

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 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 Bleazard, CHS; Jade Borthick, CVHS; Ellie Bulloch CVHS, Parker Dotson, CHS; Charity Herring 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 Shakespeare, 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 Horrito, 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 for outdoor recreation 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** – 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 at the First Baptist Church.

**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 is 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

NIELSON: **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 donor wall instead of naming rights. **Scott** – Rusty Akin has been out raising money. **Cox** – I do like the donor wall at this stage. **Ken** – I am in favor of the donor 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 donor 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. Action.

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.

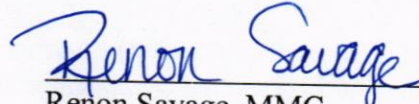

Renon Savage, MMC
City Recorder

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