

COUNCIL WORK MINUTES
JANUARY 7, 2026

The City Council held a meeting on Wednesday, January 7, 2026, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Steve Nelson; Councilmembers: Robert Cox; Waldo D. Galan; R. Scott Phillips; Phil E. Schmidt; Carter Wilkey.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; Senior Engineer Jonathan Stathis; Police Chief Darin Adams; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall; Economic Development Director David Johnson; Water Superintendent Matt Baker; Heritage Manager Jason Clark; Airport Manager Tyler Galetka.

OTHERS PRESENT: Patrick G Cloud -Southern Utah National Cemetery, Jade Cloud, Josh Gibbons – Hales Engineering, Shawn Severn, Corinne Severn, Ann Clark, Brant Parker, Bill Payne, Tonya Payne, Hunter Shaheen, Blaine Nay, Scotty Harville.

CALL TO ORDER: Mayor Nelson gave the invocation; the pledge was led by Randall McUne.

AGENDA ORDER APPROVAL: Councilmember Phillips with one exception, public comments after each of the items rather than at the end. Mayor, I would agree with that moved to approve the agenda order; second by Councilmember Cox; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■Mayor – I have sat in meetings, I believe we should be as effective as possible. A couple of things for the public wanting to discuss agenda items, the council will discuss the items first and then the public can listen to the discussions and after we are finished the public can share before the next item. I would like to try that. Wilkey – a public hearing will be opened, if not a public hearing do you want the audience to raise their hands? Mayor – I will ask at the end of each agenda item. Wilkey – if one of us feel someone in the audience can add to the item, can we ask them to come up? Mayor – yes. Several cities don't allow public comments at all, but I think that is extreme. I hope as elected officials we are open and want to put at the bottom of each agenda our contact information for people to contact us individually and we can get a lot more done that way than with a 3-minute comment. I have observed with public comments, that we engage with those items and they are not public noticed, I don't feel that is fair to the public. I would like us to talk about agenda items, if not I don't feel it is appropriate to discuss items not on the agenda. We can help people get items on the agenda if we feel they are needed. That way people can be prepared. When we have things to talk about, I would like us to do the same thing, if we need to talk about it put it on the agenda, that way we are respectful to staff so they can be prepared to discuss items. A lot of things are just phone calls and don't need to be on an agenda. Phillips – how do we express when we have housekeeping items we want to share, are we not allowed to do that? Mayor – we can express an at-a-boy. I would like to calendar items on the agenda. It is a change of habit but would be more organized. As we go through you will see my personality coming out, I like basic Roberts rules. ■Phillips – we have not met since Wreaths Across America, and I want to thank the Parks and Recreation people, and the Police and Fire Departments for all they did, it takes a village. It was very successful. I also want to thank the Street and Parks Departments in removing all the Christmas decorations which is a very important part of the community. ■Wilkey – welcome to

our mayor and new councilmember and our First Lady. ■**Ken Nielson**, Leisure Services – I want to remind everyone that the Parks reservations are open. Our sport complexes only have two weekends available all summer; the major events are scheduled for the parks. The tournaments we start in October for sports. The Arena has 3 weekends through November. Main Street and West Canyon Park go first. You can schedule those online.

PUBLIC COMMENTS: ■**Ann Clark** – I have been setting here over 4 years and there is an energy in the room. Many would say I am a one or two issue person. As we start the new year can we do something to protect the Historic Downtown. We also need to make it possible for people that want to buy a historic downtown buildings give them the help they need. Tom Jett said we need to look at ordinances that are working and those that are not and get rid of them. High density housing we need to get rid of, people hate it. At Planning Commission they were trying to put smaller single-family homes and we need to make it work. Start the new year with solutions. ■**Patrick Cloud** – Southern Utah National Cemetery. We are here, not well known, but we are here for the Veterans and their families. My office is in the Premier Plaza building. Patrick's contact information is office: 435-267-2710, Cell: 801-645-2797; Email: Patrick.cloud@va.gov. ■**Scotty Harville** – welcome to the new members and returning members and the new Mayor and we are here to help you with whatever you need. ■**Wilkey** – will you leave the non-agenda public comments where they are? **Mayor** – I would like to go away from them; we should help facilitate getting them on an agenda if we can't work things out meeting with them individually. ■**Phillips** – I had someone come to me about concerns with Ridge Road and I told them to come to City Council. ■**Brandt Parker** – I have had things with public works come up and it would be harder to get on an agenda. **Mayor** – I would hope you would call me, and I could help you take care of it quicker. We don't want to limit access. I would like to put our preferred contact information on the agenda so you could call us. ■**Schmidt** – we all have our numbers available. There was information spilled on the road, if you call us, we can get things taken care of quickly. **Mayor** – it would be a deeper conversation if you contact us. ■**Galan** – I am a new kid on the block and a big fan of the mayor, we have spent a lot of time, and I think your idea is a great way to administer the desires of the citizens and get it streamlined to the department heads. I don't want to lose the ability of citizens to have a voice in the public square and sometimes we will have to be flexible. I know you want more public voices to resolve issues, and we are all willing to listen to you in this square also. ■**Ann Clark** – you can call individuals, but sometimes you need to talk to everyone, not just one person. **Mayor** – with one of those you and I can talk and then we can get it as an agenda item. ■**Wilkey** – we can't take action on something you bring up under public comments, but we can on an agenda item.

CONTINUE DISCUSSIONS RELATED TO WAIVING A PORTION OF A SOLID WASTE COLLECTION BILL FOR TINK HOLYOAK. TINK HOLYOAK/PAUL BITTMENN:

Paul – I invited Mr. Holyoak to come, he is hard of hearing so there is a communication gap. We were charging him for 4 cans back to 2015, we already refund back 3 years, we said if you have more records bring them and we will consider them. He called a week later and he found a bunch of records going back, after November 2022, we refunded \$576. He had spotty records going back in 2022, 2021, 2020 and 2017 that indicated we were charging him for 4 cans as early as September 6, 2017. The rates have changed and we have calculated that in. If you want to give him relief it would be \$746. Councilmember Schmidt moved to put it on consent; second by Councilmember Wilkey; vote unanimous.

REVIEW TRAFFIC STUDY REPORTS FOR 1100 W / 600 S, FIDDLERS ELEMENTARY, AND CEDAR MIDDLE SCHOOL – HALES ENGINEERING:

Jonathan – we have Josh Gibbons from Hales Engineering. They have finished up some studies for us. We also have Hunter Shaheen from the School District here, two are near the schools.

Phillips – these were included in the budget? **Jonathan** – yes.

Josh Gibbons, Hales Engineering – we are a traffic engineering company out of Lehi Utah. The three studies, we did a traffic warrant at 1100 W. 600 S., Fiddlers all way stop and traffic circulation and cross walk at Cedar Middle School. We did come and observe the traffic at all locations, collected counts, most were in September, some additional in November. See Exhibit “A”. **Wilkey** – one thing that has been tossed around, are there intersections where it can be green, yellow and red certain times of the day and then flashing red as a 4-way stop during other hours of the day. **Josh** – some cities have done that, it is not recommended, it causes confusion. **Cox** – can you do sensors to have it quicker? **Josh** – yes. **Galan** – I read the report, the roads were meant for one row of cars each direction, with streetlights do we need to repaint and make it wider? **Josh** – yes, you need left turn lanes and there is enough room. There are different types of warrants, different peak hours, 4 hours and 8 hours and it warranted more on the 4 and 8 hours than the peak hours. **Phillips** – part of this process should increase streetlights? **Josh** – I would think they would be built into the design.

Fiddlers Canyon Elementary, the schools could provide more on-site pick-up parking. None of the intersections were warranted for a 4-way stop. **Galan** – the beacons would they be activated during certain hours? **Josh** – they would be a push button. **Galan** – I went there at critical mass time; the 1935 North was completely jammed on both sides of the street and people in the middle of the street. Fiddlers Canyon to the east they were all the way to the intersection, I was going 15 mph and 3 kids just jumped out and I almost hit one. I don’t know if it is enough, if we don’t make some different use of some of the empty space on 2015 North or on Wedgewood, we won’t alleviate this issue, it is really bad. **Schmidt** – this is a School District problem.

Hunter Shaheen – as we discussed before, one big issue is the let-out time of the middle school parents don’t want to go home, parents sit and wait from Middle School getting out to Elementary getting out. Parents don’t want to get in a queue; they want their kids to come to them. **Schmidt** – I think the School District needs to take the lead on this. **Cox** – if you red curb, the cars will stack elsewhere. **Hunter** – they may, but they solve some of the site issues. **Phillips** – are there any discussions with using the Lutheran Church parking lots? **Hunter** – they use it and the LDS Church, but you have kids crossing the road. **Schmidt** – I would think you would want a crossing guard on Fiddlers. I would like you to come with ideas and we can help. There are areas on 2015 North also, it is your school, but we can help you. **Chief Adams** – we have dealt with this at North Elementary, once you red curb it takes constant attention. We talked about bisecting the playground and it didn’t work; it is working at North Elementary now. **Galan** – if we can train our citizens to not block 1985 North and go to the east side of Fiddlers and direct traffic at the beginning of the school year to help monitor the children it would help, it is chaotic. The school will continue to grow in numbers. **Hunter** – we are looking at boundary changes; we have to do what we can to fit schools. **Mayor** – the information is good, it may be best that Hunter, Chief Adams and Engineering sit down and work a plan and bring it back to us.

Cedar Middle School - **Josh** – the cross walks were looked at. **Schmidt** – where the new crosswalk is proposed they are crossing the parking lot 3 times. **Josh** – there are two crossings, but not high volume, it is teacher parking. **Wilkey** – if we red curb would it be a problem with tournaments? **Ken** – it becomes an issue with the one entrance. The parents park on the curb and the kids run to them, I see it all the time. I like moving the crosswalk, it is a bad spot. The red

curb doesn't hurt much. You can't make a left getting out of the Aquatic Center Parking lot now. **Mayor** – putting the crosswalk next to the entrance, is that a problem for the buses getting out. **Josh** – there is a crossing guard there and they can control that. We were focused on the street, not the parking lot. **Mayor** – it is good to continue with the District, Chief and Engineering and bring it back.

CONSIDER CHANGE ORDER #1 FOR KIMLEY-HORN & ASSOCIATES FOR TRAFFIC SIGNAL DESIGN AT 1100 W / 600 S – KENT FUGAL/SHANE JOHNSON:

Shane Johnson, Project Engineer – we have Kimley Horn contracted on Kitty Hawk and Bulldog, we went to them to design this intersection, it was \$42,500. We have funding from the 100 East project. **Cox** – it would add to the project. **Paul** – it would move money from 100 East. Would it touch water, sewer or netting money? **Jonathan** – it would not touch that money, this would come out of the street portion to pay for the traffic signal. **Paul** – it is for design and construction, what portion of 100 East would we not do to do this design? **Jonathan** – we would do the full project as it is bid. **Schmidt** – the way we are doing the chip seal road I don't see that need, we could apply \$61,000 and still have road base and granular surface, but not chip seal. **Mayor** – this is just for the design; the contract is just the design. **Jonathan** – yes, that is just the change order for the design. **Schmidt** – if we want it done before school next year we need to proceed. **Wilkey** – what are you showing at the \$59,000 savings? **Jonathan** – if we put the road through, Jay Smith would be required to put his portion in. **Wilkey** – did the \$900,000 include in front of Jay Smith's property? **Jonathan** – yes. **Phillips** – if we decide to do both, we would have the money, but this is just for the change order. Councilmember Wilkey moved to put the item on consent.; second by Councilmember Phillips; vote unanimous.

CONSIDER CHANGE ORDER #3 FOR CIVIL SCIENCE FOR THE CEMETERY PHASE 6R DESIGN – SHANE JOHNSON:

Shane Johnson, Project Engineer – we have done 1R, 2R and are finishing up 3R, we have enough money to do 6R which is where Anthony would like to do. **Phillips** – is Civil Science the one that is doing the design, I have had a lot of complaints. They are not replacing enough of the trees, they are taking out a lot of the big, beautiful trees, we need to replace one for one or two for one. Why at the veteran's monument does the road bubble out? **Shane** – because it is two way and then it narrows to one way. **Wilkey** – my concern, when we did Wreaths Across America, a full-size pickup, every corner is a 4-point turn, the corners are tiny. **Shane** – they are using the allocated space where it is not in the plots, people were driving on the graves. **Schmidt** – the curb is above the grass, we have a lot of older people walking out there, they need to do a better job setting the curb grade to the existing ground. **Waldo** – I am confused with the numbers, original price \$83,000, then \$148,600 and no \$188,600, how did we get from \$83,000 to \$188,000? **Paul** – we do a new phase each year, the design cost is for a new section. **Cox** – this is more like an add-on, the wording change order is misleading. **Galan** – for transparency we need a different form. **Cox** – it is to avoid going through the bid process. **Wilkey** – this is just engineering. **Cox** – was 6R included in the big picture? **Shane** – they did an overall layout, the contract took them through the first phase and we have extended it each year. Councilmember Wilkey moved to put the item on consent.; second by Councilmember Schmidt; vote unanimous.

CONSIDER BIDS FOR THE HERITAGE THEATER ROOFING PROJECT. JASON CLARK/JONATHAN STATHIS:

Jason Clark, Heritage Manager – the roof has reached the end of its life. We put an RFP through city engineering. Jonathan helped and took this on. We have the funds and bids that are within the funds. Temperature is not an issue, but moisture is. I was part of the original contractor meeting and site visit. We can install during a full event calendar. **Jonathan** – we received 5 bids; All Weather Waterproofing is the low bid at \$209,320 and we are within budget of \$275,000. We

have checked references; SUU gave very good references. We recommend awarding the bid. **Cox** – are we comparing apples to apples, or will it be a change order? **Phillips** – some will say it is not in our schedule, so they give a high bid. **Galan** – there is quite a difference in the low and high bid, why, what is the difference in what they are offering? **Jonathan** – the city does not accept qualified bids; they have to meet the bid specifications. We asked if they could do the work for the price given, they said yes, they honor as specifications were written. There was nothing out of the ordinary. We asked for information on the type of roof membrane, they said they would meet the manufacturer specifications and the thickness. We have no reason to think they cannot do this. We had concerns about the disparity. **Phillips** – did they all come onsite and view? **Jonathan** – we had a public site showing and I don't know if they all came. **Mayor** – they checked them and it is fair to hold them to the bid. **Paul** – sometimes that is your discretion, not staffs. **Phillips** – is it just the Theatre or the entire complex? **Paul** – we have done Festival Hall. **Jason** – Festival Hall was a joint project with the County, Festival Hall also has retail spaces, there is HVAC, cable and has a lot of traffic, the Theatre does not have the traffic, and we have gotten a really good life. Councilmember Phillips moved to put the item on consent.; second by Councilmember Galan; vote unanimous.

DISCUSS ORDERS ISSUED BY THE UTAH DIVISION OF DRINKING WATER. JONATHAN STATHIS: **Jonathan Stathis**, Senior Engineer – See Exhibit “B”. There are two orders, a stipulative order to disinfect the entire system. We used to only chlorinate the springs; the State has mandated that the entire system be chlorinated. **Wilkey** – we have been given a design from Hansen, Allen and Luce and then we were looking at other options. **Cox** – did Paul Monroe have another option. **Paul** – it is still at the Y, put in the Water Conservancy District's (WCD) tank and other tank at Cross Hollow and pump it to the Cross Hollow tank, but no huge scale tank. **Wilkey** – Ensign Engineering looked at the plan also. The plan we had, do they come close to qualifying? **Jonathan** – no, they have to be fully engineered. **Cox** – if we have a plan, will they give us more time. **Paul** – we can reach the March deadline. **Galan** – the plan I read is not robust enough? **Paul** – it needs to be engineered. **Galan** – when do we need to kick that off? **Jonathan** – as soon as possible. **Matt Baker** – the building was delivered Monday, we need the pump for the chlorinator, the money has been budgeted, we will be done by March 1st. **Schmidt** – is it on the inlet side? **Matt** – the outlet side. **Wilkey** – for November 1st we need to put it out to bid. **Galan** – have you got engineering firms? **Jonathan** – we have worked with Hansen, Allen and Luce and we could add on to theirs or go out for bid. **Paul** – everyone we have had look at it have the same concept. **Phillips** – it has to be done by November 1st. **Schmidt** – we have talked about joining the WCD, Ensign is their firm, if we join them we might look at that, I don't think it is good to bring in different people that don't match well. **Cox** – we have to put it to bid anyway. **Paul** – I would recommend having the entire thing engineered, if you want to cut something when we get to bonding it starts at the tank. **Wilkey** – I assume all connects us to the WCD tank. **Jonathan** – we want to know if you want to go to bid or a change order to Hansen, Allen, and Luce. **Phillips** – we need to be kept in the loop on these things.

Shawn Severen, Environmental Scientist by trade, seeing a lot of these projects I recommend Jonathan going back to the State and talking about water quality, make sure you understand that before the design is completed.

Galan – at the end of the day when we do all of this the chlorination, it will take care of the impurities we tested and we will be in compliance. **Paul** – from drinking water standards, Quichapa 5-8 are good quality, the State wants us to chlorinate in addition. **Shawn** – when you chlorinate it will change the water temperature so make sure it stays in compliance; make sure it meets water quality standards. It will affect your pipes. **Jonathan** – we are aware and it will be in our RFP.

Cox – if we hit good water on Martins Flat, we have talked about not using the surface water. **Schmidt** – a quick update, we went up 3-4 weeks ago they were at 1720 feet, today they are 1740, I asked how we are doing and what kind of water, he said maybe 2-3 gallons per minute, they were trying to get 20 feet in 24-hour period. He said this is not the stratosphere that was supposed to be here. I want to make sure

we are not going to get hit with a big change order. **Wilkey** – I asked about necking down to 9” he said they stayed to 14” and he said this is the hardest drill he has ever done. **Schmidt** – they have been through a salt vein; it is not looking promising. **Wilkey** – I thought we had a plan; we did a pilot study. **Jonathan** – we didn’t have clear direction. **Schmidt** – Matt, tell us what you are thinking, we have a pipe big enough to handle it, explain why we have chlorination where we have it. **Matt** – a few of the springs have been cut out. We treat because of the TDI, I recommend it be free water, treat it, I am not a fan of Martin’s Flat. **Cox** – if we did get good water from Martin’s Flat, the pipe capacity is good. If it doesn’t pan out, we need spring water. **Paul** – the chlorinator is after the confluence of the springs, that is where we proposed the filtration system. The water from the springs brings 340 gallons per minute. **Matt** – May to July it is 1,700 gpm. **Paul** – do you want to spend \$5 million for free water. **Wilkey** – we put 300-400 gpm in the pipe, if we end up with the well, we cut out the springs, for cheap we could pump up to Milts and could do 400 gpm from the springs and 1600 gpm from Martin’s Flat if you take the pressure off. **Matt** – a pressure valve at the chlorinator for Milts the houses and RV park, past 90 lbs it flows downstream. **Schmidt** – if we spend the \$5 million can we improve the springs and get 340 gpm all year average. We have to decide if we want the water or not. **Mayor** – do we have to know by March 1st. **Jonathan** – they want more information. **Paul** – if we don’t treat it and chlorinate it, we still have value by putting it in Coal Creek. **Schmidt** – what does it do if we don’t have it in Square Mountain Tank, we are already low in that tank. **Wilkey** – have we paid to engineer the WWTP? **Jonathan** – no, based on the pilot study we have an idea of the type of filter to use. **Schmidt** – Matt what do you think, should we put the building in? **Matt** – my opinion, yes. **Mayor** – if Martin’s Flat doesn’t pan out, can the system be smaller and cost less money? **Paul** – based on the State’s operation on the chlorination system they want to know what we are going to do, then a deadline on the engineering and then on construction. **Matt** – you can add stages and filters to the system. **Galan** – if it is 500 gpm or 2000 gpm the change is the modules to the filtering system. We want the water. **Matt** – if you build that plant I will need another guy to take care of that plant.

CONSIDER A CONCESSIONS AGREEMENT AT THE CEDAR CITY REGIONAL AIRPORT WITH BRISTLECONE. TYLER GALETKA:

Tyler Galetka, Airport Manager – this is the coffee shop here in town, they want to do concessions beyond the security check point. We have a space in the corner, and we are looking to pursue a contract for that. We were unsuccessful with an RFP, so we went to a vendor that was interested. It is food and beverage for the first commercial flight each day, hot and cold coffee, teas, bottled items, toast and bagels. This is for one year trial basis. The percentage is 10% of revenue, we don’t charge base rent. We talked about a cost break of no revenue for the first few months. **Wilkey** – they have to go through background checks for badges. **Tyler** – yes, they will need to be consistent with employees. **Galan** – is it semi-permanent or a kiosk. **Tyler** – it is wall and power now and covers hand washing. They will bring water canisters and drainage containers they need. We will install counters and they will install the kiosk. They will bring the refrigerator and the counter space. The water is in the wall, so it wouldn’t take much to get water. **Phillips** – Tyler has been very thorough on this contract and vetting this. **Galan** – the 10% covers what? **Tyler** – it is the rent collected; we don’t charge a base fee. **Mayor** – we want to provide a service. **Galan** – if they come in and we have to make modifications for water and drainage and 90 days from now they say this isn’t working. It sounds like you have thought it through. The stuff we install will stay permanently with the building. That is why we didn’t want to provide the front counter or whatever they use for selling their goods. Councilmember Phillips moved to put the item on consent.; second by Councilmember Cox; vote unanimous.

CONSIDER A LEASE AGREEMENT EXTENSION FOR THE FAA SNOW CAT GARAGE AT THE AIRPORT. TYLER GALETKA:

Tyler Galetka, Airport Manager – the FAA is anxious to get this through, it is behind the flight service station, they want to continue the agreement. They wanted to extend it in 2020, but staffing was changed and it was drug out. We are beyond the first 5-year extension, they want to push for all 3 extensions for 15 years. The next 5 years will have a price increase. **Phillips** – will they back pay from September? **Tyler** – yes. **Galan** – are we good with the response?

Councilmember Phillips moved to put the item on consent.; second by Councilmember Cox; vote unanimous.

CONSIDER A BLM STANDSTILL AGREEMENT AT THE AIRPORT. TYLER GALETKA:

Tyler Galetka, Airport Manager – this is the 3rd extension. We have a draft lease extension. We have received a draft, but they are concerned it may not be extended if there is another government shutdown, so they want to extend this until May. Councilmember Schmidt moved to put the item on consent.; second by Councilmember Cox; vote unanimous.

CONSIDER A CONTRACT FOR THE PUBLIC DEFENSE SERVICES. RANDALL MCUNE:

Randall – we reupped the contract with the current public defender and her other job wants more time. She gave us notice and it will be done in a few months. Mr. Sundquist is the low bidder. **Wilkey** – is it typical to do multiple kinds of law. **Randall** – in our area, yes, it is. It is hard for a lot of firms to specialize. He has a public defense contract in Kane County. We work with him also; he has private cases with us. The two that put in are known attorneys. Councilmember Schmidt moved to put the item on consent; second by Councilmember Wilkey; vote unanimous.

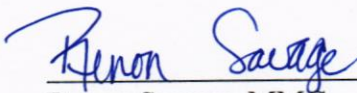
DISCUSS 100 EAST CHIP SEAL. PHIL SCHMIDT: **Councilman Schmidt** – I talked with Jonathan; it is our understanding that it is a lot more than we thought. They are not doing the road from curb to curb, only 26 feet. When the road is expanded, those materials will not hamper to road, they will be useable. I have trouble, the road is 100% drivable without the chip seal, if we put the chip seal when the expand the road it would have to be taken off, it is not useable. We are putting 6" road base and granular. Do we need to do the chip seal, it is a \$61,000 savings. **Phillips** – we may be 4 or 5 years before it all develops. What happens when it storms. **Schmidt** - they will crown the road; you can run a blade on it to keep it smooth. **Galan** – are we spending \$60,000 for 6-7 years to keep it maintained. **Mayor** – I like the idea, I heard a lot about connectivity, I am more comfortable doing the chip seal. **Jonathan** – part is city owned property. **Cox** – it is to move traffic in the north/south corridor. **Cox** – we don't let developers put in a gravel road. **Phillips** – it is a seal. **Wilkey** – could we save enough to do the intersection. Also, there was why do it at all. If we have money to do the intersection, then I am ok to do the chip seal and do both. **Galan** – it is a promise kept. We also had an agreement with the people there and it is budgeted.

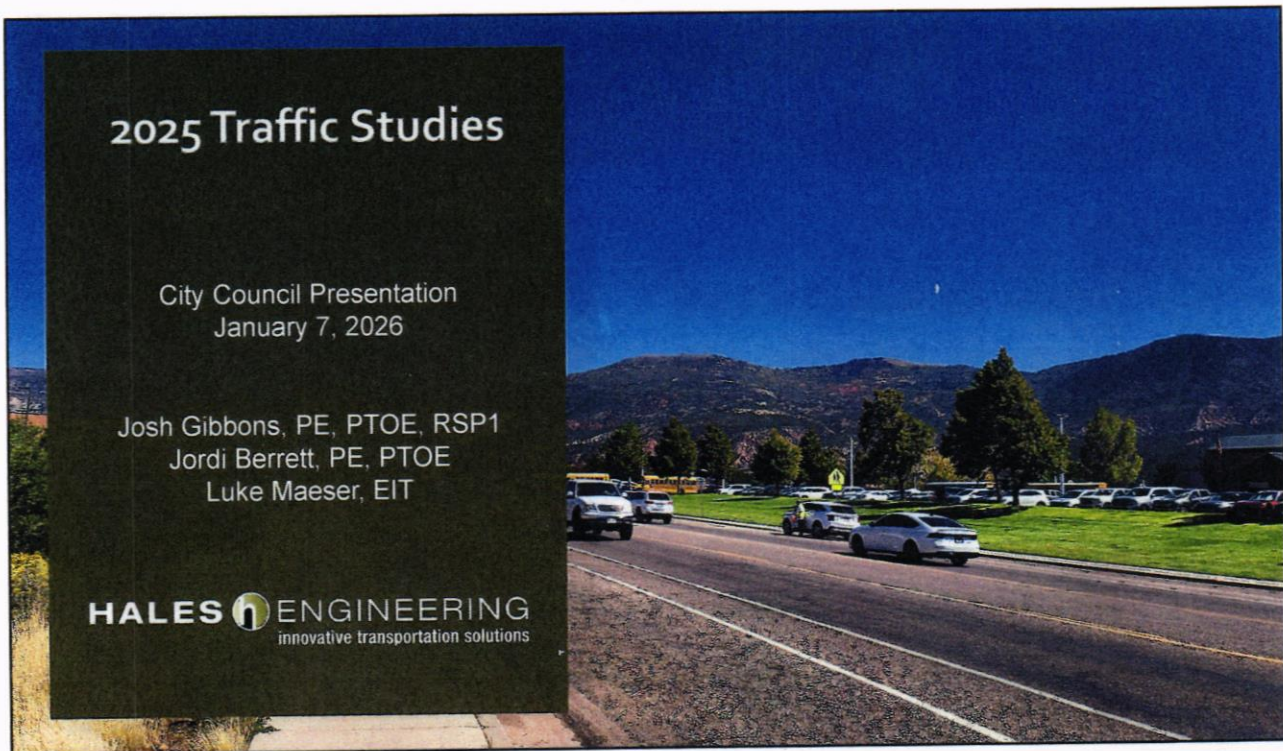
Councilmember Phillips moved leave the chip seal on 100 East; second by Councilmember Galan; vote unanimous.

CLOSED MEETING – PROPERTY NEGOTIATIONS: Councilmember Phillips moved to go into closed meeting at 7:58 p.m.; second by Councilmember Wilkey; roll call as follows:

Robert Cox	-	AYE
Waldo Galan	-	AYE
Scott Phillips	-	AYE
Phil Schmidt	-	AYE
Carter Wilkey	-	AYE

ADJOURN: Councilmember Phillips moved to adjourn at 8:17 p.m.; second by Councilmember Schmidt; vote unanimous.



Renon Savage, MMC
City Recorder



1

Studies Completed

- 1100 West / 600 South
 - Traffic signal warrant analysis
- Fiddler's Canyon Elementary
 - All-way stop control warrant analysis
 - School traffic circulation
- Cedar Middle School
 - Crosswalk safety / enhancements



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2

1100 West / 600 South

- Scope:
 - Traffic counts:
 - September 2025 (during University Blvd closure)
 - November 2025 (after University Blvd re-opened)
 - Observe current conditions:
 - Extensive eastbound queueing observed: 1,400 feet in Sept., 1,000 feet in Nov.
 - Evaluate signal warrant
- Findings:
 - Traffic volumes high enough to warrant a traffic signal



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3

Fiddler's Canyon Elementary

- Scope
 - Evaluate all-way stop-control warrants at 3 intersections
 - Evaluate on-site circulation and flow of adjacent roadways
 - Review school crosswalk warrants



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4

Fiddler's Canyon Elementary

Observations:

- Many vehicles using adjacent streets for afternoon pick-up
- At its peak, ~75% of vehicles picking up off-site including 23 vehicles across the street from the school
- 1935 North is congested with parked vehicles and vehicles trying to enter the school site

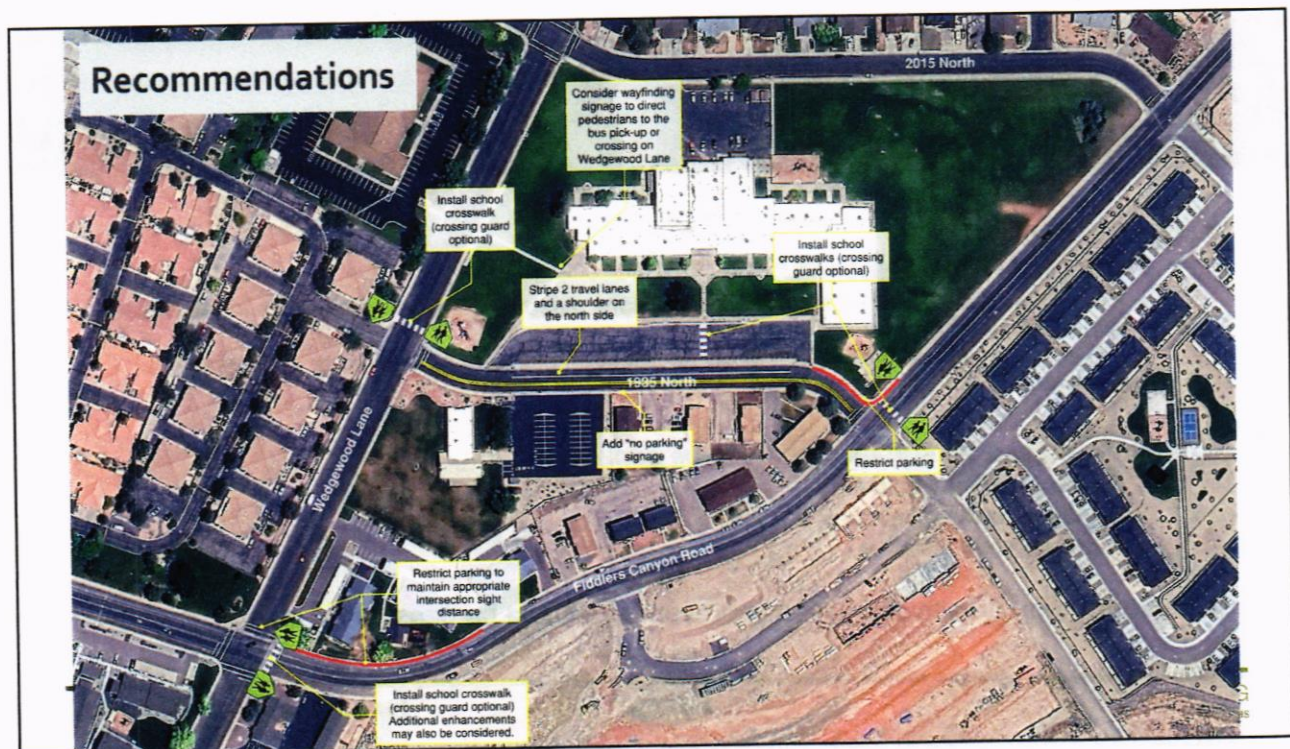
Considerations:

- Long-term, additional on-site change could be considered to reduce off-site pick-up
- Need to maximize safety in the current condition



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5



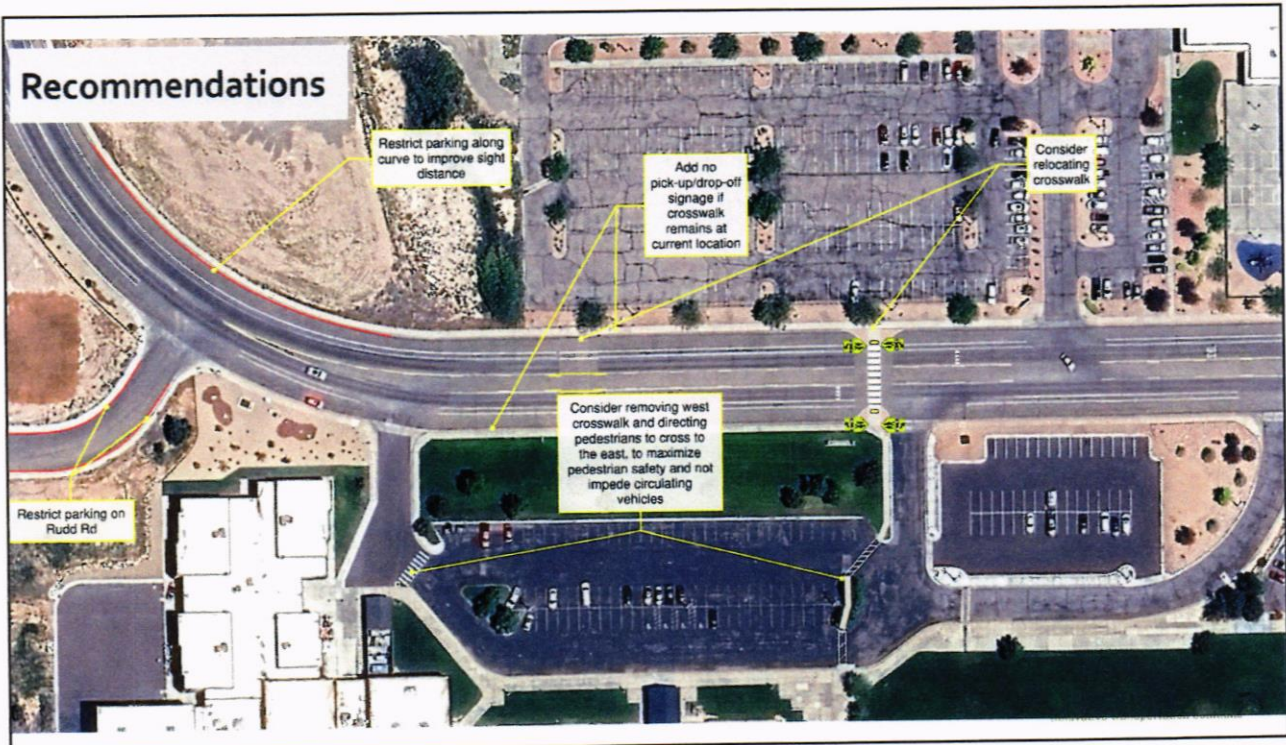
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Cedar Middle School

- **Scope:**
 - Observe current pedestrian conditions on-site
 - 160 pedestrians crossing in afternoon peak hour (2:10-3:10pm)
 - Evaluate sight distance along Royal Hunte Drive
 - Identify potential changes and enhancements to the crosswalk

Cedar Middle School

- **Considerations:**
 - Pedestrian Hybrid Beacon:
 - Barely meets warrants under current conditions, assuming parents picking up in the aquatic center parking lot
 - Would not meet warrants with a small decrease in pedestrian volumes or a decrease in road width
 - Other crosswalk enhancements to be considered:
 - Curb extensions / bulb-outs
 - Signage / flashing beacons
 - Improved sight distance
 - Long-term, on-site circulation improvements could be considered on-site



9

Questions?

HALES ENGINEERING
innovative transportation solutions

10

Division of Drinking Water Orders

1. Stipulated Order to Disinfect the entire water system.
 - Amended Order was issued on August 5, 2025.
 - Several projects have already been completed; however, there is still a large project needed to chlorinate the west part of the system.
2. Pending order to treat the Cedar Canyon Springs.
 - Letter issued on September 5, 2023 stating that the springs were Under the Direct Influence of surface water.
 - Pending order to provide a decision and timeline for completion.

1

Stipulated Order to Disinfect

- Cedar City has been ordered to chlorinate the entire culinary water system.
- System pressure needs to be reduced in the west part of the City's drinking water system in order to inject chlorine.
- March 1, 2026 deadline to complete temporary chlorination at the Cross Hollows Tank.
- November 1, 2026 deadline to complete the engineering design of the project to disinfect the entire system.
- May 31, 2029 deadline to show compliance with disinfecting the entire distribution system.

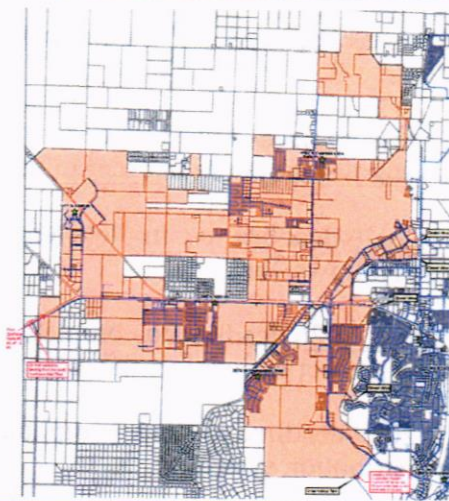
2

Projects needed to complete chlorination of entire system

- Temporary chlorinator at Cross Hollows Tank
- Well rehab and re-equipping of Quichapa Wells 5, 6, 7, & 8.
- Chlorination building
- Pump Station #1
- Pump Station #2
- 800 South Tank (2-million gallon)
- Cost from HAL for the entire project was \$17.3 million.
- Current estimates are about \$10.3 million for partial project and \$15.8 million. This cost also includes pipe looping.
- Next steps – finish modeling, finalize the scope, begin the design process, and refine the cost estimates.

3

Area not disinfected after Temporary Chlorinator is installed at Cross Hollow Tank



4

Pending Order to treat Cedar Canyon Springs

- Cedar Canyon Springs are considered to be Under the Direct Influence of Surface Water. Additional water treatment is needed.
- A surface water filtration treatment plant is required to be constructed in order to continue using the springs.
- March 1, 2026 deadline to submit a decision and timeline to DDW regarding the Cedar Canyon Springs.

5

Cedar Canyon Springs



6

Treatment Plant for Cedar Canyon Springs

- Pilot Study completed in September 2025. Treatment plant requires: multi-media filters, series of cartridge filters, and chlorination.
- Treatment Plant estimated cost is \$4.2 million.
- \$2.2 million is currently budgeted. An additional \$2 million would be needed.
- Martins Flat Test Well project is on-going.
- Existing pipeline could handle both the springs and Martins Flat with some modifications.

7

Options for Cedar Canyon Springs

1. Discontinue use of the Cedar Canyon Springs. Existing customers in Cedar Canyon area would no longer have water service from the City.
 2. Design and construct a surface water treatment facility near the existing chlorinator.
 3. Re-develop the existing springs. This may require temporarily inactivating this source.
- DDW is requesting a response by March 1st regarding which option the City chooses and a timeline for completion.

8

CITY COUNCIL CLOSED MEETING
JANUARY 7, 2026

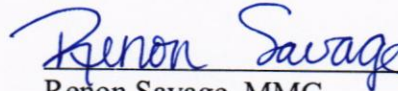
The City Council held a closed meeting on Wednesday, January 7, 2026, at 8:02 p.m. in the Council Chambers at the City Office, 10 North Main, Cedar City, Utah.

MEMBERS PRESENT: Mayor: Steve Nelson; Councilmembers: Robert Cox; Waldo Galan; Scott Phillips; Ronald Riddle; Phil Schmidt; Carter Wilkey.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Senior Engineer Jonathan Stathis; City Recorder, Renon Savage.

PROPERTY NEGOTIATIONS:

ADJOURN: Councilmember Phillips moved to adjourn at 8:18 p.m.; second by Councilmember Schmidt; vote unanimous.


Renon Savage, MMC
City Recorder