

COUNCIL WORK MINUTES
FEBRUARY 4, 2026

The City Council held a meeting on Wednesday, February 4, 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.

EXCUSED: Councilmember Carter Wilkey.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall; Golf Director Jared Barnes; Golf Superintendent Steve Carter.

OTHERS PRESENT: Tom Jett, Scotty Harville, Joe Sandberg, Jesse Carter, Dallas Buckner, Ann Clark, Tyler Melling.

CALL TO ORDER: Kent Fugal gave the invocation; the pledge was led by Tom Jett.

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: ■ Golf Course winter closure. **Jared Barnes** – this is a follow-up to a question Councilman Wilkey brought up about winter policies, with winters like last year and this year where we haven't had any snow. Exhibit "A" shows the last five years of historical data from December 15th through February 15th, 8 weeks of normal winters. We have in the past had some snow and shut down and then opened a few days and then closed again for some days. During those types of winters, the revenues are negligible, it is usually season pass holders that come to play, but the damage to the course is negligible as well. Those are the winters we like. Last year we had no snow and this year we are on the same track. Coming out of last winter on April 3rd is the picture in the exhibit which is hole #10, that picture was taken April 3rd. Steve and his crew did a great job to save our greens. The next picture is hole #1. It looked like this until the middle of June to first of July during that time we did \$70,000 in revenue, that is green fees, cart fees and range fees, I didn't include season pass sales. We did budget revisions of \$50,000 for extra sand, seed and fertilizer and another \$20,000 in man hours and labor to get the Golf Course back. By September I had never seen the Course look better. It was great going into the winter. Our crew, instead of being proactive to make our course look better, spent most of last year putting the course back together and getting it back in shape. Fortunately, with the popularity of golf since COVID and growth we had a record year in revenue. I am sure the golfers that approached Councilman Wilkey don't want the course to look like this again. I pulled a picture of a sign of Palisades Golf Course, a State-owned Golf Course, it is closed from Thanksgiving through March. As of last week, Beaver's Golf Course is closed, they have tarps on their greens. Fillmore is closed for the winter and Richfield as of December 15th is walking only. All of those courses are municipally owned. Steve and his crew have done amazing work and we won't look like this. They didn't blow out the sprinkler system until Christmas Eve, and they

turned it back on last week. **Phillips** – what is the revenue December to this time? **Jared** – last year it was a wash at \$70,000, this year we are at \$38,000 so far this year. We will need another \$11,000 for fertilizer. **Cox** – what is the fixed cost, do we keep staff on? **Jared** – we have 6 full-timers that keep busy, we don't keep the part-time workers on. **Schmidt** – if we close until the 3rd or 4th week in February, you have plenty to do to keep you busy. I was talking to a man at a course in Phoenix, and they closed for 3 months in the summer to reseed. There are advantages to closing to reseed, take care of the machines and the course would be in better shape. Are you looking to shut down during that time frame and doing maintenance? I think it would be a benefit. **Jared** – I talked to the guys in Beaver, this is the first time they have shut down, they have been able to do a lot of work on trees. Steve, Austin and JJ have done a lot of maintenance on the equipment. It is a complex issue. I started looking at this a few weeks ago and the reason I took the dates is because that is my goal to shut it down regardless. I had conversations over the weekend, and we were booked solid over the weekend and they asked how we can keep shut down and I said I don't have a problem if we have a foot of snow in December and January and we have a thaw on February 1st I might open it up. Every single divot from mid-October won't heal until sometime in April. **Galan** – how much more or less damage is done to the course with carts versus walking. **Steve Carter**, Golf Superintendent – the difference in wear, the golfers walk in different areas and they don't weigh as much. The carts drive in the same place always. There is way less damage with walking. **Cox** – is the depth of damage getting worse each year? **Steve** – yes, it took us from March to mid-July last year to heal and there are some areas that aren't back yet. With the play we have had you can see the wear, it isn't as bad as last year. If we don't get moisture and the play continues it will be bad. **Galan** – the difference between carts and walking, you stay open with full-time employees, if we close to major damage with carts and still allow walk, would that cover the ongoing costs, would that cover the costs for the employees. **Jared** – allowing only walkers, only a percentage of golfers will walk. I talked to the guys in Richfield, and they did \$700 in revenue on Saturday and we did \$5,000. **Galan** – I am all for taking care of the course, what you did to bring it back, September was magical, and we have the best greens in Southern Utah. To protect it I would say do what you recommend. **Mayor** – we as a council are asked to determine that rather than those that know it. **Schmidt** – from business we had yesterday, we rely on staff and their expert opinion. **Galan** – we have a role to play, but we need to defer to the experts. **Mayor** – we are incentivized to be as profitable as possible. **Jared** – we have a budget and projections also. **Phillips** – I had a lot of people last spring and summer talk to me about how bad the Course looked. I am of like mindset that I would like to have a window to close and let it breathe. **Jared** – I would like you to tell us we are the experts and want us to manage it. I would like a hard close on December 15th and then leaving it up to staff when the reopen date is, no end date and we can manage it year by year. **Schmidt** – if we have a foot of snow the first of December we close early. I wouldn't make February 15th the drop-dead date. **Phillips** – it allows you to do maintenance we need to do. **Galan** – I have confidence that the financial side is being watched for the city and the course. I am happy to back it up. **Mayor** – if December is still comfortable to golf and you want to open it for a week; it is up to you. I am comfortable to let you manage it. **Jared** – with the tee-time system we can put messages out. **Mayor** – are you all comfortable to let them manage it? Council said yes.

PUBLIC HEARING TO CONSIDER ORDINANCES FOR A GENERAL PLAN CHANGE FROM RURAL ESTATE TO BUSINESS/LIGHT MANUFACTURING AND A ZONE CHANGE FROM ANNEXED TRANSITION (AT) TO INDUSTRIAL

AND MANUFACTURING (I&M-1) IN THE VICINITY OF 3000 N 400 W. GO CIVIL / RANDALL MCUNE: Dallas Buckner, Go Civil – this is the parcel we recently annexed and briefly discussed the rezone. The General Plan shows rural residential and we are asking to be in line with I&M-1, this is within the Airport Overlay Zone which only allows one unit for 5 acres. Phillips – in Planning Commission they said there were storage units, where are they? Dallas – on the southeast side. There is also industrial going on in the County. Mayor – they are working to decrease that zone in the Airport Overlay. Dallas – if things change in the future before we develop, we might come back with another zone change. Cox – it is the crosswind zone that is going to be changing. Dallas – we are aware. Cox – we had discussion on this a year ago.

Mayor Nelson opened the public hearing. There were no comments. The hearing closed.
Action.

PUBLIC HEARING TO CONSIDER A ZONE CHANGE FROM GENERAL COMMERCIAL (GC) TO RESIDENTIAL DWELLING – MULTIPLE UNITS (R-3-M) FOR THE ADDRESS OF 491 NORTH 400 WEST. GO CIVIL / RANDALL MCUNE: Dallas Buckner, Go Civil – we did a zone change across the street. There is an existing house that does not want to be zone commercial for lending reasons. Commercial is all around it, but the general plan is R-3. They are trying to sell the home, and the lender won't lend for a residential use on a commercial property. Schmidt – would it be an island? Paul – years ago that was bad, that has changed if you rezone in conjunction with a plan, it is an island that is planned. Dallas – an island conforming to the general plan. Mayor – this area the city was trying to redevelop into commercial and the reality of the market accepting it did not happen. Randall – the majority of the industrial is a trailer park which is still a residential use.

Mayor Nelson opened the public hearing. There were no comments. The hearing closed.
Action.

PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDING A DEVELOPMENT AGREEMENT FOR A PROPERTY LOCATED AT APPROXIMATELY 4200 W CENTER STREET. JESSE CARTER / RANDALL MCUNE: Jesse Carter – I own the property on 300 West. We are looking to move forward with phase 1 which would consist of 10 lots, all single family lots except one twin home lot. The new ordinance would trigger to finish the road and phase 1 does not touch the other side of the road. Galan – when do you plan to do anything below the red line? See Exhibit “B”. Jesse – as soon as phase 1 sells, probably not long. I think the next phase would be a couple years. Phillips – you will access on 25 North? Jesse – yes. Phillips – why one twin-home? Jesse – there are twin homes in the area, it is more density planning for the first phase. Phillips – what was the final recommendation on the intersection on 4200 N. Randall – he would need to do the improvements all the way to meet with the yellow and red, asphalt, curb and gutter and sidewalk on the yellow side. This property is one parcel. It would trigger the west side of the red to the south once he starts development. It will defer 40%. Phillips – is Center Street paved at all? Paul – it connects to Iron West Subdivision. Schmidt – you will curb and gutter the yellow section and then do the red when it develops. I don't have a problem if he does 12' past center line. We don't need to do all the red right now. Mayor – if it were two separate parcels it would make sense. Phil – it doesn't make sense if nothing is

on that side. **Randall** – the city reimburses the upsizing. Center Street is a master planned street, and it is the road to the school and to our park. As Iron West continues to build there will be more and more traffic. For this neighborhood, Center Street is the main east/west corridor. **Mayor** – Planning Commission recommended both sides the length of the yellow with asphalt curb and gutter, but no sidewalk, but Mr. Carter is requesting 12' past center line of asphalt and no improvements on the one side.

Mayor Nelson opened the public hearing. **Tom Jett** – people understand finance and the cost of capital. If we are trying to minimize the cost of housing, every time you add improvements the developer has to take that into account for the price of the lot. The hearing closed. Action.

CONSIDER BIDS FOR THE KITTY HAWK DRIVE AND BULLDOG ROAD TRAFFIC SIGNAL PROJECT. SHANE JOHNSON/JONATHAN STATHIS:

Jonathan Stathis, Senior Engineer – this is a new traffic signal over the Coal Creek Road bridge. Cache Valley Electric is the low bidder, they did the project on Airport Road and Kitty Hawk Road, they specialize in traffic signals. It is within budget. A portion will be purchased directly from the State, that is \$148,133, and \$243,000 was Cache Valley's bid to install the traffic signals. **Phillips** – what did they miss on the bid process? **Jonathan** – when we send out the agenda with the bid process, they are supposed to sign a paper and turn it in with the bid saying that they acknowledge they received the agenda. They did acknowledge it on the first page of the bid form but didn't actually sign the paper saying they received it. ~~They did send them in after the bid opening, we have them in our possession. They did provide the correct bid schedule which is part of the agenda.~~ **Phillips** – what is the schedule? **Jonathan** – it will take about 3 months to get materials from UDOT, it will be 3-9 months. **Schmidt** – Cache Valley is probably the best qualified and as long as the acknowledged the addendum, I am ok. **Galan** – is there a problem accepting the bid? **Randall** – it comes down to an informality, and we are allowed to waive those. Are we giving a bidder an advantage, but with this I don't see a liability. **Phillips** – in the scope of work, does it include some street lighting as well? **Jonathan** – there will be lights on top of the signals. **Ken** – they will be on all four corners. **Schmidt** – does this include repainting? **Jonathan** – it includes the restriping and we are replacing the ADA ramps.

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

PUBLIC HEARING TO CONSIDER MODIFICATIONS TO CEDAR CITY ORDINANCE 26-III-12 PERTAINING TO THE PREVIOUSLY REPEALED GENERAL COMMERCIAL ZONE. AMBER RAY / RANDALL MCUNE:

Randall – many years ago we removed GC as a separate zone, it created a cold dead law that couldn't be tweaked. It locked the GC zone; they had to stick with the zone. Rather than resurrect, let's treat it as CC. We didn't change them all because we would have had to advertise every single one. **Cox** – is there any that would be unjust? **Randall** – if an application is submitted, they are grandfathered. There are only a handful of differences. **Schmidt** – this is to clean it up because GC does not exist. **Randall** – yes. **Kent** – for staff trying to administer it has been challenging, the map says it is GC and we have to tell them it doesn't exist and we have to pull out what it meant. The map will change to CC, and it will show what it requires. **Phillips** – we can't blanket all GC? **Randall** – it requires posting on the ground.

Mayor Nelson opened the public hearing. There were no comments. The hearing closed.
Action.

PUBLIC HEARING TO CONSIDER A PROPOSED TRANSPORTATION MASTER PLAN AMENDMENT IN THE VICINITY OF 2500 NORTH MAIN STREET.

VELOCITY BUILDERS / KENT FUGAL: Tyler Mellig, Velocity Builders – we came forward a few years ago and UDOT criteria of how frequent accesses are on the road, we gave it a try, and it didn't happen, UDOT will not approve this access or the one across the street. We have changed our plan. We would like to remove the master planned road.

Phillips – what is the distance between the proposed road and the other? **Tyler** - 1/8th of a mile, any closer you have issues, with the study UDOT did, it will not happen. We are hoping with Winco that a signal will be warranted at Canyon Center Drive, or you will have a lot of back up. **Schmidt** – there will probably be a light, I think it I great to clean up both sides. **Kent** – when Velocity put it in to clean theirs up, we as staff decided to run both together. UDOT did consider the roads with a right in and right out only and with a median, when they said no, there is no reason to have that on the plan.

Mayor Nelson opened the public hearing. There were no comments. The hearing closed.
Action.

DISCUSSION ON MARTINS FLAT. KENT FUGAL: **Jonathan** – we have been working on the Martins Flat, they have drilled to 2100 feet, they did not hit Navajo sandstone, at the very bottom is Navajo Sandston, Bowen Collins thinks we are at the Crystal Creek or Co-op Creek area and then we would have to get to the temple cap before the Navajo sandstone. **Galan** – how far? **Kent** – the best guess is we would have hit it already. **Cox** – what is it looking like for water? **Jonathan** – there is a lot of gypsum which is not good for water, the water quality so far is not good. To continue we are looking at \$5.9 million to case it. We are looking for directions to continue drilling or case the well. **Phillips** – I say stop where we are, finish. **Schmidt** – I agree. **Cox** – there is a \$400,000 charge to close the casing out. **Jonathan** – that is if you put new casing in. **Phillips** – there are costs to close it.

Councilmember Phillips moved to put it on consent to deny any further operations at Martins Flat; second by Councilmember Galan; vote unanimous.

CONSIDER A CHANGE ORDER FOR THE DRILLER ON MARTINS FLAT. KENT FUGAL:

Jonathan – total contract was \$604,000, total amount paid to date is about \$270,000. The total payout with what the drillers have done so far is \$433,000 which includes what we have already paid. There are items that have not been done, the zone testing, geophysical logging and the abandonment of the current well and the well we drilled a few years ago. The total of the items not done is \$171,000. The driller is requesting that money be reallocated and paid for additional time spent at the well. **Cox** – will they abandon the well? **Paul** – he was supposed to be out of there in October or November, he stuck it out for 1 foot per hour, he is asking you to consider allocating the rest of the money to recover some of his losses. But we should get the work to abandon the wells. **Schmidt** – you can do that for about \$3,000 or \$4,000. It probably caved in already; you have to put a state certified mix. **Paul** – Mike would do it, but he wants the \$171,000. **Jonathan** – we would subtract that from the \$171,000. **Schmidt** – would he file the paperwork? **Jonathan** – if he pulls off,

we have to file a waiver from the State. **Schmidt** – it would be a nice gesture to pay him and have him cap them off and get the paperwork and we be done. **Cox** – do we pay him? **Phillips** – I say not the \$171,000, but the \$1,000 and the \$29,000. **Mayor** – he is asking for the additional \$140,000 plus pay to cap the wells, you are saying to give him additional budget amount. **Cox** – you saying take the \$171,00. **Mayor** – then we are not giving him anything, that is part of the contract. **Mayor** – that is not giving him any concessions and no reallocations for his losses. **Galan** – I think we give him the entire amount, he has lost thousands of dollars. He only knows what the geologists said, but it was substantially different. They pulled off and had to redrill because it collapsed on itself. We should never have started this. He acted in good faith and put in effort to do what was politically correct and contracted. **Cox** – what is the normal per hour rate? **Jonathan** -3-5 feet. **Schmidt** – sometimes you make money, sometimes you don't. I don't think we need to pay another \$140,000. **Cox** – I think there is some middle ground, maybe \$80,000 or \$90,000. Action. **Galan** – sometimes we have to be mercenary and sometimes we should be a missionary, on this I say lighter side of mercenary. **Paul** – we can tell him we are done and to cap it.

Councilmember Phillips moved to put it on action; second by Councilmember Schmidt; vote unanimous.

APPROVE A UDOT AGREEMENT WITH CIVIL SCIENCE, INC., FOR THE ENGINEERING WORK ON THE 800 WEST EXPANSION TO COAL CREEK ROAD PROJECT. KENT FUGAL: **Kent** – we came here a few months ago for the federal aid agreement. This is the next step, Sam Grimshaw and I have been working on the contract for the consultant, we are a party as the local sponsor. The money is being paid out of the project funds we have but we need to approve the contract. **Phillips** – is Civil Science on the UDOT approved list. **Kent** – yes.

Councilmember Phillips moved to put this on consent; second Councilmember Cox; vote unanimous.

Paul – Kent and I met with UDOT a month or so ago, once we sign the local aid agreement, we as a city cannot do any more of the property negotiations, it will all be through UDOT. **Schmidt** – this is the next step? **Paul** – yes. **Kent** – if you have conversations with the landowners, the process will take some time, we have to get preliminary design and right of way before they will contact the landowner.

ADJOURN: Councilmember Phillips moved to adjourn at 6:48 p.m.; second by Councilmember Cox; vote unanimous.

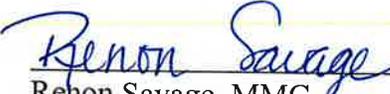

Rehon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – FEBRUARY 4, 2026

5 year historical days played 12/15-2/15

	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>	<u>2024/25</u>	<u>2025/26</u>
December 15-31	5	2	0	13	15	11
January 1-31	7	9	0	2	13	12
February 1-15	13	9	4	0	14	
Total	25	20	4	15	42	







PALISADE

GOLF COURSE

Golf Course Closed

TO PRIORITIZE THE HEALTH OF THE
GOLF COURSE, THE COURSE WILL BE
CLOSED WITH

**NO ACCESS BETWEEN
THANKSGIVING AND MARCH 1ST**

THANKSGIVING AND MARCH 1ST

DURING THIS TIME FACILITY USE IS
PROHIBITED. IF YOU HAVE ANY
QUESTIONS PLEASE CONTACT OUR
HEAD GOLF PROFESSIONAL @

IVANORMAN@UTAH.GOV

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EXHIBIT "B"
CITY COUNCIL - FEBRUARY 4, 2026



