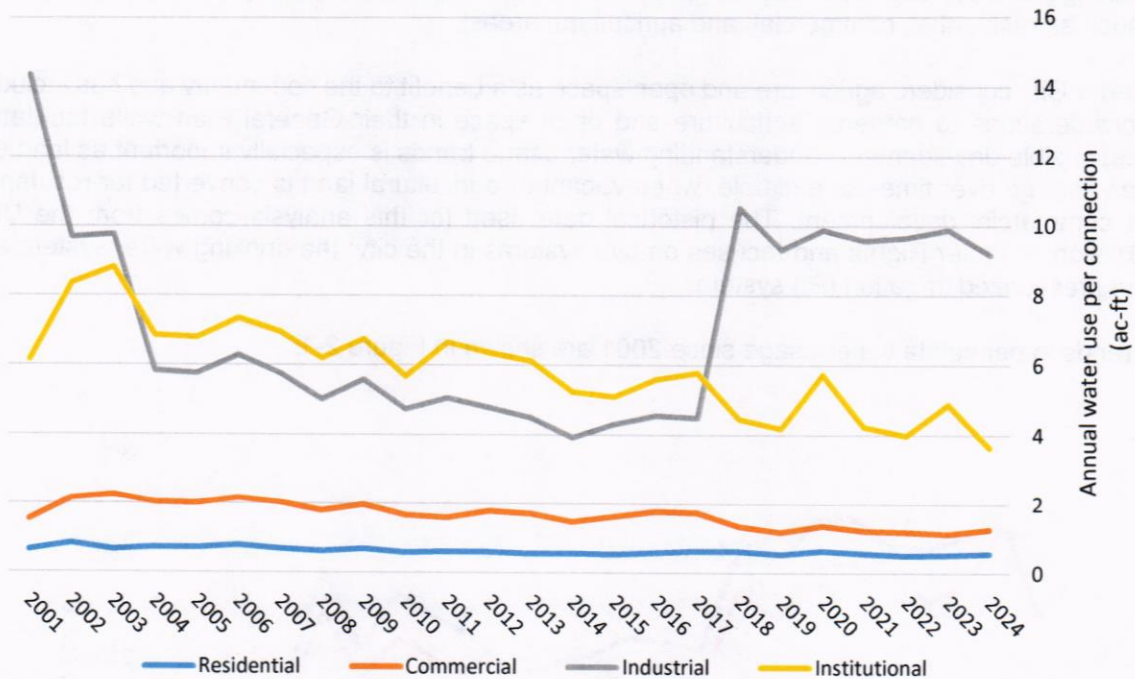


Figure 2-2. Annual Drinking Water Use per Connection

Comments on Figure 2-2 are as follows:

- Within the drinking water system, most connection types show a general downward trend in water use per connection over time, except for the industrial category. Between 2017 and 2018, the City's reported water use data shows an increase in reported industrial connections and a decrease in reported commercial connections. It appears that some connections which were previously reported as commercial were reclassified to industrial in 2018, causing a change in reported average commercial and industrial water use.
- On average, a residential connection in Cedar City has used between 0.50 and 0.56 ac-ft of water per year within the past five years. In the early 2000's, average use was closer to 0.70 ac-ft per year.

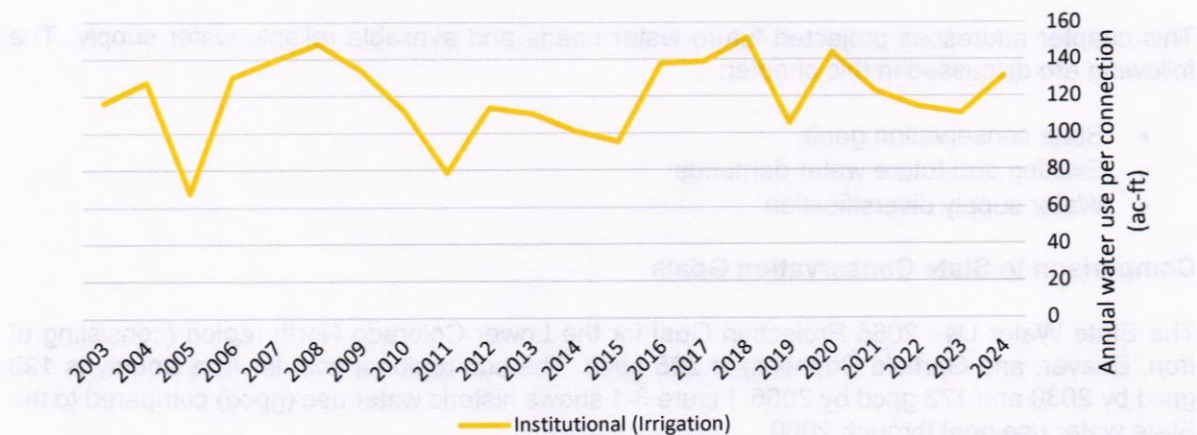


Figure 2-3. Annual (PI) Water Use per Connection

Comments on Figure 2-3 are as follows:

- The PI system only serves large institutional connections, whereas all other users use drinking water for irrigation. While the average water use per connection is significantly higher than other categories compared to the drinking water system, each institutional connection serves many users by providing functional turf. Current institutional accounts include the Cedar City Golf Course, Bicentennial Park and Cemetery, Southern Utah University (SUU), Cedar High School, Canyon View Middle/High School, and the Fields at the Hills sports complex.
- Institutional water use has shown greater variability from year to year compared to other customer types. This variability is expected, as facilities such as parks, schools, and cemeteries often experience fluctuating irrigation needs depending on weather conditions.
- On average, each institutional irrigation connection currently uses approximately 121 acre-feet of water annually. These large users significantly impact total water use in Cedar City and should be carefully considered when conservation strategies are developed. Conservation strategies for these users are discussed in detail in Chapter 4.

Cedar City has large institutional users in the PI system and large industrial users in the drinking water system. Conservation potential may exist for large industrial users but is highly dependent on their unique needs and water use practices.

CHAPTER 3 FUTURE DEMANDS AND CONSERVATION

This chapter addresses projected future water needs and available reliable water supply. The following are discussed in this chapter:

- State conservation goals
- Existing and future water demands
- Water supply diversification

Comparison to State Conservation Goals

The State Water Use 2065 Projection Goal for the Lower Colorado North region (consisting of Iron, Beaver, and Garfield Counties) is 205 gpcd. The sub-regional goal for Iron County is 193 gpcd by 2030 and 173 gpcd by 2065. Figure 3-1 shows historic water use (gpcd) compared to the State water use goal through 2060.

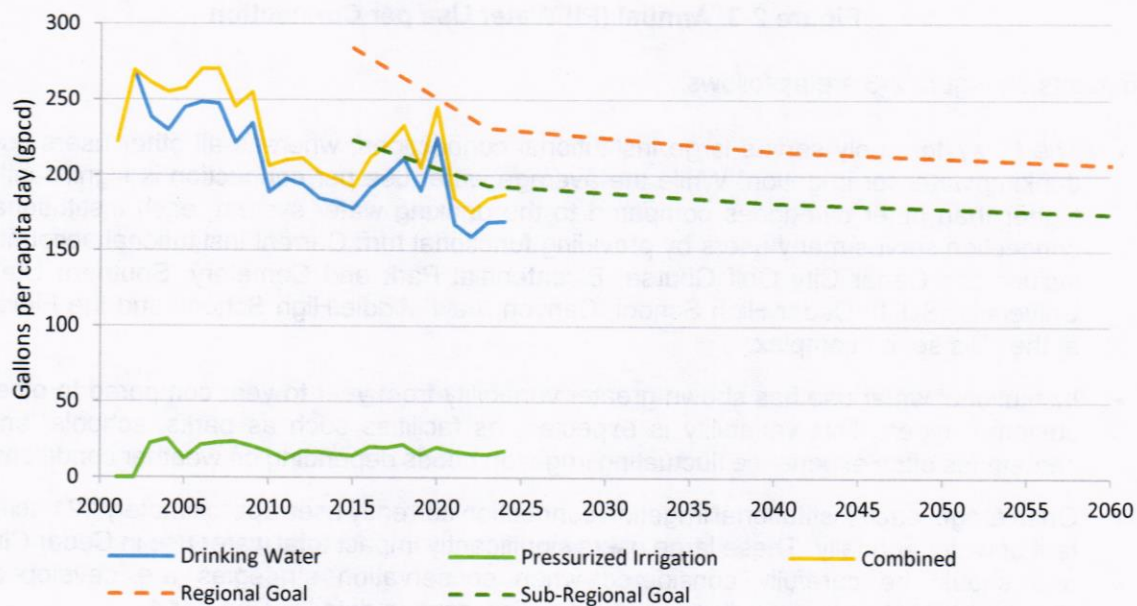


Figure 3-1. Historical and Projected per Capita Water Use

Cedar City's per-capita water use shows a decreasing trend between 2015 and 2025, with some of these years meeting the sub-regional goal. To meet the sub-regional goals into the future, continued emphasis on water conservation will be needed.

Existing and Future Water Demands

To help Cedar City prepare for long-term growth, a water budget was developed to compare current and future water supply and demand. This analysis is based on information in the Cedar City Drinking Water Master Plan (2023) and the Cedar City 2024 Water Report.

For the drinking water system, historical billing and water production data were used to estimate current Equivalent Residential Connections (ERCs), a standard unit that reflects the water use of a typical household. Using population growth projections and the City's land use plan, the number

of ERCs was projected through the year 2060. All customers use drinking water for outdoor irrigation except for 6 institutional users; this was also factored into demand estimates. Tools such as aerial imagery, utility system maps, and feedback from City staff were used to estimate the irrigated land served by the drinking water system. For the pressurized irrigation (PI) system, current irrigated acreage was calculated using aerial imagery.

The resulting figures are summarized in Figure 3-2, which shows indoor and outdoor water demands along with total system demand compared to the available water supply capacity.



Figure 3-2. Cedar City Water Budget

Water Budget Summary

Figure 5 indicates that reliable source capacity for the water system is about 6,466 ac-ft/yr, which is less than the existing demand of about 7,477 ac-ft/yr. This is due to the Cedar City Valley Groundwater Management Plan, which imposes reductions in water rights to achieve balanced aquifer pumping. Cedar City currently has access to additional water rights totaling about 15,900 ac-ft/year, but many are not considered to be a reliable supply because they will eventually be eliminated under the current management plan. See Appendix B for additional information on the City's sources and water rights.

Cedar City's water budget analysis shows a pressing need to secure additional reliable supply to serve existing and future users. This difference between projected needs and existing reliable supply emphasizes the importance of taking proactive steps now to manage water use and ensure the long-term sustainability of Cedar City's water systems. Chapters 4 and 5 address water conservation efforts and strategies to address this need.

Cedar City maintains a water master plan with more details on sources, water rights, and potential future supplies.

Water Supply Diversification

Cedar City maintains a diverse supply of water sources that includes springs, groundwater wells, and surface water. The City is also working with CICWCD and the City of Enoch on a project to produce Type I effluent reuse at the Wastewater Treatment Plant (WWTP). Cedar City is planning to further diversify their water supply by constructing additional connections to the Central Iron County Water Conservancy District (CICWCD) System. The City currently has a contract with CICWCD to supply service to 196 lots in the western portion of the City. Additional agreements are needed to secure more supply. Once agreements are in place, the CICWCD system will eventually provide access to water from outside the Cedar City Valley basin when future projects are complete, reducing stress on water sources within the valley.

Water System Regionalization

Cedar City is currently exploring the potential opportunities and benefits of planning for water system regionalization. Potential regionalization opportunities are as follows:

- The western areas of Cedar City are at an elevation compatible with the existing service area of CICWCD. Cedar City could partner with CICWCD to buy wholesale water for these areas, or to provide water service to Cedar City residents through CICWCD infrastructure.
- Cedar City could consider implementing aquifer storage and recovery (ASR) using trans-basin water provided by CICWCD. During winter, water could be delivered to the Cedar City system from CICWCD and stored underground by injection using existing Cedar City wells. During summer, it could be pumped to meet higher seasonal demands. Additional study related to hydrogeologic and regulatory constraints is needed to determine feasibility of ASR. Successful implementation of ASR could help to stabilize groundwater levels in the Cedar City valley, which could trigger potential changes in the water rights reduction schedule as described in the Adaptive Management section of the plan.
- Emergency interconnections could be constructed with CICWCD and/or Enoch City to provide additional redundancy to all systems.
- Cedar City and CICWCD could consider wheeling water through their systems to convey water where it is needed and pump from the aquifer in a more balanced manner.

CHAPTER 4 CONSERVATION FOR EXISTING DEVELOPMENT

This chapter includes a review of methods and recommendations that Cedar City has implemented or could consider implementing to reduce water usage and promote water conservation within existing developments.

Methods to Reduce Water Demand and Per Capita Use for Existing Development

Cedar City has adopted or is working to implement several practices that reduce water use among existing customers:

- **Public Education & Outreach**

The City's Water Education Program uses utility bills, Public Works, online platforms, and the City's monthly newsletter to regularly share conservation tips. Central Iron County Water Conservancy District (CICWCD), which serves Cedar City and surrounding areas, organizes a water conservation fair at the City's Main Street Park and a school education program for the 5th grade students attending school in the Iron County School District.

- **Coordination with CICWCD**

Cedar City and CICWCD meet regularly to discuss their joint programs and projects, water conservation strategies, and other water-related concerns in central Iron County.

- **Promotion of Programs Available through CICWCD**

CICWCD offers resources on water-wise plant selection, classes under the Localscapes program, rebates available through Utah Water Savers, and free landscape irrigation water checks. Cedar City provides a link to the CICWCD website on their website to direct residents to these resources.

- **Southern Utah University**

- Cedar City maintains communication with Southern Utah University (SUU), which has been aggressively implementing water conservation measures. Cedar City will use their contacts at SUU as a resource for input on implementing effective water conservation measures.
- A full list of conservation measures being employed by SUU is included in Appendix B.

- **Smart Irrigation Controls**

City has implemented smart controllers at key facilities, including The Fort Cedar Trail, Iron West Soccer fields, and the renovated sections of the cemetery. The Fort Cedar Trail controller includes both flow sensors and weather-tracking capabilities, allowing irrigation to be adjusted during or after rain events to reduce unnecessary watering. The controllers at Iron West Soccer and the cemetery renovations also have advanced features. Once additional controllers are installed and ready, advanced features will be activated. As new parks are constructed, updated smart controllers will be installed as part of standard practice.

- **Tiered Water Pricing**

The residential rate is based on a water budget for an inclining block rate structure. The first tier allows for indoor use. The second tier allows for average outdoor use. The third and fourth tiers are for excessive outdoor use. Conservation rates establish a specific tier for each customer based on the "usage units" for that account. The rate structure was updated in 2022 and has been adjusted annually since then.

- **Metering and Leak Detection**

Water flow rates are metered and a water system audit is performed to determine the percentage of leakage and unaccounted-for water. The average leakage in the culinary system is 5.9% and the average unaccounted-for water in the culinary system is 9.4%. Broken water meters and known leaks are repaired promptly, and old waterlines are replaced when they are undersized or when leakage is detected.

- **Effluent Reuse**

In partnership with CICWCD and the City of Enoch, Cedar City is currently in the process of treating wastewater effluent to Type 1 quality at the City's wastewater treatment plant. This treatment would allow Cedar City's portion of the effluent to be pumped back to Cedar City and used in the City's secondary irrigation system. Doing so would allow expansion of the secondary water system, reducing per-capita usage of potable water. There is potential to produce more than 3,400 ac-ft of effluent reuse per year, though conveying and using treated effluent in Cedar City would be very expensive. The City is preparing to commission a study regarding necessary infrastructure and costs to implement effluent reuse. Preliminary information indicates that effluent reuse could save about 800 ac-ft in the secondary water system and 530 ac-ft in the culinary water system. Alternate uses would need to be found for the remaining effluent produced.

- **Aquifer Recharge**

Cedar City and CICWCD have worked cooperatively for several years to construct groundwater recharge projects. This allows the groundwater to be replenished with surface water, which benefits the City's efforts to maintain a sustainable aquifer.

- **Time-of-Day Watering Restrictions**

Cedar City Ordinance 37-7-1 states that no outside watering is allowed from 8 a.m. to 6 p.m. beginning on April 1 and ending on October 31 to reduce evaporation and increase efficiency. The code instructs Water Division personnel to provide a notice regarding a customer's first violation of the ordinance. Subsequent violations incur financial penalties and shutoff of the customer's water supply.

- **Voluntary Watering Restrictions**

Cedar City Resolution 22-0413-1 imposes a voluntary watering restriction schedule as follows:

- Monday, Wednesday, and Friday: Even-numbered addresses shall water before 8:00 AM and after 6:00 PM
- Tuesday, Thursday, and Saturday: Odd-numbered addresses shall water before 8:00 AM and after 6:00 PM
- Sundays: No watering

- **Water Surveys**

In partnership with CICWCD, water surveys are offered to existing single-family homes regarding outdoor water usage. Customers are provided with a report evaluating their water consumption and recommendations for conservation.

- **Smart Metering on Customer Connections**

Cedar City is working to replace older meters with newer, "smart" meters (Neptune brand) capable of real-time monitoring. These meters can detect leaks in a customer's service main or home in real-time and issue notification to the customer and the Cedar City water department. They also enable the customer to log in to see their consumption data in real time through an online customer portal. The City plans to finish installing these meters and activate the customer portal in 2026.

Recommendations to Reduce Water Demand and Per Capita Use for Existing Development

To further strengthen Cedar City's water management strategy and reduce per-capita water demand for existing users, the following recommendations are proposed:

- **Public Education & Outreach**

- New school programs could be organized as follows:
 - Obtain approval for the education program from the school superintendent.
 - Obtain relevant teaching materials and establish a curriculum that can be used by teachers in the local school district.
 - Coordinate teacher training.
 - Estimate the number of participants, including teachers, in the water conservation education program.
 - Distribute curriculum materials to teachers.
 - Monitor and follow the success of the program, adjusting as necessary to maximize student learning.
- A water conservation committee could be created to receive input from consumers affected by the program, to advise the water conservation coordinator about new programs, materials, and means of communicating with target groups; assist in ideas; and help develop and implement specific education programs.
- The City could organize a contest to recognize and promote properties with good examples of water-wise landscaping within Cedar City. These properties would be featured in the City's monthly newsletter.
- The City could include a water conservation page for the City's website.
- The City could develop lists of drought-tolerant plants that work well and are available in the area. The City could partner with local plant nurseries to develop this list.
- The City could set up a water conservation booth at community events to distribute educational materials and hand out free water conservation items such as: shower timers, irrigation watering gauges, faucet aerators, and water conservation kits.

- **Supplementary items that could be considered to help aid public education and outreach are as follows:**

- Poster contests.
- Newspaper and radio advertisements.
- Printed educational material distributed with the water bill and available at other public facilities such as the City library.
- Providing water use information on customers' bills showing water use for the last billing period compared to the same period the year before.
- Coordinating with other government agencies.
- Presentations to school, civic, and religious groups.
- Programs promoted by the CICWCD.

- **Rain Barrel Program**

Cedar City should consider implementing a Rain Barrel Program to encourage residential stormwater capture. Under this program, residents could purchase rain barrels at a reduced cost, providing a simple method to collect and store roof runoff for irrigation use. The program would need to comply with State regulations on rainwater capture as specified in Utah House Bill 36 (2013 general session). Key regulations are summarized as follows:

- The total volume of rainwater harvesting containers cannot exceed 2,500 gallons per land parcel.
- The rainwater harvesting system must be registered with the Utah Division of Water Rights if there are more than two containers per parcel or if any one container has a maximum storage volume greater than 100 gallons.
- Collected water must be beneficially used on the same parcel where it is collected.

- **Water Wise Garden**

CICWCD has plans to construct a water-wise demonstration garden in the future. The garden will showcase low-water plant species, irrigation technologies, and landscape practices that residents can replicate at home. The facility will provide a visible, hands-on educational resource for promoting long-term water conservation. Cedar City can partner with CICWCD to promote the garden when it is constructed.

- **Low-Water Grass Seed Program**

Cedar City should consider offering low-water grass seed for purchase to residents. Providing access to drought-tolerant turf options at a reduced cost would encourage homeowners to transition away from high-water-use grasses, reducing overall outdoor irrigation demand while maintaining functional landscape areas. This approach offers improvement as compared to standard turf grass but is not as effective as many other low water use landscaping options.

- **Reaching out to High Water Users**

Identify high water users among industrial, institutional, and commercial customers and their rank regarding water usage. Offer incentives and water use surveys to at least the top 10% of users.

- **Metering and Leak Detection**

Implementation of an active leak detection and repair program such as automated sensors or telemetry would be beneficial as it would reduce water loss and revenue loss caused by leakage.

- **Loss Prevention Programs**

Cedar City currently does not have an official loss prevention program in place, although water loss is tracked and currently averages about 10%. Implementing a loss prevention program would increase employee focus on water conservation and provide methods for improved accountability and better tracking over time. A key first step in establishing a loss prevention program is to quantify the economic value of lost water. Once the economic value of lost water is understood, it can be compared to the cost of remediation efforts and the cost of developing additional sources, providing insight into ways Cedar City should prioritize leak detection and repair and other loss prevention efforts.

- **Landscaping Incentive Programs**

Cedar City recently added language in its ordinances regarding a landscaping rebate program. It is recommended that the City develop procedures and approve funding to administer this program. Potential strategies are listed below.

- Provide matching or additional rebates to residents who receive rebates through the Utah Water Savers program. Offering rebates in conjunction with the Utah Water Savers program would be simple to implement and ensure that citizens are using other available resources in addition to City funds to maximize impact.
- Provide greater incentives for customers who replace turf grass in areas that are least water-efficient (park strips, narrow strips of turf, other non-functional spaces).
- Provide incentives for existing residents to convert to drip irrigation. Incentives could be provided in partnership with local retailers.
- Provide incentives for customers to replace existing irrigation controllers with smart irrigation controllers.
- To implement this program, steps should be taken to verify that the program is meeting its intended purposes. Prior to making any landscape modifications, residents should be required to fill out an application and receive a preliminary inspection to verify that the area being modified has actively irrigated turf grass. The area should be measured and recorded by the inspector. After the landscaping has been modified, a final inspection should be required to verify completeness. Rebates can then be issued after the final inspection.

- **Low Flow Plumbing Devices**

- Cedar City could identify residential buildings constructed prior to 1992 to target buildings that do not have low flow plumbing devices. The City could then develop a strategy to distribute or directly install low-flow showerheads, toilet displacement devices (as needed), toilet flappers (as needed), and faucet aerators.
- Cedar City could encourage customers to purchase high-efficiency washing machines, low water use dishwashers, and point-of-use water heaters.
- Cedar City could implement a toilet replacement program offering incentives to existing residential and non-residential customers who replace their high water-use toilets with ultra low-flush (ULF) toilets.

Modifications to City Operations to Reduce and Eliminate Wasteful Practices

Several operational changes have been made—or are under review—to improve efficiency:

- **Water Audits**

Audits of the City's water systems are being carried out annually to assess leakage and unaccounted for water regarding the previous year. It is recommended that the City continue to perform the annual audit and also consider monitoring customer billing for extreme changes in individual customer usage as a maintenance measure.

- **Internal Metering and Monitoring**

Installing meters at City facilities has helped monitor municipal water use and identify opportunities for internal conservation.

- **Water Budgets for City Properties**

The City could identify the amount of water needed to support each major facility based on irrigated areas and indoor uses, then track actual water use at these facilities to determine whether watering could be reduced or changes could be made to reduce indoor demand.

- **Smart Irrigation Controls**

The City has installed smart controllers at some facilities and is working to install them at others. Details on these facilities are listed below.

- The Fort Cedar Trail has a smart controller with a flow sensor. It tracks rainstorms and reduces irrigation time during and after storms.
- Smart controllers are installed at the Iron West soccer fields and areas of the cemetery which have experienced recent renovations. The City is planning to install them at other parks and implement the abilities of these smart controllers to adjust watering times based on weather conditions.
- Smart controllers are installed in all new City-owned parks and open space.

Prioritized Ranking of Conservation Strategies for Existing Development

A prioritized summary of conservation strategies listed in this chapter is included in Table 4-1. Rankings are qualitative and based on impacts to Cedar City. Additional community engagement is needed to determine impacts of these strategies on end users.

Table 4-1
Prioritized Ranking of Potential Conservation Strategies for Existing Development

Strategy	Cost	Difficulty	Effectiveness	Priority
Expanded promotion of CICWCD and State conservation resources	Low	Low	Moderate	High
Smart Irrigation Controllers at City Facilities	Moderate	Low	High	High
Update City website with more educational materials and resources	Low	Low	Moderate	High
Convene a water conservation committee to identify and refine conservation priorities	Low	Low	High	High
Expanded promotion of rebates available through Utah Water Savers	Low	Low	Moderate	High
Modify customer bills to provide historic use and comparison to other similar users	Low	Moderate	Moderate	High
Establish water budgets for City properties and track against water use	Moderate	Moderate	Moderate	Moderate
Smart metering with leak alerts and customer portal	Moderate	Moderate	Moderate	Moderate
Public recognition for properties with water-wise landscaping	Low	Low	Unknown	Moderate
Implement an official loss prevention program	Moderate	Moderate	Moderate	Moderate
Implement landscaping incentive programs (including turf grass removal) in addition to those available through Utah Water Savers	High	Moderate	High	Moderate
Low-water grass seed program	Moderate	Moderate	Moderate	Moderate
Wastewater effluent reuse	High	High	High	Further Study Needed
Expand educational programs in schools	High	High	Unknown	Low
Rain barrel program	High	Moderate	Low	Low

CHAPTER 5 CONSERVATION FOR FUTURE DEVELOPMENTS

This chapter includes a review of methods and recommendations that Cedar City has implemented or could consider implementing to reduce water usage and promote water conservation within future developments.

Methods of Reducing Water Demand and Per Capita Use for Future Development

To ensure future development is water-efficient, Cedar City has adopted and recommended the following policies and standards:

- **Allocation-Based Tiered Pricing Models**

Cedar City utilizes allocation-based water rates that incentivize conservation by imposing additional charges for excessive use. Separate rate structures exist for single-family, multi-family, and non-residential users, allowing the City to set appropriate usage targets for different types of water users. Several tiers either exist or are being explored as listed below.

- Standard development (existing): properties under this tier structure are anticipated to consist of normal suburban development and are billed under standard tiered billing rates.
- Recorded Conservation Agreement (existing) – 1,000 square feet of turf: properties under this tier structure are limited to no more than 1,000 square feet of turf grass on their property. Tiered billing rates charge escalating rates for properties that use more water than is needed to sustain normal indoor use and 1,000 square feet of turf grass.
- Conservation – 3,000 square feet of turf (existing): properties under this tier structure are limited to no more than 3,00 square feet of turf on their property. Tiered billing rates charge escalating rates for properties that use more water than is needed to sustain normal indoor use and 3,000 square feet of turf grass.
- Recorded Conservation Agreement – no turf (potential future): the City could consider reduced water allotments for properties with no turf grass.
- Recorded conservation Agreement – property-specific landscape requirements (potential future): the City could consider conservation agreements specific to a property to allow for more flexibility in administering conservation-oriented rates.

- **Conservation Development and Water Rights Dedication**

Cedar City code 37-32 requires new development to either dedicate water rights to the City to meet the needs of the development or pay a fee in lieu of water rights so the City can acquire water rights needed to support the development. The code allows developers to convey fewer water rights if their development includes restrictions on the amount of turf grass that can be planted on each lot. This provides a direct incentive for developers to construct conservation-oriented developments with low per-capita use.

Recommendations to Reduce Water Demand and Per Capita Use for Future Developments

To further reduce per-capita water use of future development, the following recommendations are proposed:

- **Landscape Efficiency Standards for New Development**

- The City could encourage planting deciduous trees on the south, east, and west sides of buildings, and evergreen trees on the north side of buildings. Planting evergreen trees on the north side of a home allows them to act as a windbreak to shield the home from cold northern winter winds while allowing southern sunlight to warm the home, improving energy-efficiency.
- The City could develop a water-wise information packet to be included with new building permits.
- The City could include a water conservation page for the City's website.
- The City could develop lists of drought-tolerant plants that work well and are available in the area. The City could partner with local plant nurseries to develop this list.
- The City could require developers of non-residential properties to submit functional justification for proposed areas of turf grass within their development. Doing so would ensure that turf grass is not installed anywhere where it does not serve a clear purpose.
- The City could implement an ordinance requiring water-wise landscaping in new developments not participating in the Conservation Development program, including Common Interest Community developments and multi-family housing projects. Components of the ordinance could include the following:
 - Turf limitations
 - Use of drought-tolerant or native plants
 - Drip irrigation systems for shrubs and trees
 - Smart irrigation controllers
 - Prohibition of decorative ponds, pools, or water features that contribute to unnecessary water evaporation.
- The City could implement an ordinance requiring smart irrigation controls to be installed in certain types of development, potentially including projects for public agencies, private nonresidential projects, and developer-installed landscaping in residential projects.

- **Submission of Landscaping Plans:** Cedar City has explored requiring submission of a landscaping plan to receive a building permit; however, Utah HB 368 (2025 general session) does not permit a municipality to withhold an applicant's building permit or certificate of occupancy because the applicant has not submitted a private landscaping plan. Potential strategies to promote submission of landscaping plans while working within existing laws are as follows:

- Require submission of a landscaping plan before landscaping is installed (this is explicitly permitted under HB 368). Create administrative penalties for citizens or businesses that install landscaping before submitting a landscaping plan.
- Require submission of a landscaping plan to qualify for water conservation rate billing under a conservation agreement.

New or Modified Lot Sizes or Configurations: Residential developments participating in Cedar City's Conservation Development program must have a maximum of either 1,000 or 3,000 square feet of irrigated landscape. This approach ensures relatively consistent water use per housing unit regardless of lot size. Modifying lot sizes or configurations would, therefore, have little effect on per capita water use in future developments unless a new conservation rate option was implemented that allows for property-specific turf area requirements.

- **Additional Tier in the Conservation Development Program:** Cedar City could consider another tier in the conservation development program which would prohibit homes from having any turf grass and allow limited drip irrigation only.
- **Discouraging Incentives for Economic Development Activities that do not adequately account for water use or do not include strategies for reducing water demand:** Cedar City requires water rights sufficient to meet the needs of a proposed development to be dedicated to the City to meet the needs of the development. This provides an effective economic incentive for water-wise development. Because of the scarcity of available water rights in the Cedar City valley and the high cost of obtaining them, potential commercial users with high water demand typically find that Cedar City does not present a viable location for their business. Other potential discouraging incentives could include punitive rate structures for developments that don't meet water-wise landscaping standards, or modifications to the existing rate structure to disincentivize high water users.

Prioritized Ranking of Conservation Strategies for Future Development

A prioritized summary of conservation strategies listed in this chapter is included in Table 5-1. Rankings are qualitative and based on impacts to Cedar City. Additional community engagement is needed to determine impacts of these strategies on end users.

Table 5-1
Prioritized Ranking of Potential Conservation Strategies for Future Development

Strategy	Cost	Difficulty	Effectiveness	Priority
Include additional landscaping standards including limitations on pools or ponds and requirements for drip irrigation and water-wise landscaping	Low	Low	High	High
Partner with local plant nurseries to develop a list of water-wise plants that work well and are available in the area	Low	Moderate	Moderate	Moderate
Develop a water-wise information packet to be included with building permits	Low	Low	Unknown	Moderate
<u>Implement an ordinance requiring smart irrigation controllers</u>	<u>Low</u>	<u>Low</u>	<u>Unknown</u>	<u>Further study recommended</u>
Create administrative penalties (allowable by law) for developments that do not submit a landscaping plan prior to installing landscaping	Low	Moderate	Unknown	Further study recommended
Discouraging incentives for development that is not water-wise	Low	Moderate	Unknown	Further study recommended

Implement an additional conservation tier permitting no turf grass on a residential lot	Low	Moderate	High	Further study recommended
New or modified lot size configurations	Low	Moderate	Low	Low

CHAPTER 6 CONSERVATION POLICY RECOMMENDATIONS

This chapter includes a summary of policy-related items that will be considered by Cedar City. Where items have been discussed in previous chapters, a summary is listed here.

Future Planning Recommendations on Conservation Policy

To further improve water management, the City will consider the following policies and ordinance changes:

- **Water Conservation Policies:**
 - Develop methods to administer the City's landscape rebate/incentive programs, potentially to include using them as matching funds for current Utah Water Savers programs, or drip irrigation conversion programs in partnership with local retailers.
- **Landscaping Options Within Public Streets (Non-Turf Park Strips):**
 - Require water-wise planting or hardscape design in park strips.
 - Prohibit turf in non-functional areas.
 - Prioritize low-maintenance materials and drip irrigation by meeting with City landscape maintenance personnel to identify a variety of maintenance-friendly options with staff support, then working with City leaders to develop approved water-wise landscaping plans for City-maintained streetscapes.
 - Work with local plant nurseries to develop a list of drought-tolerant plants that are available and work well in Cedar City.
- **Ordinance Revisions to Eliminate Inefficient Water Use:**
 - The City could require developers of non-residential properties to submit functional justification for proposed areas of turf grass within their development. Doing so would ensure that turf grass is not installed anywhere where it does not serve a clear purpose.
 - The City could implement an ordinance requiring smart irrigation controls to be installed in certain types of development, potentially including projects for public agencies, private nonresidential projects, and developer-installed landscaping in residential projects.
- **Low Water Use Landscaping Standards for New Development Types:**
 - Commercial, Industrial, and Institutional: Require drought-tolerant planting, smart irrigation, and minimal turf in non-functional areas.
 - Residential: Require compliance with landscaping standards, turf limitations, and irrigation efficiency technologies as part of development approval.
 - Encourage planting deciduous trees on the south, east, and west sides of buildings, and evergreen trees on the north side.

CHAPTER 7 IMPLEMENTATION PLAN

This chapter includes a summary of Cedar City's implementation plan for water-related goals as outlined in this element of the General Plan.

Year 2026

Actions to be taken in 2026 are as follows:

- Provide expanded water conservation resources on the City's website. Promote these resources in City publications.
- Finish installing smart customer meters. Begin implementing customer portal access and leak detection notification.
- Complete a study regarding necessary infrastructure and costs to implement wastewater effluent reuse.
- Install smart controllers at remaining City parks and open spaces and implement advanced capabilities.
- Convene a water conservation committee. The committee will explore the following topics:
 - Political feasibility of strategies listed in the Water Use and Preservation Element
 - Finances and resources required to implement additional conservation strategies
 - Revisions to development standards and ordinances
- Determine additional conservation programs for implementation in future years.
- Develop a plan to provide the Water Division with additional staffing needed to implement desired conservation strategies.

Year 2027

Actions to be taken in 2027 are as follows:

- As needed, hire additional staff to provide capacity for implementation of further conservation goals.
- Begin implementation of conservation programs recommended by the water conservation committee, which may include the following:
 - Loss prevention plan
 - Landscaping incentive programs
 - Low-water grass seed program
 - Develop expanded educational programs
 - Public recognition of water-wise properties in Cedar City
- Establish water budgets for City-owned properties
- Evaluate participation in and effectiveness of conservation programs being implemented.
- Present results to the water conservation committee for consideration. Adjust policies and programs as needed.

2028 and Beyond

Actions to be taken in 2028 and beyond are as follows:

- Annual review of the participation in and effectiveness of available conservation programs
- Continuous updates to educational resources
- Continuous tracking of water use on City properties as compared to their respective water budgets.
- Continuous leak monitoring and loss prevention
- Budget and plan for wastewater reuse, if determined feasible
- Continuous coordination with CICWCD and State agencies
- Continuous participation in CICWCD and State conservation programs
- Present results to the water conservation committee for consideration. Adjust policies and programs as needed.

REFERENCES

- Cedar City, UT. (2025). *2024 water report*. <https://www.cedarcityut.gov/DocumentCenter/View/15135/2024-Water-Report>
- Cedar City, UT. (n.d.). *Cedar City Municipal Code § 37-32: Water acquisition*. Retrieved from https://cedarcity.municipalcodeonline.com/book?type=ordinances#name=Section_37-32_Water_Acquisition
- Cedar City, UT. (n.d.). *Drinking Water Master Plan*. [https://www.cedarcityut.gov/DocumentCenter/View/17231/Drinking Water Master Plan](https://www.cedarcityut.gov/DocumentCenter/View/17231/Drinking_Water_Master_Plan)
- Cedar City, UT. (n.d.). *Ordinance § 37-7-1: Time-of-day watering (Cedar City Municipal Code)*. Retrieved from https://cedarcity.municipalcodeonline.com/book?type=ordinances#name=Section_37-7-1_Time-Of-Day_Watering
- Cedar City Corporation. (2022, April 13). *Resolution No. 22-0413-1: A resolution adopting a voluntary water restriction schedule*. <https://www.cedarcityut.gov/DocumentCenter/View/15925/Resolution-22-0413-1>
- Utah Division of Water Rights. (2021, January 11). *Cedar City Valley groundwater management plan*. <https://www.waterrights.utah.gov/groundwater/ManagementReports/CedarValley/CedarValley.asp>
- Utah Division of Water Rights. (n.d.). *Public Water Supplier information: Public Water System # 1231*. Retrieved from https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1231
- Utah Division of Water Rights. (n.d.). *Water right system profile # 11405*. Retrieved from https://waterrights.utah.gov/asp_apps/viewEditSEC/secView.asp?SYSTEM_ID=11405
- Utah Division of Water Resources. (n.d.). *Regional water conservation goals*. Retrieved from <https://conservewater.utah.gov/regional-water-conservation-goals/>
- Utah House of Representatives. (2025). *H.B. 368: Local Land Use Amendments (2025 Gen. Sess.)*. <https://le.utah.gov/Session/2025/bills/enrolled/HB0368.pdf>
- Utah State Senate. (2022). *S.B. 110: Water as Part of General Plan (2022 Gen. Sess.)*. <https://le.utah.gov/~2022/bills/static/SB0110.html>

APPENDIX A

Source and Water Rights Information

CULINARY SUPPLY DATA

WELL	DEPTH (FT)	CASING DIAMETER (INCHES)	DDW SOURCE CAPACITY ¹ (GPM)	MAXIMUM CAPACITY FOR CONSUMPTION ² (GPM)
Enoch Well #1	875	16	1300	1000
Enoch Well #3	1030	16	1461	1750
Quichapa Well #1	900	16	1100	1100
Quichapa Well #3	697	16	1300	1100
Quichapa Well #5	1006	16	1267	1300
Quichapa Well #6	604	16	1333	1200
Quichapa Well #7	1020	16	1500	1300
Quichapa Well #8	960	16	1391	1450
Shurtz Cnyn. Springs	N/A	N/A	181	350
Cedar Cnyn. Springs	N/A	N/A	441	400
Spilsbury Springs	N/A	N/A	101	200
Total =			11,375	11,150

PRESSURIZED IRRIGATION SUPPLY DATA

WELL OR PUMP STATION	DEPTH (FT)	CASING DIAMETER (INCHES)	FLOW CAPACITY (GPM)	MAXIMUM CAPACITY FOR CONSUMPTION (GPM)
Cemetery Well	670	14	1400	1400
Northfield Well	865	12	900	900
200 North Pump Station	N/A	N/A	1800	1800
Total =				4,100

Total Supply = 15,250 gpm

CULINARY WATER TANK DATA

¹ This column is the allowable source capacity per the Division of Drinking Water (DDW) minimum sizing requirements. Refer to data submitted by Jonathan Stathis to Chris Martin of DDW by email on January 23, 2020.

² This column is the typical maximum capacity available at each source during peak summer months. Quichapa Well #1 was put back in service in 2019. The capacity for Enoch Well #1 was changed in 2019 from 800 to 1,000 gpm based on flow meter data.

Cedar City Corporation Municipal Water Rights - Groundwater (Sorted by Priority Date in Basin 73)													
Water Right No.	Source/Seller	Source Name(s)	Diversion Flow (ac-ft)	Cumulative Diversion (ac-ft)	Flow (cfs)	Period of Use	Priority Date	Proof Due Date	Non-Use Expiration	Sole Supply (ac-ft)	Auxiliary to Irrigation Shares (ac-ft)	POD - North or South of SR-567	
73-427	Cedar Valley Ranch, LLC (Wayne Leffler)		848.98	848.98	2	Mar 15 - Oct 31	1865	31-Dec-2020		848.98		North	
73-4301	Chet & Kathy Perkins		1.0	849.98		Apr 1 - Oct 31	1865		30-Apr-2026	1.0		North	
73-4134	Joe Burgess/Big Time Developers LLC (Tom Jett)		25.0	875.98		Mar 1 - Oct 31	1865		31-Jul-2026	25.0		North	
73-475	Elmer Enterprises, LLC		12.0	887.98		Mar 1 - Nov 1	1865		30-Apr-2026	28.0		North	
73-518	Elmer Enterprises, LLC		12.0	900.98		Mar 1 - Nov 1	1865		30-Apr-2026	12.0		North	
73-519	Elmer Enterprises, LLC		12.0	912.98	0.011	Mar 1 - Nov 1	1865		30-Apr-2026	12.0		North	
73-600	Elmer Enterprises, LLC		12.0	924.98	0.056	Mar 1 - Nov 1	1865		30-Apr-2026	12.0		North	
73-669	Elmer Enterprises, LLC		10.8	935.78		Mar 1 - Nov 1	May 1865		30-Apr-2026	10.8		North	
73-538	Elmer Enterprises, LLC		28.0	963.78	0.089	Mar 1 - Nov 1	1865		30-Apr-2026	28.0		North	
73-537	Elmer Enterprises, LLC		28.0	991.78	0.084	Mar 1 - Nov 1	1865		30-Apr-2026	28.0		North	
73-111	Cedar Valley Ranch, LLC (Wayne Leffler)		1.08	1,002.91		May 15 - Oct 31	May 1866	31-Dec-2020		1.08		North	
73-172	Joe Burgess		4.3	1,007.21		Jan 1 - Dec 31	Jun 1866		Unvalued			North	
73-387	Chad Investments, Inc. and Cedar Valley Holdings, LLC		13.105	1,020.31	0.089	Apr 1 - Oct 31	1866		30-Apr-2026	13.105		South	
73-381	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	20.92	1,041.23		Jan 1 - Dec 31	1900	31-Dec-2029		20.92		South	
73-382	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	62.44	1,103.67		Jan 1 - Dec 31	1900	31-Dec-2029		62.44		South	
73-383	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	62.48	1,166.15		Jan 1 - Dec 31	1900	31-Dec-2029		62.48		South	
73-385	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	83.94	1,250.09		Jan 1 - Dec 31	1900	31-Dec-2029		83.94		South	
73-386	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	83.94	1,334.03		Jan 1 - Dec 31	1900	31-Dec-2029		83.94		South	
73-387	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	0.45	1,334.48		Jan 1 - Dec 31	1900	31-Dec-2029		0.45		South	
73-388	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	20.92	1,355.40		Jan 1 - Dec 31	1900	31-Dec-2029		20.92		South	
73-2921	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	20.92	1,376.32		Jan 1 - Dec 31	1900	31-Dec-2029		20.92		South	
73-389	Quichapa Well Field	Quichapa Wells #1 3.5.6.7.8	45.0	1,421.32		Jan 1 - Dec 31	1900	31-Dec-2029		45.0		South	
73-182	Colman Annexation		1.887	1,423.21		Jan 1 - Dec 31	1215		Unvalued			South	
73-1596	Colman Annexation		1.887	1,425.09		Jan 1 - Dec 31	1910		Unvalued			South	
73-2373	Enoch Well Field	Enoch Well North (#1)		1,536.76		Jan 1 - Dec 31	Apr 1912			64.0		North	
73-4668	Liberty Cove, LLC (Parkview Apartments)	Enoch Well South (#2)	64.0	1,536.76		Jan 1 - Dec 31		31-Jan-2027				North	
73-1085	M.B. - Cedar City LLC	Enoch Well #3	1.6951	1,538.45		Jan 1 - Dec 31	1916	31-Mar-2035		1.6951		North	
73-4277	M.B. - Cedar City LLC		1.448	1,540.89		Jan 1 - Dec 31	Jun 1916		30-Apr-2026	4.233		North	
73-2595	South Cottonwood Annexation		0.48	1,541.38		Mar 15 - Oct 31	1917		30-Apr-2026	0.48		North	
73-2596	South Cottonwood Annexation		0.056	1,541.43		Mar 15 - Oct 31	1917		30-Apr-2026	0.056		North	
73-131	Enoch Well Field	Enoch Well North (#1)	61.0	1,602.35		Jan 1 - Dec 31	1918			61.0		North	
73-703	Quichapa Well Field	Enoch Well #3		1,602.35		Jan 1 - Dec 31	1918	31-Jan-2027				North	
73-410	Epiphany Annexation	Quichapa Wells #1 3.5.6.7.8	95.84	1,698.19		Jan 1 - Dec 31	1918	31-Dec-2029		95.84		South	
73-2374	Enoch Well Field	Enoch Well North (#1)	9.184	1,707.37		Mar 15 - Oct 31	1918		31-Jul-2026	9.184		North	
73-1962	Onado Investments B. LLC (Onado Annexation)	Enoch Well South (#2)	4.062	1,711.43		Jan 1 - Dec 31	1919			4.062		North	
73-44	San Builders, Inc.	Enoch Well #3	0.4	1,711.83		Mar 15 - Oct 31	1920	31-Jan-2027		0.4		North	
73-1500	San Builders, Inc.		1.832	1,713.66		Mar 15 - Oct 31	1920		Unvalued			North	
73-1462	Brian Peterson Water Credits		14.3968	1,728.05		Mar 15 - Oct 31	1-May-1929		30-Apr-2027	Unvalued	Yes	North	
73-4156	Brian Peterson Water Credits		14.3968	1,742.44		Mar 15 - Oct 31	1-May-1929		30-Apr-2027	Unvalued	18.5317	North	
73-525	M.B. - Cedar City LLC		5.01	1,747.45		Jan 1 - Dec 31	1922		30-Apr-2026	5.01		North	
73-155	Steve Sevy Annexation and Lee & Amanda Grimm		180.0	1,927.45		Jan 1 - Dec 31	1924	30-Nov-2030		180.0		North	
73-156	Steve Sevy Annexation		11.468	1,938.91		Mar 15 - Oct 31	Jun 1924		30-Apr-2026	11.468		North	
73-112	M.B. - Cedar City LLC		8.84	1,947.75		Jan 1 - Dec 31	1925		30-Apr-2026	8.84		North	
73-4687	Onado, LLC (Fox View Estates Subd. Phase 2)		6.28	1,954.03		Jan 1 - Dec 31	1925	31-Dec-2034		6.28		North	
73-4142	Randy, L. and Mary Lou Peck		0.86	1,954.89		Mar 15 - Oct 31	1926		31-Jul-2026	0.86		South	
73-3884	Cedar Valley Ranch, LLC (Wayne Leffler)		0	1,954.89		Mar 15 - Oct 31	30-Jul-1927	30-Jun-2030		0		South	
73-3250	Ronald K. Stanley		62.0	1,986.89		Apr 1 - Oct 31	30-Jul-1927	31-Jul-2026		62.0		North	
73-3430	Cedar Valley Ranch, LLC (Wayne Leffler)		46.3448	2,033.23		Mar 15 - Oct 31	30-Jul-1927	30-Jun-2030		46.3448		North	
73-4120	M.B. - Cedar City LLC		9.83	2,043.06		Jan 1 - Dec 31	1931		31-Jul-2026	9.83		North	
73-4148	Epiphany Annexation		30.5132	2,073.57		Apr 1 - Oct 31	Sep 1928		31-Jul-2026	50.0132		North	
73-4653	SR Investments LLC (Old Farm Subd. Phases 2 & 3)		14.8	2,127.22		Jan 1 - Dec 31	Sep 1928	31-Oct-2034		14.8		North	
73-3363	Proctor Nelson (DR Annexation)		25.0	2,152.22		Mar 15 - Oct 31	1929		30-Apr-2026	25.0		North	
73-46	San Builders, Inc.		0.84	2,143.06		Mar 15 - Oct 31	1-May-1929		Unvalued		Yes	North	
73-1469	San Builders, Inc.		0.84	2,143.90		Mar 15 - Oct 31	1-May-1929		Unvalued		Yes	North	
73-4143	Brian Peterson Water Credits		14.3968	2,158.30		Mar 15 - Oct 31	1-May-1929		30-Apr-2027	Unvalued	18.5317	North	
73-4157	Brian Peterson Water Credits		14.3968	2,172.69		Mar 15 - Oct 31	1-May-1929		30-Apr-2027	Unvalued	18.5317	North	
73-3818	Ronald K. Stanley		79.85	2,252.54		Mar 15 - Oct 31	Feb 1930	28-Feb-2028		79.85		North	
73-4090	M.B. - Cedar City LLC		30.635	2,283.18		Jan 1 - Dec 31	Feb 1930	30-Apr-2026		30.635		North	
73-4143	Epiphany Annexation		21.424	2,304.60		Mar 15 - Oct 31	Feb 1930	31-Jul-2026		21.424		North	
73-4226	M.B. - Cedar City LLC		30	2,334.60		Jan 1 - Dec 31	1-Feb-1930	31-Jan-2030		30		North	
73-4084	Murray Jim Sorenson and Gay Sorenson		26.828	2,361.43		Jan 1 - Dec 31	Mar 1930	31-Mar-2028	31-Dec-2027	26.828		North	
73-3384	South Cottonwood Annexation		56.98	2,418.41		Mar 15 - Oct 31	Apr 1930	30-Apr-2026		56.98		North	
73-4559	Cascade Financial, LLC (Cascade Springs Apts. Phase 2)		15.36	2,433.77		Jan 1 - Dec 31	Apr 1930	31-Aug-2030	31-Jul-2029	15.36		North	
73-4565	Cascade Financial, LLC (Cascade Springs Apts. Phase 2)		6.95	2,440.72		Jan 1 - Dec 31	Apr 1930	31-Aug-2030	31-Jul-2029	6.95		North	
73-1569	Onado Investments B. LLC (Onado Annexation)		18.16	2,458.88		Mar 15 - Oct 31	Mar 1931		30-Apr-2026	18.16		North	
73-440	Cedar Valley Ranch, LLC (Wayne Leffler)		13.775	2,472.65		Mar 15 - Oct 31	Mar 1931	30-Jun-2030		13.775		North	
73-3641	Hunter Family Living Trust (Development Team credits)		30.865	2,503.51		Mar 15 - Oct 31	Mar 1931	30-Jun-2030		30.865		North	
73-186	Midvalley Water, LLC (Harden)		120.0	2,623.51		Mar 15 - Oct 31	Apr 1931		30-Apr-2026	120.0		North	
73-186	Midvalley Water, LLC (Harden)		93.36	2,716.87		Mar 15 - Oct 31	Apr 1931		30-Apr-2026	93.36		North	
73-773	Cedar Valley Ranch, LLC (Wayne Leffler)		20.0	2,736.87		Mar 15 - Oct 31	1932	30-Jun-2030		20.0		North	
73-5240	B.T. D. Investments, LLC		20.0	2,756.87		Mar 15 - Oct 31	1932	30-Jun-2030		20.0		North	
73-5012	Intel D. Logo Mount Ltd.		1.3	2,758.17		Mar 15 - Oct 31	Apr 1933	31-Jul-2026		1.3		North	
73-4606	Shelley Whitaker Real Estate LLC (SRW Rentals LLC)		0.0737	2,758.24		Jan 1 - Dec 31	Apr 1933	31-Jul-2026		0.0737		North	
73-765	Midvalley Water, LLC (Harden)		83.32	2,841.56		Mar 15 - Oct 31	1934		30-Apr-2026	83.32		North	
73-180	Cedar Valley Ranch, LLC (Wayne Leffler)		1.0	2,842.56		Mar 15 - Oct 31	1934	999		1.0		North	
73-4099	Cedar Valley Ranch, LLC (Wayne Leffler)		1.0	2,843.56		Mar 15 - Oct 31	1934	30-Jun-2030		1.0		North	
73-190	Steve Sevy Annexation & Purchase from Sevy		214.12	3,057.68		Mar 15 - Oct 31	Mar 1934		Unvalued	ELL's		North	
73-4632	KA Cedar Ridge (RBC Ag. & Pasture Lane Phase 1)		3.28	3,060.96		Mar 15 - Oct 31	Mar 1934	30-Jun-2034		3.28		North	
73-797	Midvalley Water, LLC (Harden)		83.32	3,144.28		Mar 15 - Oct 31	Apr 1934		30-Apr-2026	83.32		North	
73-1442	Midvalley Water, LLC (Harden)		120.0	3,264.28		Mar 15 - Oct 31	Apr 1934		30-Apr-2026	120.0		North	
73-44	San Builders, Inc.		0.84	3,265.12		Mar 15 - Oct 31	Apr 1934		Unvalued		Yes	North	
73-1223	San Builders, Inc.		3.815	3,268.93		Mar 15 - Oct 31	10-Jun-1934		Unvalued		Yes	North	
73-4161	Brian Peterson Water Credits		14.3968	3,283.32		Mar 15 - Oct 31	10-Jun-1934		30-Apr-2027	Unvalued	18.5317	North	
73-4166	Brian Peterson Water Credits		14.3968	3,297.71		Mar 15 - Oct 31	10-Jun-1934		30-Apr-2027	Unvalued	18.5317	North	
73-2553	South Cottonwood Annexation		18.16	3,315.87		Mar 15 - Oct 31	12-Jun-1934		30-Apr-2026	18.16		North	
73-4131	North Cottonwood Annexation		37.764	3,353.63		Mar 15 - Oct 31	12-Jun-1934		31-Jul-2026	37.764		North	
73-4144	Epiphany Annexation		126.04	3,479.67		Mar 15 - Oct 31	12-Jun-1934		31-Jul-2026	126.04		North	
73-2560	Hunter Family Living Trust (Development Team credits)		15.128	3,494.80		Mar 15 - Oct 31	15-Jun-1934	30-Jun-2034		15.128		North	
73-3075	Heath W. and Elizabeth Sartini		0.5	3,495.30		Apr 1 - Oct 31	15-Jun-1934		31-Jul-2026	0.5		North	
73-4164	Jack Burns		4.0	3,500.30		Mar 15 - Oct 31	15-Jun-1934		31-Jul-2026	4.0		North	
73-4171	Anna Annexation		13.833	3,514.13		Mar 15 - Oct 31	15-Jun-1934		30-Apr-2027	Unvalued	18.833	North	
73-186	Wark Meiner Annexation		6.39	3,520.52		Mar 15 - Oct 31	15-Jun-1934		30-Apr-2026	6.39		North	
73-1078	Car Well Field	1st Cox Well	388.189	3,908.71	0.55	Apr 1 - Nov 30	23-Jun-1934		31-Aug-2025	388.189		South	
73-4254	West Union		21.0	4,149.71		Mar 15 - Oct 31	30-Jun-1934		30-Apr-2026	21.0		North	
73-1185	Sam Cook		10.0	4,209.71		Jan 1 - Dec 31	30-Jun-1934	30-Nov-2032		10.0		North	
73-4141	Barl Van De Car		2.0	4,211.71		Mar 15 - Oct 31	30-Jun-1934		31-Jul-2026	2.0		North	
73-2943	JA Investments, Inc. and Cedar Valley Holdings, LLC		4.										

Cedar City Corporation Municipal Water Rights - Groundwater (Sorted by Priority Date in Basin 71)											
Water Right No.	Source/Seller	Source Name(s)	Diversion Flow (ac-ft)	Cumulative Diversion (ac-ft)	Flow (cfs)	Period of Use	Priority Date	Proof Due Date	Non-Use Expiration	Sole Supply (ac-ft)	Auxiliary to Irrigation Shares (ac-ft)
71-811	Escalante Farms, LLC (R. Jared Holt)		596.8	596.80		Mar 15 - Nov 1	13-Apr-1944			596.8	
71-1151	Escalante Farms, LLC (R. Jared Holt)		25.0	621.80		Mar 15 - Nov 1	12-Sep-1944			25.0	
71-1982	Escalante Farms, LLC (R. Jared Holt)		25.0	646.80		Mar 15 - Nov 1	12-Sep-1944			25.0	
71-1983	Escalante Farms, LLC (R. Jared Holt)		25.0	671.80		Mar 15 - Nov 1	12-Sep-1944			25.0	
71-1984	Escalante Farms, LLC (R. Jared Holt)		25.0	696.80		Mar 15 - Nov 1	12-Sep-1944			25.0	
71-4749	Escalante Farms, LLC (R. Jared Holt)		305.92	1,002.72		Mar 15 - Nov 1	10-Oct-1944			305.92	
Total flow in ac-ft =			1,002.72								

Cedar City Corporation Municipal Water Rights - Springs								
Water Right No.	Source	Source Name(s)	Flow (ac-ft)	Flow (cfs)	Period of Use	Priority Date	Proof Due Date	Non-Use Expiration
73-434	Elmer Enterprises, LLC		69.32		Mar 1 - Nov 1	1865		31-Mar-2030
73-866	Spillsbury Springs		Combined w/ 73-990			1929		
73-904	Cedar Canyon Springs	Cluff Spring	609.8262	1.26	Apr 1 - Nov 30	1870		
73-905	Shurtz Canyon Springs		Covered by 73-1080, 1081, 1082, 1083			1856		
73-956	Cedar Canyon Springs	Upper Barnson Spring	161.4475	0.223	Jan 1 - Dec 31	1856		
73-957	Cedar Canyon Springs	Lower Will Williams Spring	48.5067	0.067	Jan 1 - Dec 31	1856		
73-958	Cedar Canyon Springs	Dry Spring	40.5429	0.056	Jan 1 - Dec 31	1856		
73-959	Shurtz Canyon Springs	Upper Black Rock Spring	32.5791	0.045	Jan 1 - Dec 31	1856		
73-960	Cedar Canyon Springs	Barnson Trail Spring	120.9047	0.167	Jan 1 - Dec 31	1856		
73-961	Cedar Canyon Springs	Lower Head House Spring	120.9047	0.167	Jan 1 - Dec 31	1856		
73-962	Cedar Canyon Springs	Raspberry Spring	48.5067	0.067	Jan 1 - Dec 31	1856		
73-963	Cedar Canyon Springs	White Rock Spring	161.4475	0.223	Jan 1 - Dec 31	1856		
73-990	Spillsbury Springs	3 spgs (Quichapa stream)	1,922.53	20.0	Jan 1 - Dec 31	1880	31-Oct-2028	
73-1001	Spillsbury Springs	Duncan Leeches Creek	Combined with 73-990			1893	31-Oct-2028	
73-1080	Shurtz Canyon Springs	Upper Posie Spring	Combined w/ 73-2139			1856		
73-1081	Shurtz Canyon Springs	Lower Posie Spring	Combined w/ 73-2139			1856		
73-1082	Shurtz Canyon Springs	West Big Spring	Combined w/ 73-2139			1856		
73-1083	Shurtz Canyon Springs	East Big Spring	Combined w/ 73-2139			1856		
73-1125	Spillsbury Springs	Watson Gulch	Combined w/ 73-990			1856	31-Oct-2028	
73-1133	Spillsbury Springs	Willow Spring Stream	Combined w/ 73-990			1856	31-Oct-2028	
73-1858	Cedar Canyon Springs	Chatterly Spring	260.6328	0.36	Jan 1 - Dec 31	Jun-1856		
73-1896	Shurtz Canyon Springs	Urie Spring	59.0	0.25	Nov 2 - Feb 28	21-Dec-1957		
73-2139	Shurtz Canyon Springs	Birch Spring	1182.6	1.95	Jan 1 - Dec 31	1856		
		Three Ledge Spring No. 1						
		Three Ledge Spring No. 2						
		Three Ledge Spring No. 3						
		Upper Posie Spring No. 2						
Total flow in ac-ft =			4,838.75					

APPENDIX B

Southern Utah University
Conservation Strategies

Cedar City Corporation Irrigation Water Rights - Surface Water							
Water Right No.	Source	Source Name(s)	Flow (ac-ft)	Flow (cfs)	Period of Use	Priority Date	Proof Due Date
73-423	Coal Creek	Coal Creek	448.60	0.38	Apr 1 - Nov 30	1903	31-Mar-2033
73-529	Coal Creek	Coal Creek	Note 1	0.21	Apr 1 - Nov 30	1870	31-Mar-2033
73-1011	Coal Creek	Coal Creek	Note 1	1.92	Apr 1 - Nov 30	1870	31-Mar-2033
73-1390	JDL Investments, Inc. and Cedar Valley Holdings, LLC	Parowan Gap Wash (Note 2)	0		Apr 1 - Oct 31	1856	
Total flow in ac-ft =			448.60				

Note 1: Water rights #73-423, #73-529, #73-1011, and #73-1924 are limited to a total yearly diversion of 491.36 ac-ft. Refer to the Order of the State Engineer for Change Application #73-423 (a34526).
Note 2: Water rights #73-1390 and #73-387 are supplemental rights with all of the beneficial use set to WR #73-387. Refer to Memo on the Division of Water Rights website dated June 25, 2024.

Cedar City Corporation Irrigation Shares - Surface Water					
Irrigation Company	Shares Owned by Cedar City	Class	Water Yield per Share (ac-ft)	Flow (ac-ft)	
South & West Field Irrigation Company	267.6	1	3.2882	879.922	Yield based on Div. of Water Rights website
Union Field Irrigation Company	0	1	6.11	0	Yield based on 2018 appraisal
East Extension Irrigation Company	7.5	1 & 2	3.18	23.850	Yield based on 2018 appraisal
	2.5	3 & 4	6.51	16.275	Yield based on 2018 appraisal
	0	A	3.13	0	Yield based on 2018 appraisal
North Field Irrigation Company	146.36	1	3.27	478.597	Yield based on 2018 appraisal
	142.75	3 & 4	5.3	756.575	Yield based on 2018 appraisal
	30.47	A	5.9	179.773	Yield based on 2018 appraisal
Old Fort and Old Field Irrigation Company	36.25	1	2.53	91.713	Yield based on 2018 appraisal
Bulldog Ditch Association (North West Field Irrigation Company)	131.027	A	4.1638	545.57	Yield based on Div. of Water Rights website
Coal Creek Irrigation Company	20	A	0.1	2.0	Yield based on Div. of Water Rights website
	805.0863	B	0.1	80.509	Yield based on Div. of Water Rights website
Total flow in ac-ft =				3,054.78	

APPENDIX B

Southern Utah University Conservation Strategies

Conservation Strategy		Priority	Responsible Party	Timeline
1. Implement a comprehensive water conservation program across all campus buildings.		High	Facilities Management	2023-2025
2. Establish a sustainable landscaping plan using native, drought-tolerant plants.		Medium	Grounds Maintenance	2024-2026
3. Conduct regular energy audits to identify and reduce energy consumption.		High	Energy Management	2023-2024
4. Create a recycling and waste management program to minimize landfill waste.		Medium	Waste Management	2023-2025
5. Develop a green building certification program for new construction projects.		High	Construction Management	2024-2027
6. Implement a sustainable procurement policy favoring environmentally friendly products.		Medium	Purchasing Department	2023-2025
7. Establish a campus-wide composting program for food and organic waste.		Medium	Waste Management	2024-2026
8. Create a green roof pilot program on a select building.		Low	Facilities Management	2025-2027
9. Implement a sustainable transportation program encouraging carpooling and public transit.		Medium	Transportation Services	2023-2025
10. Develop a green campus map highlighting sustainable features and resources.		Low	Marketing & Communications	2024-2025

Southern Utah University Conservation Strategies

- The Southern Utah University (SUU) irrigation system uses a rainbird IQ irrigation system that adjusts water output based on ongoing weather data collected from a weather station on campus. The master controller adjusts irrigation water output based on the temperature, relative humidity, wind, and precipitation over the previous 24 hours. Additionally, systems can be turned on or off remotely, allowing the University to respond quickly when conditions require. Several watering controllers have flow sensors to shut down a branch system if a high-flow condition (leak) is detected.
- SUU planted areas of xeriscaping and drought-tolerant plants to lower the use of irrigation water and the use of fossil fuels for mowing and weed eating.
- SUU also utilizes secondary water for irrigating the campus between 800 W. and the freeway and is currently assessing the use of secondary water for upper campus.
- SUU has met the requirements of HB 121 which imposes water conservation requirements at state government facilities and by state agencies. The bill provides incentives to replace lawn or turf with drought resistant landscaping, grants rulemaking authority, requires the Legislative Water Development Commission to study water conservation in the state; and makes technical changes. The University is also currently undergoing irrigation system and landscape upgrades designed to further optimize water utilization.
- SUU replaced natural turf in the football stadium with synthetic turf, saving approximately 300,000 of gallons of water annually. Additional areas for synthetic turf installation are being explored.
- On the SUU campus 96 waterless urinals were installed, saving 40,000 gallons of fresh water annually on each urinal. Waterless urinals are part of the design standard for new construction.
- The school requires designers to select water-efficient fixtures and appliances, including low-flow faucets and showerheads, waterless or ultra-low flow urinals, sensor-operated flushometer toilets, etc. for new construction.
- SUU replaced water-cooled ice machines and split system A/C units with air-cooled units. Each new machine saves several hundred gallons of water each day.

**CEDAR CITY
CITY COUNCIL AGENDA ITEM 19
STAFF INFORMATION SHEET**

To: Mayor and City Council

From: Jonathan Stathis

Council Meeting Date: December 10, 2025

Subject: **Consider amendments to the deferral agreements on 100 East Street for Southwest Plumbing Supply and American Preparatory Academy (APA) School.**

Discussion: City staff has prepared an updated cost spreadsheet based on the actual bid amounts. Using the unit costs submitted by the low bidder, Inntelex, for the 100 East project, the actual costs that will be required for the property owner's frontage improvements are \$72,489.75 as shown on the attached spreadsheet.

The following are the options for the City Council's consideration:

1. Approve the Amendments to the Deferral Agreements: This option would approve the amendments to the deferral agreements as proposed last week for in-kind work and materials provided by the property owner. This option provides a total value to Cedar City of \$109,851.99 and will allow the project to be constructed in a continuous manner according to the bids that have been received for the 100 East project.
2. Deny the Amendments to the Deferral Agreements: This option would require the terms of the original agreements to be followed. This would allow the property owner to choose whether to make a cash payment to Cedar City in the amount of \$72,489.75, or install their portion of the improvements within 30 days of the City installing their improvements.

In discussions with the property owner, they are willing to make a cash payment to Cedar City in the amount of \$72,489.75 if the deferral amendments are denied. This cash payment would cover the costs of the frontage improvements for Southwest Plumbing Supply and the APA School. By accepting the cash payment, Cedar City will then need to bid out the water and sewer pipe materials separately. Also, the concrete sidewalk would either need to be bid out separately,

or a change order would need to be negotiated with the selected contractor to add the sidewalk into their contract.

A revised cost estimate for the frontage improvements based on actual bid amounts has been prepared by City Staff. The spreadsheets for Option 1 and Option 2 are included with this Information Sheet.

RECOMMENDATION: City Staff recommends moving forward with Option 1 which will approve the amendments to the deferral agreements. Option 1 provides greater monetary value to the City. In addition, Option 1 will allow the City to move forward with the bids that were received for the project without having to re-bid items.

Please consider approval of the amendments to the deferral agreements (or take other action deemed appropriate). Thank you for your consideration.

Option 1: Cost for Frontage Improvements for Green Properties Adjacent to 100 East Per Cost Estimate

Description	Units	APA School Frontage	Southwest Plumbing Fro	Combined	Unit Cost	Total
8-inch diameter waterline	Linear Feet	220	75	155	\$84.00	\$ 13,020.00
18" Over-excavate, and recompact	Cubic Yards	450	250	700	\$10.00	\$ 7,000.00
8" pit run, compacted under C/G/S and road	Square Feet	8130	4465	12595	\$1.00	\$ 12,595.00
6" road base, compacted under C/G/S and road	Square Feet	8130	4465	12595	\$1.50	\$ 18,892.50
30" curb and gutter	Linear Feet	160	150	310	\$30.00	\$ 9,300.00
Asphalt Mix 3-Inch thick	Square Feet	7060	3150	10210	\$3.00	\$ 30,630.00
5' wide sidewalk	Linear Feet	160	150	310	\$36.00	\$ 11,160.00
Commercial Street Light	Total amount for all lighting, 11.5% of total frontage				\$50,000.00	\$ 5,750.00

12' Past Centerline To Centerline

Total Cost for all Frontage Improvements Per Cost Estimate \$ 108,347.50

Cost of Sidewalk	1400 L.F.	\$ 36.00	\$ 50,400.00
Cost of C-900 PVC Water Line	1625 L.F.	\$ 19.03	\$ 30,923.75
Cost of SDR-35 PVC Sewer Line	500 L.F.	\$ 9.05	\$ 4,522.50
Cost of Fire Hydrants	3	\$ 4,561.58	\$ 13,684.74
Cost of Sewer Manholes	3	\$ 3,440.33	\$ 10,321.00

Value of In-Kind Work and Materials \$ 109,851.99

Value of In-Kind Work and Materials Exceeding Cost for Frontage Improvements Per Estimate \$ 1,504.49

Option 2: Cost for Frontage Improvements for Green Properties Adjacent to 100 East per Actual Bid Amounts

Description	Units	APA School Frontage	Southwest Plumbing Frontage	Combined	Unit Cost	Total
8-inch diameter waterline (50% of SW Plumbing frontage)	Linear Feet	220	75	295	\$ 39.03	\$ 11,513.85
18" Over-excavate, and recompact	Cubic Yards	450	250	700	\$ 6.87	\$ 4,809.00
8" pit run, compacted under C/G/S and road	Square Feet	8130	4465	12595	\$ 0.30	\$ 3,778.50
6" road base, compacted under C/G/S and road	Square Feet	8130	4465	12595	\$ 0.42	\$ 5,289.90
30" curb and gutter	Linear Feet	160	150	310	\$ 24.27	\$ 7,523.70
Asphalt Mix 3-Inch thick	Square Feet	7060	3150	10210	\$ 2.01	\$ 20,522.10
5' wide sidewalk (4' wide cost)	Linear Feet	160	150	310	\$ 28.60	\$ 8,866.00
Commercial Street Light	Total amount for all lighting, 11.5% of total frontage				\$ 88,580.00	\$ 10,186.70

12' Past Centerline To Centerline

Total Cost for all Frontage Improvements Per Bid Amount \$ 72,489.75