Cedar City

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Mayor
Steve Nelson

Council Members
Robert Cox
Waldo D. Galan
R. Scott Phillips
Phil E. Schmidt
Carter Wilkey

City Manager
Paul Bittmenn

CITY COUNCIL MEETING
MAY 27, 2026
5:30 P.M.

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. Public

V. Consent Agenda
1. Approval of minutes dated May 6,11,12, and 13, 2026
2. Approve bills May 22, 2026
3. Approve a franchise agreement with Forged Fiber 37 LLC. Garrett Marshall/Randall McUne
4. Approve Donation Advertisement on City Equipment. Cedar City Fireman Relief Association. Erick Cox/LaNor Warby
5. Approve declaring the old Cedar Canyon water tank as surplus property. Matt Baker
6. Approve bid from PRT Builders, LLC in the amount of $1,349,689.62 for the Fiddlers Park Project. Bill Maxwell
7. Approve bid from Cache Valley Electric Co in the amount of $264,614.78 for the 600 S/1100 W Traffic Signal Project. Shane Johnson
8. Approve proposals from Hansen Allen and Luce, Inc in the amount of $548,352.00 for the engineering design of the Cedar Canyon Springs Filtration Treatment Plant Project. Jonathan Stathis
9. Approve engineering contract with Woolpert in the amount of $784,411.00 for AIP 055. Tyler Galetka
10. Approve the appointment of David Westwood to the Board of Adjustments and Donna Christensen to the Cross Hollow Arena Committee. Mayor Nelson
11. Approve the improvements of chip seal and striping to city owned vacant lot at 270 N 100 E. Phil Schmidt

V. Action Agenda
12. Consider waving a water bill late fee. Debbie Forsyth/Rhean Carlson
13. Consider a resolution to amend the Consolidated Fee Schedule. Lester Ross/ Randall McUne
14. Consider blanket contracts for FY 2027. Eric Witzke
15. Consider an ordinance modifying City Ordinance 26-V-18 regarding driveway requirements. Perasic/Radiant Blue Construction/Kent Fugal
16. Consider an ordinance modifying Engineering Standards Section 5 regarding driveway requirements. Kent Fugal
17. Consider a resolution approving the Fire Department Policy Manual changes regarding comp time. Mike Phillips

18. Consider an amendment to City Ordinance 35-10(B) to establish No Parking zones in the vicinity of 200 North and 100 East. Kent Fugal/Randall McUne
19. Consider approving a Residential Development Overlay (RDO) and Development Agreement for the Cross Hollow RDO located in the vicinity of Cody Drive and Cross Hollow Road. Go Civil/Randall McUne

VI. Public Comments

Dated this 26th day of May, 2026.

Amber Ray
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 26th day of May, 2026.

Amber Ray
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
MAY 6, 2026

The City Council held a meeting on Wednesday, May 6, 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; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Airport Manager Tyler Galetka; Staff Accountant Lindey Matheson; City Planner Don Boudreau; Senior Engineer Jonathan Stathis; Economic Development Coordinator Daisy Burns; Water Superintendent Matt Baker.

OTHERS PRESENT: Dallas Buckner, Dannon Hulet, Justin Wayment, Rand Bettridge, Cami Bettridge, Ann Clark, Tom Jett, Scotty Harville, Kelly Newville, Ben Cozzens, Jeff Richards, Bill Payne, Tonya Payne, Julie Cook, Donny Cook, Scooter Williamson, Tarvis Alt, Jan Gilbert, Jelisa Robison, John Henderson, Brenden Watkin, Jeff Randall, Justin Bleau, Matthew Thrower.

CALL TO ORDER: Matthew Thrower, Refuge City Church gave the invocation; the pledge was led by Councilman Waldo Galan.

AGENDA ORDER APPROVAL: Councilmember Phillips moved to approve the agenda order; second by Councilmember Cox; vote unanimous.

Scotty Harville, American Legion - I want to thank the City Council and Staff for their assistance at the American Legion Family Day this year. He handed out a thank you bag to the council and staff.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■Summer Water Restrictions. Scott Phillips – I don't know the plans we may have. We had a dry winter, and other cities are looking at water restrictions and before it gets bad, I want to know if we have anything in place. **Matt Baker,** Water Department – we have not had any discussions. **Phillips** – so we are just the standard no watering between 8 a.m. to 6 p.m. No odd day or even day watering at this point? **Matt** – no. In 2022 we did the odd and even day restrictions. **Phillips** – I would suggest we start looking at it and have a plan in place. **Mayor** – is there a trigger, something we should be watching for? **Matt** - Wells we are a month ahead of schedule from last year. We started our first well April 24th last year, this year it was March 19th, and started another one the next day. We started the irrigation wells two weeks later, and we started one of our big wells out west of Quichapa last Thursday. **Phillips** – I think we should start to look at something. I don't have all the best answers, but we need to be the leader in that as well as the citizens with our own properties. **Matt** – if we do that, we need to tell Cedar City Parks to lead by example. Also, the schools, SUU and churches. **Phillips** – yes, we don't want to be brown and die, but we need to work around and try and have less water and have it stretch a little further, maybe a little dry, but still green. **Cox** – the State has a program that pays about $2 a square foot to take it out your grass. **Mayor** – we have meters to show usage, is there an education for

people to see their usage instead of forced restriction. **Matt** – yes, there is a link on the city website to show you every time you use your water, it is myneptune360. **Cox** – also the smart controllers for your yard, I see so many sprinklers on when it is raining. Also, a lot of people are overwatering. **Matt** – there are landscape companies that over water also. **Phillips** – we have a conservation tier, if you use more you pay more. **Galan** – we should make it more formal, put it in the newsletter about metering their own use and in the next 30 days figure out what is needed for the rest of the year. **Mayor** – with the new Public Information Officer we can have her help with that. **Matt** – the information to check your water usage is on the water bills and it is in the newsletter. City overall usage, not counting construction, and we have 90 hydrant meters out now. Citywide, March 10 to 15th we used about 3.5 million gallons per day. When the temp went up to 80 degrees 4.1 up to 5 million gallons per day (mgd), up to 6.6 mgd, down to about 5.5 mgd in the beginning of April, 7.6 mgd on April 11th, back down to when we had the snowstorm, then yesterday we were at 8.98 mgd. **Cox** – what was last year, or a couple years ago comparable to the same month? **Matt** – I don't know, we didn't keep track of daily use like we can with this system. **Scott** – we can do that now look at comparables' week after week, month after month, year after year. **Mayor** – we did have a report of usage once we implemented the tiered system. **Phillips** – yes, the overall household usage did go down. **Cox** – overall we use the same amount of water including the growth and that's after the conservation tier. **Matt** – 8 or the top 10 users are irrigation sprinklers, that includes culinary and irrigation, most of them are schools and parks. **Mayor** – secondary system is part of that; we need larger users on the secondary system that will have a big impact our overall water use. That is well on the way, we have about $7 million of the $10 million that the Conservancy District has been able to get towards getting that system in. Hopefully we can finish our studies and on the best way to do that and get the last $3 million out of the next appropriation. **Cox** – We put a filtration system in the sewer treatment facility that we will release type one refuse that we can pipe back and put on the big users like cemeteries, parks and schools and takes a big draw off the aquifer.
▪**Schmidt** – I talked with Eric and Kent. We have quite a few large events coming to the park, and Eric has enough money; he could chip seal the lot behind the Elks Lodge and put Angle parking to increase parking for the park. **Phillips** – that needs to be an agenda item.
▪Storm Drain improvement grant for the area of 200 North & Cove Drive. Kent Fugal – we are in the application process for the BRIC grant. One thing eligible is storm drain improvements where we have potential for flooding. We are looking from 2150 West, the storm channel from Tagg N Go and through the fields down to Lund Hwy where we dump into Quichapa Channel gives us a lot of concerns, especially from 2150 to the north side of the railroad. We need to replace the crossing for the railroad and there isn't enough capacity. As we go down there are capacity issues all the way down. The application is in 2 parts. The State requires we submit a notice of intent; we have done that they were due at the end of April. We are working on design work to be able to submit the application to the Feds in July. Councilmember Schmidt has been aware of that, but we want you all to be aware and let us know if you have concerns. **Paul** – tell them about the match obligation. **Kent** – it is 25% local match. If we are only able to get funded our highest priority, which is 2150 to the north side of the railroad, it was about a $3 million project. The entire project, the initial estimate to come all the way to the Quichapa Channel is about $15 million. If we get funding for the entire thing, it is a significant match. If we are successful in getting the full project funded, we will need some budget discussions. **Mayor** – it would be over a few years? **Kent** – yes, we do have some time. **Phillips** – this is part of the storm drain master plan. **Galan** – there is a mechanism to space out the 25% through the life of the project? **Kent** – I think we

have 3 years once the award is made and the match will come along as we spend the money. We would build projects and request reimbursement from the Feds for 75% and we eat the 25%. **Schmidt** – this is an important project; there are 3 or 4 buildings foundation that could be wiped out as well a culvert under the railroad. We met with Celeste Maloy and her assistant today and he thought we could get a letter from her for assistance on this grant. **Kent** – Union Pacific has concerns about this, the culvert can't handle all the water, so the water builds on the south side of the track. **Mayor** – I encouraged they go for the full amount. ▪Memorial Day decoration guidelines for the Cemetery. Ken Nielson – Mother's Day and Memorial Day are big days for decorations. All decorations from Memorial are good until June 1st outside the headstone, they will be gathered up after that time. **Schmidt** – have we got all the arrows and signs painted well? **Ken** – the contractor is finishing up this week and the first of next week. **Phillips** – this is a good opportunity to get on the social media pages. **Ken** – it is on the pages and in the newsletter. **Galan** – I drove through the other day, I wasn't sure which entrance was only an entrance, and which is only an exit. Once I got in it was very comprehensive. **Ken** – the sections completed are there, I will check the others.

CONSIDER A FRANCHISE AGREEMENT WITH FORGED FIBER 37, LLC. GARRETT MARSHALL/RANDALL MCUNE: **Randall** – a new fiber optic company that wants to come to Cedar City to compete. They need a franchise agreement with 3% tax to the State, and they forward some to us. Other utilities are already there. I have not heard any complaints. **Schmidt** – in a subdivision we are already putting in 4 fiber companies. I don't want to enter more unless it is beneficial. **Phillips** – what legal obligation do we have where we can't deny them if they meet the criteria. **Randall** – I have not done any studies recently, but past is if they can fit you should add them in, that is where UTOPIA got in trouble. **Galan** – that is something difficult to implement. One concern I have is when South Central started putting in all their lines, the permissions they have from us, it doesn't cover sharing piping with anyone else, is it private property do they parallel with South Central. **Paul** – they typically parallel other companies. **Galan** – our PUD they tore up every street and kind of put them back. **Paul** – this does not cover private streets. I would like to be able to set down with this company and see their methods, what trenching, how quick they get in and out with our Public Works Department before it is finalized. **Wilkey** – do we have 4 or 5 of these contracts? **Schmidt** – we do, we have InfoWest, South Central, Century Link and TDS. **Phillips** – Paul is correct, if there isn't a rush, can we table it? **Randall** – I don't know if there is a rush, the first conversation was last fall, then they asked to be put on the agenda. **Wilkey** – I express the concern that we don't want to stop others from doing business. **Galan** – there is no representative here? **Randall** – they asked what date and I didn't hear back. **Galan** – I am uncomfortable approving before the meeting with Public Works and know the scope. The contract is almost bullet proof. **Cox** – I would ask that we go back to them for their proposal and plan, if it is minuscule then we not consider. **Galan** – there has to be a discussion. Our people need to talk with them; not all fiber optic groups act the same way. We don't want to have endless tearing up. **Wilkey** – this is to allow them to use the PUE. What Galan is referring to does this get into the specifics. **Paul** – we want to know what they are doing.

Councilmember Phillips moved to table to a date yet to be determined after they meet with staff; second by Councilmember Schmidt; vote unanimous.

Paul – there was a time not so long ago when we considered doing our own fiber because no one would come here.

PUBLIC HEARING TO CONSIDER APPROVING A RESIDENTIAL DEVELOPMENT OVERLAY (RDO) AND DEVELOPMENT AGREEMENT FOR THE CROSS HOLLOW RDO LOCATED IN THE VICINITY OF CODY DRIVE AND CROSS HOLLOW ROAD. GO CIVIL/RANDALL MCUNE: Dallas Buckner, Go Civil – Exhibit "A" is the official RDO 3-page document that was prepared. The property is on Cross Hollow and Cody Drive, behind Silver Silo, and south of Carmel Canyon Estates and west of Wildflower Subdivision, the hill area that is undeveloped. We got a positive recommendation from Planning Commission. We are condensing the density for the overall RDO area which is 77 acres in three pods. Pod 1 we are proposing R-3-M, Pod 3 we are proposing R-3-M, and Pod 2 leaving as R-1. Currently all the property is R-1 except a sliver along Cross Hollow which is Central Commercial, it is part of the property, but is not part of the RDO, and will be left Central Commercial. There are 4 units per acre allowed with R-1 zoning, there is a density bonus given with RDO's. The density is shown at the bottom of Exhibit "A", which if left as R-1 would allow 310 units, with the RDO bonus density they are allowed 464 units, but they are asking for 400 units which is 90 more than would be allowed with 4 units per acre but less than allowed with the bonus density. The way the ordinance is written there should be a community benefit for an RDO. Our proposal has 77 acres, Pod 1 is 14.69 acres, Pod 3 is 5.63 acres and Pod 2 is 57.06 acres which is the majority of the property. We have a Development Agreement accompanying the RDO with two items. We proposed, there are two dead end streets in Wildflower Subdivision, Church Street and Sunnyvale that are dead ends, we are proposing to develop Pod 2 in the same fashion as the houses adjacent to it as R-1, 10,000 square foot lots, and complete these streets. Church Street would be a cul-de-sac with houses around it and Sunnyvale; we would bring a road out and put a cul-de-sac. There is a master plans around it, we will talk about Church Street, it is supposed to tie into Cross Hollow. When we went through Sketch we entertained Master Plan Amendments. The city is going to require modeling studies with those, so we decided to show as is and we will do the studies and do the amendments later. Some comments we got from staff were conceptual access plans, (Exhibit "A", sheet 4). Pod 1 an existing road into Sunset Canyon we will match there, we will have a looped street, and with density requested it would be over the 80 units with one access, so we have shown one access through one of the commercial sites as an access. Pod 3 Leavitt's are planning a signalized intersection, and we are waiting for the location to match it. Off of the existing neighborhoods, it is a cul-de-sac concept and then we will extend the road out to a cul-de-sac and have R-1 homes around it. This sheet is just a schematic to show a concept, in order to do that we would have to go through the master plan amendment to remove the road. I did do a conceptual road concept and at straight grade it is at 12% which is a challenge. We are assuming the master plan road will go away. RDO Color Map Markup Exhibit "A" sheet 4 the gray areas are area of development, after we plat and develop the roads, the remaining plat, the green area give to the city, we dedicate 39-40 acres to the City. Parks have standards for paved trails, and it would be a challenge to meet those. There are existing dirt trails. **Wilkey** – I know the property, it is sage brush, why do we want it, it is unbuildable? **Dallas** – to preserve the esthetics and the trails. The city has already accepted property from Carmel Canyon Estates and Sunset Canyon. There are power lines and trails. The residents and parks see the value of preserving open space. The topography does not lend itself to development or paved trails. There is a tax burden for the property owner. **Cox** – you could move the top to the bottom

and terrace it like they did across the street, so there are options that are not desirable. **Dallas** – we could cut it all up, but preserving it is more beneficial to everyone. If the city doesn't want it, it can stay with the developer. **Mayor** – the idea of the RDO the density is because the developer is giving something that is of public good to go through the process, that is the only give. **Dallas** – the way the ordinance is written, there should be some community benefit, PODS 1 & 3 will be developed as PUD's, so minimum open space amenities there. One of the benefits is the open space. The second part of the Development Agreement that Planning Commission did a non-recommendation was storm water proposal. There is a master plan road to Church Street, a random 12" water line, the main one is storm water. The city master plan shows a 5-acre detention pond and an 8-acre dike. The RDO map lays out a preliminary volume with a reasonable footprint. There is a curb inlet grate across from the LDS Church, there is a 5- and 8-acre dike, that location is very challenging, I propose that it be moved up. With the storm drain outlet in Cross Hollow we can discharge. Hydrology there is hard surface increase we generate that we are responsible for, there is an area of 16 acres, and it drains to the dike and the 56 acres drains to the pond, the 136 acres drains to the dikes. We recognize we need to provide for our runoff, but the majority of the runoff comes from above. If the RDO is approved we would give the land and the city would pay the cost to upsize, we said we want to be paid for the upsize of the construction and the land. We were 12% of one basin and 22% of the other. The major issue we have is they are proposed on the flattest property. I do feel the best location of the dike is moved or broke into multiple locations. There are issues down here and that was part of the 2022 storm drain master plan.

Wilkey – the two pieces proposing to leave R-1, the developer does not plan to keep those pieces. **Dallas** – we are asking for the upper threshold but still held to the underlying zoning and this is the most clear-cut standard. With my experience with cul-de-sacs there may be 4 houses and maybe 15 with the other lots. On the west side we could make larger lots, ½ acre, ¾ or 1 acre lots. **Wilkey** - our master plan already shows the detention at this size, what are they giving us? **Kent** – the master plan doesn't say how it has to be designed. Our practice has been that the upsize to accommodate all the water not coming off their property and we reimburse for the construction cost. They were also asking the city to pay for the property but have backed off. **Cox** – their property may have 1 acre foot run off and we require a 5-acre foot pond. **Dallas** – I consider this a regional basin, there is a big up stream runoff, and we are a small percentage. We are required to do our part, but there is an issue with the city, and we need a regional facility. **Wilkey** –I met with the developer, where I struggle, at the end of the day he is choosing to buy a piece that is mostly undevelopable and wants to take a small portion and put all the density on one piece and leave the open space. He did say he would do some open space in the RDO. **Mayor** – are there any limits in what the council can ask for? **Randall** – it is mostly open, if you don't want the RDO you can say no. If you consider it, you can put in conditions and negotiate in good faith. It should be reasonable and rational. **Mayor** – this area is frustrated with townhomes going everywhere, I took Ryan to a property in Enoch to show him where he could build. **Wilkey** – I am about the American Dream, I want to see something. It is a long and busy road. I see why he wants to do what he is doing. **Dallas** – the R-3-M zone is more popular than R-3-1, I have never done an R-3-1 subdivision. When you talk about a buildable product of that size and want a decent size house, you have an R-2-1 lot. The RN you get closer to the minimum. There is a 300-foot set back from R-1, RE, if we want a R-3-1 or RN you end up with a 7,000 square foot lot. **Cox** – it is our restrictions that are preventing that. **Wilkey** – I do work in Desert Color and some of their lots have 3' setbacks and it is better than a town home. **Dallas** – when I talked with

Ryan about smaller single family detached, we looked at Cody Drive, I would have a hard time having homes front that road, and I don't think the city would allow it. If we go from public to private you need a roundabout and you have a 5-acre basin. There is a slope and curve coming off Cody. We have one access off Cody and one-off Cross Hollow. There are a lot of challenges. Ryan mentioned that he talked with you and Scott about that, but to put something in there that works and the concession with land, it is 3 acres within 14 acres that we are giving to the city and can't be developed. Double fronted lots on Cody drives up the costs also. **Schmidt** – the houses on top, my understanding was that it might be sold or Jones is keeping the property. Why are you putting this on the map. Could you build as part of the RDO? **Dallas** – yes, Jones have had this for a long time and does not have an interest to develop it. **Schmidt** – they could sell these in this RDO? **Dallas** – it is part of the RDO. There are two owners, Ong and Jones, everything to the west is under contract by the applicant, everything to the east is the Jones'. If this RDO is approved, there is no way 50 homes will be built in Pod 2. That area is locked in as single family homes. The city wants the roads completed, especially Church Street, they want a proper cul-de-sac. The red, green and gray as R-1 and the rest is left as open space, if the city accepts it. Modeling studies need to be done before we can do everything with the inlets. **Mayor** – there are fire issues with the open space, and we take on liability so we will have additional costs to think about in that area. **Wilkey** – Ken, are you comfortable talking about the green space. **Ken Neilson,** Leisure Servies – we met with Dallas, it is not a location for a paved trail. We do not have dirt trails; we don't maintain dirt trails. Armbrust shoots off our trails for walkable space. If the City wants to get into that business, they will have to decide. **Galan** – there are some qualifying aspects for an RDO and the only thing I hear as qualifying is giving us the land that we might not want or do something with it we might not like. Tell me the RDO definitions. **Dallas** – the ordinance vaguely said community value. **Galan** – it could be a historic overlay, transit overlay, affordable housing, I don't see that. What are we defining as RDO. **Cox** – if we can make sure the setbacks we have high density on the higher traffic roadways, get the setbacks where it can pencil and get the single-family homes within. The more density the less roads we have to snowplow. **Don Boudreau** – the ordinance states: *any public or private amenities benefiting and adjoining the residential zones, i.e. parks, trails, schools, churches and other such amenities as approved with the master plan*. It is very discretionary decision on what benefits the city is gaining. We have unbuildable slopes that offer the city as open space, it can be argued that open space as you urbanize can be a benefit, but there are challenges we would have to take on related to fire. I am not convinced that concentrating all the density downstream is potentially the best idea, it is going to put a lot of homes down in the watershed as opposed to spreading them out. It is very discretionary and opportunity to master plan an area as opposed to the macro scale that we see in the general plan, we can really look and see what makes the most sense here. The city has needs for drainage in this area. **Randall** – initially the applicant indicated we should pay our percentage of the land in addition to other things. We responded back that this is a discretionary thing, and according to case law and State Property Ombudsman, we can require reasonable amenities that we think fit and so the demand is you pay for all of it, the land as well as the improvement costs for those master planned improvements for drainage. They responded back with what you have in your packet, donating the land, they removed their complaint or argument for a percentage of the land value as one of the claimed amenities, and then they asked for the rest. It is within your discretion; you don't have to give it at all, it is more just a contract negotiation more than a taking. **Wilkey** – I consider the detention and the dike working together, but I don't on the green space. **Phillips** – why is

Pod 3 against Cross Hollow Road? why could it not be moved behind the other commercial areas? I am tired of seeing town homes along Cross Hollow Road. **Dallas** – there is some topography that it will not work. Also, you can't see, initially we had a 4th pod we pulled out, there is 10 acres of commercial left on Cross Hollow Road. **Cox** – is the applicant willing to keep the open space and take care of it and still do the drainage. **Dallas** – I have been in a number of meetings with dirt trails, the fire risk is new, I see the value in preserving it, we look at previous RDO's and look at what concessions they made, and I have not seen any to this magnitude. If you say in order for this RDO to go, we need to see a park in Pod 2. We proposed a major chunk to be open space. The developer has some park ideas, and I am cautious about putting them in a development agreement. **Schmidt** – the biggest benefit I see in the green area, a lot of people walk through there. If the city doesn't take it then you take the liability and you won't want everyone walking and riding their motorbikes through there.

Mayor Nelson opened the public hearing. **Donny Cook** - most of this is what will be built and not if it should be other than commercial, as it is prime real estate and increase in value. Four years there was a city master plan designating most of this area as R-1 and open spaces, and I took it into consideration when I bought my property and built my home. There is approximately 60 or 70 homes valued at $1 million each that will be directly impacted by the zoning changes with $60 million in real estate and the property taxes generated that will be affected by your decision. Growth is inevitable and needs to be managed also esthetics that it creates and the atmosphere. The current Planning Commission and City Council are looking at the proposal as a business transition between the city and developer and not manage control for the current owners. Storm water, Cody Drive and flooding washed out parts of the road. New Smiths their request to hold water up above and released downstream which is the Cross Hollow area. You allowed a variance and the bike trail underneath the road will be unusable at that time. Last and most important the failure of the city to secure land for the freeway interchange. When I spoke to UDOT representative and said what is the plan when they finish their responsibility, he smiled and laughed and said it is the city problem.

Scooter Williamson - I ask you to deny the RDO as proposed, the proposal is not a small neighborhood adjustment. According to your own staff report it increases baseline density by 90 units or 30% while concentrating most of that density into 2 pods along Cody Drive and Cross Hollow Road. The density increases much more when they exclude a large chunk because it would cut into profits due to excavation costs. The developer is asking to reduce or modify infrastructure obligations including discussions surrounding master planned roads and major storm water detention requirements. To many residents this feels less like balanced planning and more like an attempt to maximize profits by increasing density and cutting development costs while shifting long-term impacts and liabilities onto the city and surrounding neighborhoods. Most importantly, city staff recommend denial. The report states that the applicant is requesting bonus density, changes to master planned infrastructure, and for the city to take ownership of steep hillside land that comes with maintenance, fire mitigation and possible flooding liability. Staff then conclude that the applicant is offering nothing in exchange for these requests. The report also says that traffic impacts cannot be evaluated or recommended because of limited access points and concentrated vehicle trips. I would ask the council to consider why approve major density increase before fully understanding the impacts. Staff additionally note that much of the proposed open space is steep, rough terrain that is generally undevelopable. The city may inherit long-term maintenance, wildfire, drainage, and liability concerns in exchange for allowing substantially

more density. The staff report states that RDO's are discretionary and not required. I also think it is important to recognize that the residents of The Sunset Canyon neighborhood and many surrounding areas are predominantly long-germ and well-connected members of the community who are deeply invested in Cedar City and care greatly about the responsible growth, public safety, infrastructure, and preserving the character of the area. They are watching this decision closely. I respectfully ask you to follow your qualified staff recommendation and deny the proposal in its current form.

Ann Clark – I would usually say follow the General Plan. I am conflicted. I bought my house 20 years ago and could go to the arena and it was the old west. I like the raw land. I drove down there and Leavitt's have demolished an entire hill, will there be any hill left. Maybe the trade off is the green space. The problem is the RDO takes over the General Plan, they say one thing and do the other. I think the green space is worth it. **Randall** – the way the RDO is written, it shows pods that are approximately how it will be, the numbers can't change. **Dallas** – based on my recommendations to the Jones', the low hanging fruit, it could be pushed out, 30-49 acres, not changing the road configuration, it could be bigger lots. It is approximate road configurations, the minimum is ¼ acre lots, but the range is could they could be larger.

Julie Cook – who are the Jones you are talking about? Craig and Sherry. I am a Jones. I grew up on 200 West. I knew everyone on 200, 300, 100 and 700 West and there is a huge value growing up in a neighborhood, you know the good and the bad in your neighborhood. What bothers me, it is not just a switch and bait, there are approximately 3,000 people living down there we don't know, but I also see a freeway, there are times I can't get out of Crescent Hills, I would like a change in traffic to 30 mph, everyone is going 50 mph. I object to the RDO. The Henley going in is 1-, 2-and 3-bedroom apartments, it destabilizes the area. It is doubling the size of the Henley. Slow down.

Travis Alt – I bought my lot before this was changed, before DR Horton and I spent 2 years of my weekends building my home that I now hate. I can't let my kids play in my yard; I have found drug paraphernalia in my yard. This has ruined Sunset Canyon. I owned this lot when this happened and I would rather have a flood ruin my first level than have this crap. The people in the townhomes don't have enough parking spaces and they park on Cross Hollow Road; there is zero visibility. I would appreciate it if you took a look and said you have damaged this area enough, leave it R-1, they can make money in other areas of the valley. I am stuck, I will never get value out of my home. You have million-dollar homes in the area and no one compensated me for my property loss.

Jan Gilbert – Cedar City is growing over 3%, U of U study respondents said the rate of growth is too high. We will grow, my concern is that the type of zoning change accelerates growth, they can put up 350 apartments in 18 months to 2 years. Look at the Henley Apartments in 18 months, most of the population growth has been in migration. I am not anti-growth but 3.2% is high growth but you need to plan for it. A lot of junipers and cedarwood need fire reduction. No bus service on Cross Hollow Road. The city housing study it says the city needs more single family housing.

Jelisa Robison – I need to stand and fight for my home and neighborhood. Trying to get out of the neighborhood, there are cars everywhere. Our kids can't ride their bikes through the

neighborhood. We have so much on the west side of Cross Hollows, please do not let it come to the east side where our kids play, they ride to the church. Cody Drive is already really busy. As we keep adding developments like this makes it hard for our kids to play. We have invested a lot of money and time in our homes. We already struggle with water pressure in our neighborhood. We bought 9 years ago and none of this was there. Let us preserve what is left.

John Henderson – I live in the 55+ community, September last year was not a big storm and the water coming down the street, you won't have houses there. The people on the corner ruined our view. They didn't do the two lots because it drops off so much because of the drop off and your public works trucks get stuck. I was in fire service 36 years, we can make this is open space and modify the fuel.

Brenden Watkin – we just bought two lots to build a home, Pod 1 would greatly affect us, none of us want it or see the need for it or see any reason to change it from what it currently is. Some say we need affordable housing; we aren't wealthy, we make livable income and we scrimp and save to build on one of those lots, it is not impossible to build a single-family home affordably. I would rather have smaller single-family homes. I echo what has already been said. No value or reason to accept what has been presented.

Kelly Newville – I want to introduce you to me, so you understand the integrity of the development of Section 16 that was owned by the Jones family who was my grandfather. I am a lifetime resident of Cedar. I am the great granddaughter of the statue in front of your building, Henry Lunt. I am also the great granddaughter of Lehi Willard Jones who developed and worked in this area harder and longer than almost anybody that I can find research on. My uncle is York Jones who has more integrity and love for this community also than anybody I've been able to match. He has written books to try and show their integrity and beauty of our community. I am a licensed real estate broker; I represent Jones and Lee family partnership for 20 years. We have met with many engineers, many developers trying to stomach what has happened to the Jones' parcels and to the parcels below that have several names. The master plan and the flooding greatly affected these people, but their desire was to still do this the right way. After many efforts of trying, Ryan Gregerson came to the table, who also loves the community. You say he is making a lot of money; he has spent a lot of money to try and resolve for the Jones family who he cares for. It is Randy and Sherry Jones, they aree wonderful people, they are first cousins, they are my family. This canyon is beautiful. I have a listing and a buyer's agreement with Ryan Gregerson. Dallas has spent countless hours trying to work through this. With Section16 being developed the drainage ran off and affected the Jones' who is in the master plan with steepness and elevation. The open space, do you know how many people use it, it is beautiful and many people use it.

Wilkey – what we allow in the R-3-M is a wide variety, as part of the process, if we want to say nothing 3-story, can we put that in? **Randall** – yes, but they could come in later and ask for a change. **Dallas** – this RDO is a much more restrictive than the zone change, before the RDO. **Wilkey** – with higher density. **Dallas** – yes but less than R-3. They are paper numbers that still need to be designed with engineering and zoning standards, and I would be shocked to get 400. **Cox** – I would prefer that you look at single family housing and lower cap of households and we minimize the setbacks. How much flat land if you built just single-family

homes? **Dallas** – the market plays into that. Of the 70 acres, probably 20 acres is unbuildable. Based on market conditions it is not feasible to take off hilltops. If we do on a paper base, 77 acres, 310, we propose 400, if we widdle it down to 310 does it make a difference to you? **Cox** – it does to me, it is less on the infrastructure. **Cox** – we need to give a little because of the drainage issues, maybe 350. If there is some compromise, I would be interested to hear it. I would rather have singe family detached. **Schmidt** – this will increase the traffic quite a bit, are you also improving Cross Hollow past your second pod? **Dallas** – as the commercial develops. **Schmidt** – I am looking for Cross Hollow to be fixed because it puts a lot of traffic to the end of your other Pod. **Wilkey** – per our ordinance, if they were not to deed it to us, when they do Pod 3 where do they do the improvements? **Randall** – it might have to be done with Pod 1; we would really have to look at it.

The hearing closed.

Councilmember Phillips moved to put this item on the action agenda; seconded by Councilmember Wilkey; vote unanimous.

PUBLIC HEARING TO CONSIDER A DEVELOPMENT AGREEMENT FOR A PROPERTY LOCATED AT APPROXIMATELY1157 SOUTH MAIN STREET (SMITH'S MARKETPLACE). AWA/RANDALL MCUNE: **Jeff Randall, AWA** – we are here to work through the Development Agreement. See Exhibit "B". This is similar to the Smith's in St. George at Sun River. Main Access to Cedar Knolls, with two other accesses on Main and also one on Greens Lake Drive. Your ordinance requires 5 loading bays, Smith's requests 3, this is what all their stores have. E-commerce pick up area, the stalls are a little smaller than what your ordinance requires, but the cross hatched areas make it larger, so the parking stall is smaller with larger loading area around it. A 35' sign in the front is higher than code. **Don** – a monument sign is 30, they want 35. Staff didn't have much concern due to the size of the project. The price sign on the trail I am not sure is necessary. **Jeff** – it is set back due to the drainage channel. This is for the Greens Lake traffic. The only digital is the price of gasoline. **Kent** – Randall asked about a site distance safety concern, that is a design issue for the location. **Galan** – what would be wrong with adding the extra 5' to the other sign? **Kent** – aesthetics, the sign does set back further from the street than others. **Jeff** – safety, we do have site distance on those. **Phillips** – are the lights all pointed downward? **Jeff** – yes, they are all dark sky compliant. Utilities, we are asking for a public water system running through this property. We will provide public easements, they are in driveways, not in landscaping. Water meters and fire lanes adjacent to the buildings. We will have full city inspections and make sure the city has access. **Paul** – they are going to connect to existing infrastructure on the north side of the property, they will connect the main street line through Mr. Geiger's property and connect to Greens Lake, that is a plus. The soil in the area are not good and with us owing the line we are liable if the building settles. **Galan** – if they take the liability are we ok. **Jeff** – I can speak to the allergic soils, this site does not have collapsible soils, it is rocky and we will have the crush rocks to put in the lines. I have worked in other soils in Cedar City; it has better soil than I have seen in Cedar City. **Paul** – there are settlement issues in Rocking Horse Subdivision across the channel. There are settlement issues to the east. **Schmidt** – I like public, the two vaults you no longer have circulation, and you don't have looping. **Paul** – it loops our system back to Greens Lake. **Wilkey** – is there a way to make it public but you hold us harmless if there is a settlement issue? **Paul** – we can make a noble attempt; there is a risk that we miss something. **Cox** – are we just going to T

off there is no loop. **Jeff –** W7 has a note only to use with 13R fire which is for residential. **Mayor** – if there is a city waterline on a city street and the water goes to a building and the building sinks are we liable? **Randall** – we have paid. **Paul** – chances are we would settle Main Street first before we settle a street. Our lines are usually a distance from a building; this is next to a building. **Schmidt** – with this drawing you are increasing the chance of a leak, if you put them in the building, they are less. **Paul –** but if they are not our lines, we are not liable. **Jeff – I** don't see in code we are required to have a private line. **Randall** – 37-13, State law does not require us to receive anything so that is what I would hang my hat on. **Paul** – we also have practice where we have not done this on a large scale, they are all private lines. **Cox** – did we ask Wal Mart and Home Depot to loop their line to increase pressure? **Mayor** – why is it beneficial to you to have it public rather than private? **Jeff** – the pressure issue, we need to get it back up. The design you are asking for is very expensive. We do projects all over Utah and outside Utah, only one other city has made us do this. **Paul** – we called on the Sun River, they said the fire loop around the building is public and the private is going into the building. **Jeff** – once we tap the main and tap the meter it is all private. **Cox** – they are doing a lot for our system. **Schmidt** – I hate to see these vaults; they are hurting us all over town. **Jeff** – there are city asks and some Smith asks. We have to build a bridge over Greens Lake and curb, gutter and sidewalk and it has a 6-figure cost, we will save some on the water but still feel it is a win to the city. We want a win/win scenario.

Matt – We have the current Smith's, Home Depot, Wal-Mart, the schools, SUU, the hospital, manufacturing plants out west, PUD's all have their own private fire systems. They are maintained and tested by the owner. This practice has worked and we have had no issues with it. **Cox** – did we ask any of those to loop our system or did they just T off our line? **Matt** – Wal-Mart does connect off Cross Hollow, and it runs over to Providence Center. **Mayor** – I want to clarify, are we asking them to loop the system? **Paul** – we had Ridley, our consultant, run models on the two options to loop our system. One option to loop our system is completing that line along Main Street to the north. That loops our system all the way back to the Greens Lake system, it ties it all in because that line to the north actually dead ends from the Greens Lake system. Once you connect it to the pipes that go south on Main Street, you are looped, it's not a micro area that we're talking about. **Mayor** – so are we asking them to loop within their project as well, does it give us benefit? **Paul** – we also asked Ridley to run the numbers to tell us the benefit of looping on the north end versus looping through Greens Lake, I don't know the numbers. **Jonathan Stathis** – I did share the numbers with Smith's; they quoted the numbers I gave them. if they make the connection to Greens Lake, it helps the city considerably with the pressure on fire flow. The overall system, the connection at Gieger's helps quite a bit more than just looping to Greens Lake Drive. **Mayor** – are we asking for both? **Jonathan** – we need the one at Gieger's, not Greens Lake, but Greens Lake does help their fire flow. **Kent** – the loop at the north end of their project, they are doing a standard city requirement. **Matt** – the original was two on Main Street and Greens Lake; to do Gieger he didn't have to go through the ditch. **Kent** – the public line through development is very common in other areas. The last city I worked in, the older shopping centers had private lines, and the newer ones did not. We were acquiring easements over the private lines to put public lines over them. That doesn't mean that is what we need to do here. Can we find an engineering fix for the fire issues I think we can, Main Street does not get us there, but one connection to Main and one to Greens Lake would do it. There are solutions either way, I think public systems are a better way, but that is my opinion and I respect others. **Matt** – 2021 when we were doing compound meters, we have moved away from that

and we run 4,000 gpm. Exhibit "C" was read. **Jeff** – the storm water came up as a concern, it had a stormwater discharge, it goes under main street and down Cedar Knolls. We were asked to look at options to get water to the storm drain, which is up hill about 30-40 feet. We are putting in a detention system underground and a pump to pump it to the channel, the pump is about $100,000. We are proposing a discharge of 5 cfs to the drainage channel to reduce the size of the detention to off set the cost of the pump. If we do detention and so we are asking to have the impact fee waived. **Paul** – if we waive storm water detention and discharge at a higher rate and they are discharging at a higher rate. **Kent** – if you detain the standard rate, you would get the storm water impact fees. **Paul** – the problem is the total waiver; it will have impact downstream which is what we make improvements with. You are getting a smaller detention and discharging at a quicker rate. **Kent** – you don't have the right to discharge all your water, to have a place to release it you have to get it to a place to hand le the water, it could be to the high school or to Wal Mart, we gave you a solution. The concern I have with this design. Not all of your site gets to the underground site and gets to the channel, and you have two pads that you have not accountable for. The two pads on the north side. **Jeff** – they will retain their water on site. **Kent** – does your drainage report say that? **Jeff** – yes. **Wilkey** – what is the dollar amount? **Jonathan** – the full impact fee would be $120,000. We did look to prorate the fee if they released and it would be $50,000. **Phillips** – that was my concern, is there a percentage. Also, it will all go right to Cross Hollows. **Galan** – I think there is an equilibrium we can get to. I want to get this project going, but I also don't want to get hurt, and you are investing in a solution. If we don't discharge everything, you will still get a big percentage if we don't do something. **Mayor** – putting it into the freeway would not have been an option in the beginning and the State of Utah would not allow that, so we gave an option. **Paul** – the impact fee is for capital upgrades. I say don't waive the total impact fee; they are not doing a total solution but give them credit for a portion. **Wilkey** – what is the volume difference. **Jonathan** – they are allowed to release 3.3 cfs, the pump would discharge 5.5 cfs. **Kent** – the way our ordinance, the storm drain is based on the area of the structure, how does the outlying areas be charged at the time of development, there are other out parcels. **Jonathan** – the other parcels will be charged the pro-rated amount as well when they develop. The amounts were for the Smith's and the fuel center. **Phillips** – the way you are connecting to Greens Lake, I want to make sure there is a bike rack. **Jeff** – we will have bike racks; we have added them to other stores that connect to trails and they are used a lot. **Wilkey** – why do we care how many loading bays? **Randall** – we base it on the size of the building; we don't want them to take drive isles. **Kent** – our ordinance is written for a typical application; there are good reasons to allow this.

Mayor Nelson opened the public hearing. **Dr. Justin De Blau** – as a cyclist, I am concerned about the signage, we almost get hit all the time, I don't know why you build a trail and then break a trail for an intersection, I ask that it be moved as far away as possible. This will just transfer jobs from the current Smith's to this. I wish we could keep the trail preserved; the trails are not maintained. I have learned that we build things and then we don't maintain them. **Ben Cozzens,** Active Transportation – it will cut the number of people that ride on the trail. 2/3 will ride when no car interaction down to 10% when cars are around. If you choose to do it, move the sign back. Also queuing, cars don't care about pedestrians, so you have to go around them.

The hearing closed.

Councilmember Wilkey moved to put this item on the action agenda; seconded by Councilmember Phillips; vote unanimous.

CONSIDER CWS COOPERATIVE AGREEMENT WITH UTAH DIVISION OF FORESTRY, FIRE & STATE LANDS. DANNON HULET/MIKE PHILLIPS: Mike – Dannon Hulet with Forestry, Fire and State Lands is here also. In 2017 the city signed a cooperative agreement, and it is time to renew our agreement. It is an agreement that if we have a large fire in Cedar City, we can order aircraft and other stuff to fight the fire at no cost today. They put it into a 10-year average, take out the high and the low, and they base our participation commitment which is around $22,000. That $22,000 is paid through our wildland program. **Paul** – the $22,000 match is Mike's guys going around doing mitigation. **Galan** – it is cash flow neutral. **Paul** – we pay our guys. **Phillips** – it also provides us additional safety because of how the program is set up.

Councilmember Phillips moved to put this item on the consent agenda; seconded by Councilmember Schmidt; vote unanimous.

CONSIDER DISPOSAL OF CITY PROPERTY. MIKE PHILLIPS: Mike Phillips – we just purchased a new fire tender, we had our old one since 1995, it is a freightliner and has a 4,000-gallon water tank with it and it has just under 100,000 miles. It was a gift from Three Wishes to us and has made us a lot of money. We would like to donate to Kanarraville Fire. The benefit is when we have a fire they come and help us. We had a fire on the freeway two nights ago, Kanarraville was shuttling water to us on a semi fire. We had the freeway closed just north of exit 51

Councilmember Schmidt moved to put this item on the consent agenda; seconded by Councilmember Wilkey; vote unanimous.

CONSIDER THE SELECTION OF AN AUDITOR. LINDEY MATHESON: Lindey Matheson, Staff Accountant – I am here to ask you to authorize the Finance Director to enter into a contract agreement with HBME, LLC as our new independent certified public accounting firm to audit our financial statements for this most current fiscal year to end June 30, 2026. We received three proposals, we chose and interviewed them and we felt they would be the best to audit the city financials. **Cox** – Waldo and I were on that committee.

Councilmember Cox moved to put this item on the consent agenda; seconded by Councilmember Galan; vote unanimous.

CONSIDER THE BLM TANKER BASE LEASE EXTENSION. TYLER GALETKA: Tyler Galetka, Airport Manager – the lease expired in 2024, the extension agreement came a few months ago. Total square footage is 16.014 acres, 697,569 square feet of land. The way the agreement was established in 1997 was $1 per year, we are authorized to do that because it is a public safety for firefighting. We are proposing a new rate, I reached out to 9 airports, I heard back from 4 that have air tanker bases on them. Pocatello charges 3.3 cents per sq ft with 451,000 square feet. Twin Falls is about 7 cents per sq ft, Prescott is 6 cents per sq ft and Casper is 5.7 cents per sq ft. I do feel we should give them a discounted rate, others are between 3 cents to 7.7 cents, the landing fees are substantial as are the fuel flowage fees on good years. There is still maintenance we do around the Airport for the Tanker Base. Right

now a typical hangar owner is paying 40 cents a square foot, if we look at 10% of that it is 4 cents it would generate about $27,902. If we go to the low which is what Pocatello is at it is $20,900. Each cent we increase is another $7,000 we see in our budget. If we go toward the high at 7 cents it is $48,829 per year, the average of the four airports is 5.5 cents per square foot. **Mayor** – do we have any competition we would lose the tanker base to? **Tyler** – not directly. They have put a large investment in our airport, so relocating it would be very expensive. **Phillips** – any discussions with them to get a feel for that. I think we need a 4 to 5 cent range and who do you negotiate with? **Tyler** – there is a local representative, Courtney Christensen, he is the Air Base Manager and Tori Meyer, she manages the financials of the region out of Denver, they said it takes out of the total operating budget for staffing. We are a critical tanker base in this region. Hill Airforce Base is the only other one in this area. **Phillips** – will it be retroactive to 2024. **Cox** – can we give him a range to negotiate? **Randall** – I would not recommend that. **Galan** – what is the length of the agreement? **Tyler** – it is a 25-year agreement, we can look at a cpi or negotiate every so many years.

Councilmember Wilkey moved to put this item in a closed meeting; seconded by Councilmember Cox; vote unanimous.

CONSIDER THE SCHMIDT EXCHANGE OF SERVICES AGREEMENT EXTENSION. TYLER GALETKA: **Schmidt** – recused himself for this item. **Tyler Galetka,** Airport Manager – original was in 2015, only had one bidder, we are looking to do the second extension, we extended in 2020, this is the 2nd extension. The only change is we have added inflation in the expected amount of work that we expect to receive and the labor rates have also increased. This has been extremely beneficial to the airport, we have got a lot of little projects done that we don't have in the budget. **Wilkey** – second extension, if we wanted to put it out for RFP would be best to do it at the end of the 3rd extension? Yes. **Wilkey** – is this the pit on the west side? **Tyler** – this is inside the Airport fence between the Bulloch pit that the city uses and the airport runway. We have a low point we are filling in. **Phillips** – how do we quantify cost of services, how do we make sure it all equates out, who does that? **Tyler** – they are allowed to dump 210,000 cubic yards, it was established in 2015. There is a chart that is supplied by Schmidt Construction and the hours it will take and I deduct that off what we are doing for the total contract value. **Wilkey** – is it ever audited? **Terri** – the independent auditor looks at all the contracts. **Wilkey** – does it say how much of a credit we allow? **Tyler** – I don't know if there is a cap, we have used up all the value of the contract.

Councilmember Phillips moved to put this item on the action agenda; seconded by Councilmember Cox; vote unanimous.

CONSIDER RELEASING LINDA BENSON, RANDY ALLEN AND NEAL SMITH FROM THE RAP TAX ARTS COMMITTEE AND APPOINTING KELSI LEAVITT, ELAINE VICKERS AND KYLE BISHOP TO THE RAP TAX ARTS COMMITTEE. MAYOR NELSON: **Mayor Nelson** – the names are there. **Phillips** – do we thank these people? **Mayor** – yes.

Councilmember Phillips moved to put this item on the consent agenda; seconded by Councilmember Cox; vote unanimous.

CONSIDER A RESOLUTION TO AMEND THE CONSOLIDATED FEE SCHEDULE. RANDALL MCUNE: **Randall** – do you have any questions, other than the declaration of candidacy, mostly if they are serious enough to run. The fee is small. **Mayor** – there are time we spent time to run primary elections we want to make sure people are serious. **Phillips** – banner program, I think $10 is a lot, it is total to put up them up and down, I would suggest $8.00. Have we not charged for swim meets in the past? **Paul** – I think it is for private swim clubs. Heritage why $75 to $80, why not $100. **Cox** – do we charge baseball, basketball, etc., all across the board. I know we charge at Cross Hollows. **Paul** – we don't charge basketball because we don't have facilities. We charge all the others.

Terri – finance department will include a user fee study, so you can hold off if you want.

Councilmember Phillips moved to table; seconded by Councilmember Wilkey; vote unanimous.

Paul – we can have the departments discuss it in the budget meetings next week and then you can vote if you choose.

CONSIDER SETTLEMENT AGREEMENT WITH ARMBRUST. PAUL BITTMENN: **Paul** – 2013 we were sued by the Armbrust Family we entered a settlement agreement, and part was to put in a recreational amenity in the detention pond. Negotiating back and forth they will release that rec amenity for $500,000 and we will settle that and we won't spend any more on that facility. **Phillips** – will it help us with other projects. **Mayor** – he will still contribute to the trail system, and he wants to separate this from the other property. Payment has to be made by the end of July.

Councilmember Schmidt moved to put this item on the consent agenda; seconded by Councilmember Galan; vote unanimous.

CONSIDER ENTERING A CONTRACT WITH TORUS FOR ENERGY MANAGEMENT SERVICES. PAUL BITTMENN: **Paul** – they have a process where they take power from the grid, spin it through a machine and charge batteries, they take it at a low charge time and store it, and it provides us limited battery backup for our facilities such as the Treatment Plant and our wells. They will install the equipment at a location we help determine. Rocky Mountain Power (RMP) pays the capital costs, over $3 million and then we pay Torus to operate and manage the technology on our site and we would see a modest power savings. It evens out the power flow and makes the power more reliable and there is a benefit to the power grid, taking power during the nighttime. It saves us about $1,200 over 5 years. We save $600 a month on the power bill. **Phillips** – it would help with our power surges at the wells. Have we done any studies if it is environmentally safe, are they noisy or creating heat? **Paul** – the noise will not be a problem, the Treatment Plant and wells are on large parcels of property and are not a problem, I don't know about extra heat. **Galan** – I have a system in my home, I push more electricity to the grid, there are software reliability issues, they have software and computer to track, I don't know how proven the system is. Are we going to have someone on site to maintain it immediately? **Paul** – I don't know. **Galan** – the inverters make noise, but not much. **Schmidt** – it doesn't replace backup generators? **Paul** -no. We have a project to retrofit all the wells out west. These systems would still work with a variable speed pump. **Wilkey** – something happens to a battery; we

don't have an expense? **Paul** – if we want out of the contract, we pay back RMP and remove the equipment and send it back.

Councilmember Wilkey moved to put this item on the consent agenda; seconded by Councilmember Galan; vote unanimous.

ADJOURN: Councilmember Phillips moved to adjourn at 9:38 p.m.; second by Councilmember Schmidt; vote unanimous.

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Renon Savage, MMC
City Recorder

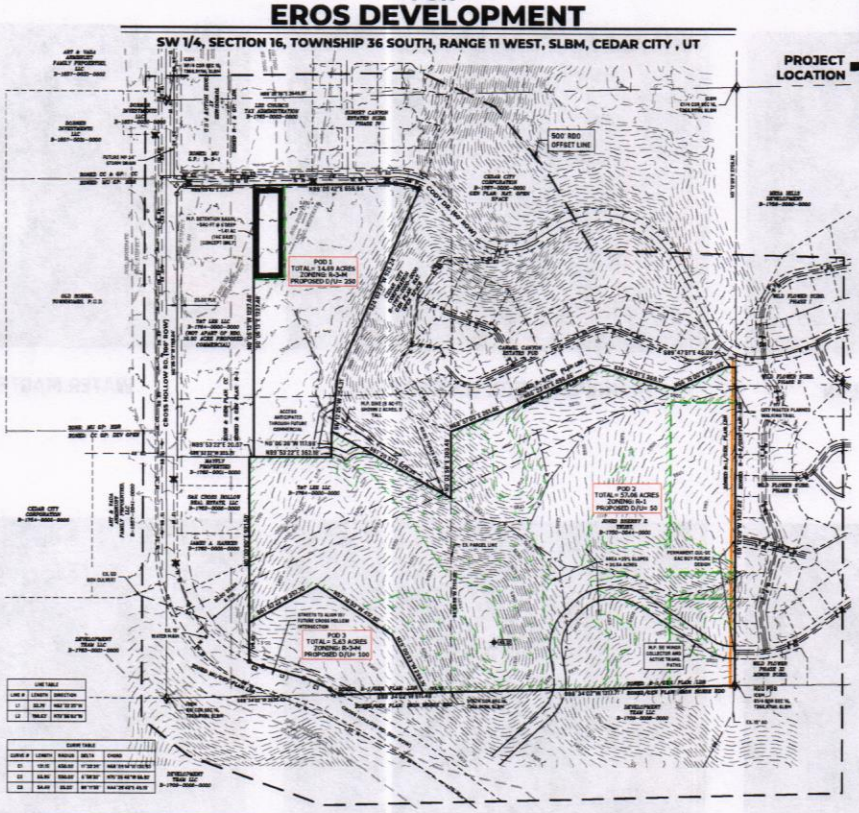
EXHIBIT "A"
CITY COUNCIL – MAY 6, 2026

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT

SW 1/4, SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLBM, CEDAR CITY , UT

N

SCALE IN FEET



PROJECT LOCATION

VICINITY MAP

N.T.S.

OWNER INFORMATION

OWNER POD 1 & 3
T&T LEE INC
9930 SHEVCHENKO LANE
LAS VEGAS, NV 89134

OWNER POD 2
SHERRY E JONES TRUST
4355 N. TALMADGE DR.
SAN DIEGO, CA 92115

RDO DEVELOPER
EROS DEVELOPMENT
1285 S. INTERSTATE 15, SUITE 200
CEDAR CITY, UT 84720

RDO BOUNDARY DESCRIPTION (77.38 AC)

BEGINNING AT THE SOUTH QUARTER CORNER SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88° 34' 03" W, ALONG THE SECTION LINE 1820.01 FEET; THENCE ALONG THE NORTH RIGHT OF WAY CROSS HOLLOW ROAD THE FOLLOWING FOUR CALLS: N62° 22' 25" W, 52.75 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 690.00 FEET AND A CENTRAL ANGLE OF 1° 32' 30"; THENCE ALONG THE ARC OF SAID CURVE 18.15 FEET; THENCE N73° 58' 03" W, 119.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET AND A CENTRAL ANGLE OF 19° 59' 34"; THENCE ALONG THE ARC OF SAID CURVE 66.96 FEET; THENCE N00° 00' 00"E, 921.80 FEET; THENCE N44° 53' 22"E, 20.87 FEET; THENCE N00° 00' 00"W, 1237.46 FEET TO A POINT ON THE SOUTH R.O.W. CODY DR.; THENCE N89° 28' 42"E, ALONG CODY DR. 638.34 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 25° 57' 54"; THENCE ALONG THE ARC OF SAID CURVE 115.89 FEET; THENCE DEPARTING CODY DRIVE S24° 12' 27"W, 625.34 FEET; THENCE S05° 13' 26"W, 254.21 FEET; THENCE S01° 30' 51"E, 439.30 FEET; THENCE N30° 13' 58"E, 303.40 FEET TO A POINT ON THE CARMEL CANYON ESTATES PUD SUBDIVISION; THENCE ALONG SAID CARMEL SUBDIVISION THE FOLLOWING FIVE CALLS: N84° 57' 21"E, 251.40 FEET; THENCE N88° 23' 41"E, 499.46 FEET; THENCE S74° 21' 21"E, 269.17 FEET; THENCE N66° 19' 24"E, 250.00 FEET; THENCE S85° 47' 51"E, 48.01 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE; THENCE S00° 12' 09"W, ALONG SAID QUARTER LINE 1437.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 77.38 ACRES MORE OR LESS.

LEGEND

- POD BOUNDARY
- EXISTING CONTOUR (5' INTERVAL)
- USGS SOIL GROUP TYPE BOUNDARY
- CITY MASTER PLAN WALKING TRAIL
- AREA OF SLOPES >25% SLOPE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.75'	N62° 22' 25"W
L2	118.62'	N73° 58' 03"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	115.15'	4290.00'	1° 32' 30"	N88° 34' 18"W 115.15'
C2	66.96'	1920.00'	2° 00' 00"	N75° 58' 43"W 66.95'
C3	114.41'	270.00'	24° 17' 00"	N44° 20' 42"E 114.15'

NOTES:

1. THIS RDO IS IN REVISED ZONE C (AREA OF MINIMAL FLOODING) BASED ON THE FEMA FIRM MAPS 49021C0215D, EFFECTIVE 7/17/1984, REVISED BY LOMR'S 2/25/2005, 10/12/2007, 1/5/2007 & 2/22/2013.
2. THE RDO BOUNDARY IS IN THE AIRPORT INFLUENCE ZONE (AIZ).
3. SEE RDO POD TABLE (EXISTING) FOR EXISTING PROPERTY ZONES.
4. EXISTING TOPOGRAPHY SHOWN AT 5' INTERVALS.
5. SOILS TYPES SHOWN PER CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP CONTAINING CLASSIFICATIONS; SR, MODERATE, SUSPECT AS SHOWN HEREON.
6. COORDINATES SHOWN ARE BASED ON THE CEDAR CITY COORDINATE CONTROL SYSTEM.
7. VERTICAL DATUM ELEVATION IS NVGD 29.
8. EXISTING PARCEL TAX ID:
   8.1. T&T LEE, LLC, D-1763-0200-0002
   8.2. JONES SHERRY E. TRUST D-1752-0044-0000
9. CITY MASTER PLAN SIX SCREEN SHOTS SHOWN ON SHEET 2 AND ONSITE IMPROVEMENTS ARE SHOWN WITH APPROXIMATE LOCATIONS.
10. RDO LIES WITHIN URBAN WILDFIRE INTERFACE ZONE.
11. CITY MASTER PLAN SIX SCREEN SHOTS HAVE BEEN INCLUDED ON SHEET 2 AND SHOWN THE ONSITE PORTION OF THE CITY MASTER PLAN AS AT THE TIME OF THIS RDO. THE CITY MASTER PLAN IS SUBJECT TO CHANGE AND DOES NOT VEST THE MASTER PLAN BY SHOWING HEREON.
12. SHEET 2 OF THIS RDO HAS BEEN INCLUDED AS A CONCEPTUAL/PRELIMINARY LAYOUT SHOWING A POSSIBLE ACCESS SCHEMATIC AND AN APPROXIMATE OPEN SPACE LOCATION AS REQUIRED. THE OPEN SPACE IS CONTRACTED TO CEDAR CITY. OPEN SPACE INDICATE LINES BE BUILT TO DEVELOPMENT REQUIREMENTS OF THE OPEN SPACE DEDICATION RULES & REGULATIONS. THE OPEN SPACE SUBMITTED ADDITIONAL OPTIONS FOR PUBLIC AND PRESERVATION OF NATURAL OPEN SPACE BENEFIT TO CITY PUBLIC PARKS & OSP. PODS 1 AND 3 ARE PLANNED TO BE PURE AND WILL COMPLY WITH AMENITIES REQUIREMENT PER ORDINANCE AT 2 MINIMUM.

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED, T&T LEE, LLC & G.L.T. PROPERTIES LLC & ONE FAMILY TRUST, OWNER(S) OF THE LAND DESCRIBED HEREON, DO HEREBY SUBMIT THIS RDO MASTER PLAN AS SHOWN HEREON.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D. 20___

_____
KENNETH ONG - TRUSTEE

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED, THE SHERRY E. JONES TRUST, OWNER(S) OF THE LAND DESCRIBED HEREON, DO HEREBY SUBMIT THIS RDO MASTER PLAN AS SHOWN HEREON.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS _____ DAY OF _____ A.D. 20___

_____
SHERRY JONES - TRUSTEE

CITY ATTORNEY'S APPROVAL

I, RANDALL MCUNE, CEDAR CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS RESIDENTIAL DEVELOPMENT OVERLAY AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____ 20___.

_____
RANDALL MCUNE - CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS RESIDENTIAL DEVELOPMENT OVERLAY WAS APPROVED BY SAID COMMISSION.

_____ _____
CHAIRPERSON DATE

CITY ENGINEER'S APPROVAL

I, KENT J. FUGAL, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS RESIDENTIAL DEVELOPMENT OVERLAY WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____ 20___.

_____
KENT J. FUGAL - CITY ENGINEER

CERTIFICATE OF ACCEPTANCE

I, STEVE NELSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS RESIDENTIAL DEVELOPMENT OVERLAY HAS BEEN APPROVED BY THE CITY COUNCIL, BY CITY ORDINANCE _____ ON THIS THE _____ DAY OF _____ 20___.

BY: _____ ATTEST: _____
STEVE NELSON - CITY MAYOR RENON SAVAGE - CITY RECORDER

N.T.S. SHEETS ARE NOT TO SCALE

GENERAL PLAN POD DENSITY TABLE (EXISTING)									
POD NUMBER	POD AREA (ACRES)		GENERAL PLAN DESIGNATION	GENERAL PLAN D.U. ALLOWED		ALLOWED UNITS PER GENERAL PLAN	Current Zone	RDO BONUS DENSITY PER ORDINANCE	ALLOWED UNITS PER RDO ORDINANCE
POD # 1	14.69		LOW	4	/ACRE	58	R-1	6	88
POD # 2	57.06		LOW	4	/ACRE	228	R-1	6	342
POD # 3	5.63		LOW	4	/ACRE	23	R-1	6	34
	TOTAL	77.38				TOTAL = 310 UNITS		TOTAL =	464 UNITS

RDO POD TABLE (PROPOSED)											
POD NUMBER	PRIVATE POD AREA (ACRES)		OPEN SPACE >25% (ACRES)	RESIDENTIAL AREAS	PROPOSED ZONE	MAX DENSITY PER ZONE	ALLOWED UNITS/ACRE	PROPOSED UNITS PER POD		PROPOSED DENSITY	% OF RDO ACREAGE
POD # 1	14.69		0.00	14.69	R-3-M	24	353	250		17.0	19.0%
POD # 2	57.06		20.54	36.52	R-1	4	146	50		1.4	73.7%
POD # 3	5.63		0.00	5.63	R-3-M	24	135	100		17.8	7.3%
	TOTAL	77.38	20.54	56.84		TOTAL =	634	TOTAL =	400 UNITS		

GO CIVIL ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
(435) 586-5598 WWW.GOCIVIL.NET

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT
SW 1/4 SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLBM, CEDAR CITY, UT

REVISIONS		
NO.	DESCRIPTION	DATE

CHECKED:
SCALE: 1" = 300'
DRAWN: MPB
DATE: 4/9/26
SHEET: 1 OF 2

STORM DRAIN MASTER PLAN

TRANSPORTATION MASTER PLAN

WATER MASTER PLAN

TRAIL MASTER PLAN

SEWER MASTER PLAN (NONE)

ACTIVE TRANS. MASTER PLAN

11 X 17 SHEETS ARE NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

REVISIONS

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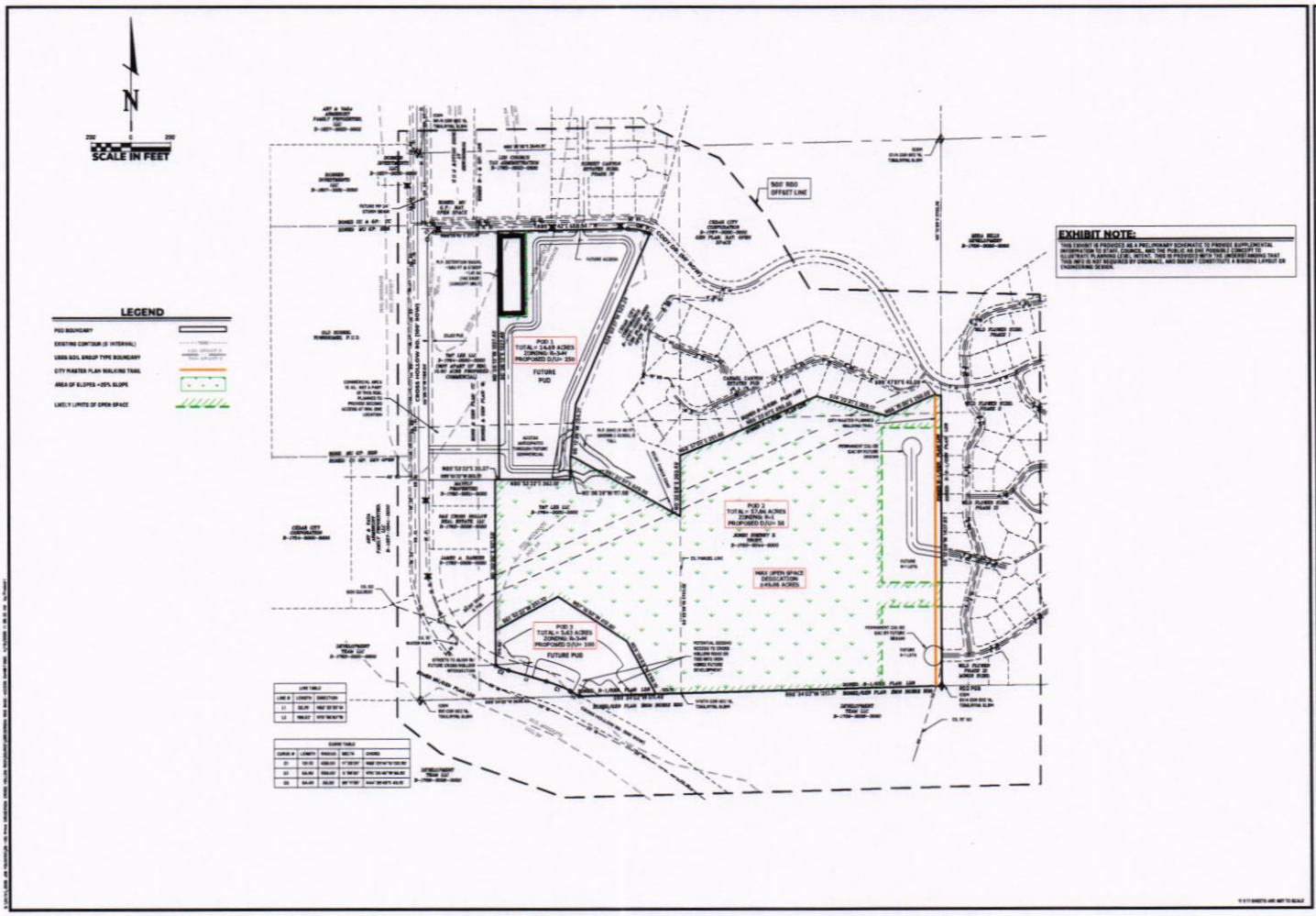
GO CIVIL ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
435.586.5300 | WWW.GOCIVIL.NET

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT

T37S-R9, SECTION 25, TOWNSHIP 36 SOUTH, RANGE 11 WEST, S.L.B.&M., CEDAR CITY, UT

CHECKED:	
SCALE: N.T.S.	DRAWN: DMB
DATE: 4/8/22	SHEET: 4 OF 4


N
SCALE IN FEET
LEGEND
PUD BOUNDARY
EXISTING CONTOUR (2' INTERVAL)
USDA SOIL GROUP TYPE BOUNDARY
CITY MASTER PLAN WALKING TRAIL
AREA OF SLOPES >25% SLOPE
LIKELY LIMITS OF OPEN SPACE
500' ROD OFFSET LINE
PUD 1
TOTAL= 24.49 ACRES
ZONING: R-3-H
PROPOSED D/U= 250
FUTURE PUD
PUD 2
TOT AL= 37.66 ACRES
ZONING: R-1
PROPOSED D/U= 50
MAX OPEN SPACE DEDICATION 2.4-5.66 ACRES
PUD 3
TOTAL= 5.63 ACRES
ZONING: R-3-M
PROPOSED D/U= 100
FUTURE PUD
EXHIBIT NOTE:
THIS EXHIBIT IS PROVIDED AS A PRELIMINARY SCHEMATIC TO PROVIDE SUPPLEMENTAL INFORMATION AVAILABLE TO COUNCIL AND THE PUBLIC AS THE PUBLIC HEARING PROCESS ILLUSTRATES A WAYS (CONCEPTS) THE PROPERTY MAY BE DEVELOPED. IT IS ACKNOWLEDGED THAT THIS INFO IS NOT REQUIRED BY ORDINANCE, AND DOESN'T CONSTITUTE A BINDING LAYOUT OR ENGINEERING DESIGN.
GO CIVIL ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
435.586.3036 WWW.GOCIVIL.NET
REVISIONS
NO. DESCRIPTION BY DATE
ACCESS / OPEN SPACE CONCEPTUAL EXHIBIT
CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT
REVIEW ONLY
CHECKED:
SCALE 1" = 300'
DRAWN: MR
DATE 04/20/2026
SHEET: 2 OF 2

PROPERTY USAGE

N

200 0 200

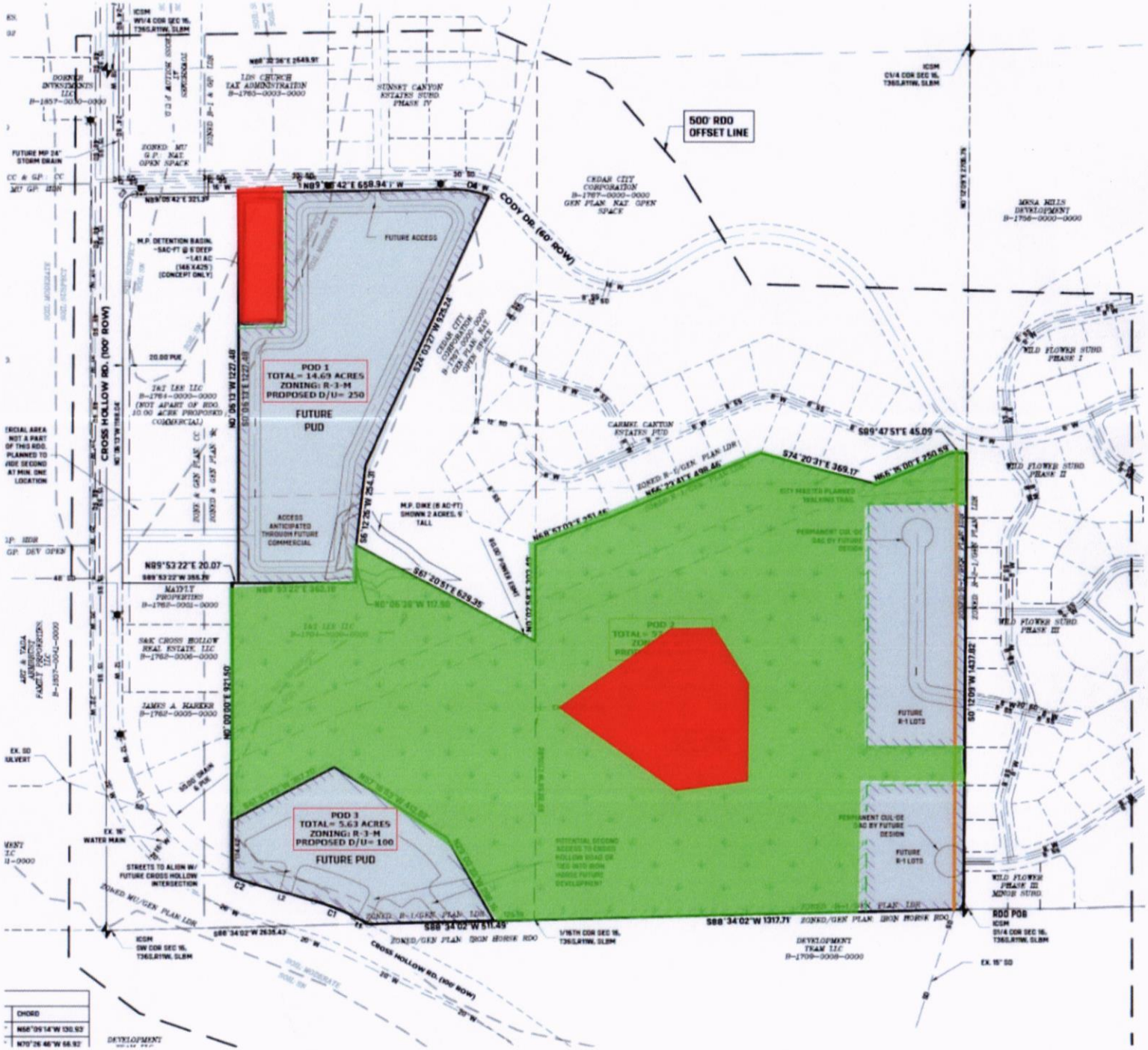
SCALE IN FEET

LEGEND

Open Space

New City Detention Ponds

Proposed Development



Smith's Marketplace

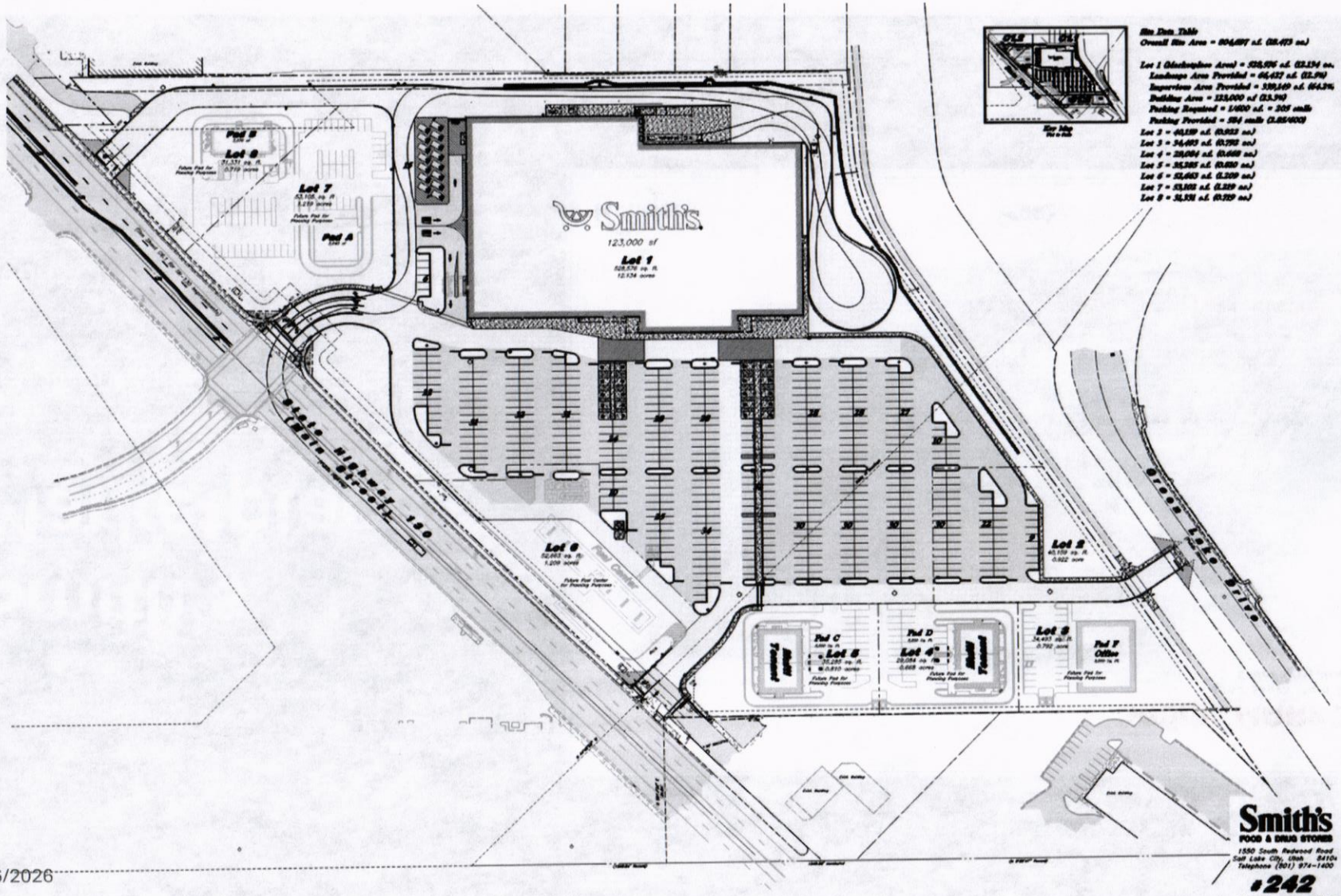
Development Agreement

Cedar City / City Council Meeting

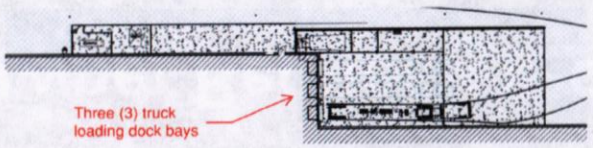
May 6th, 2026

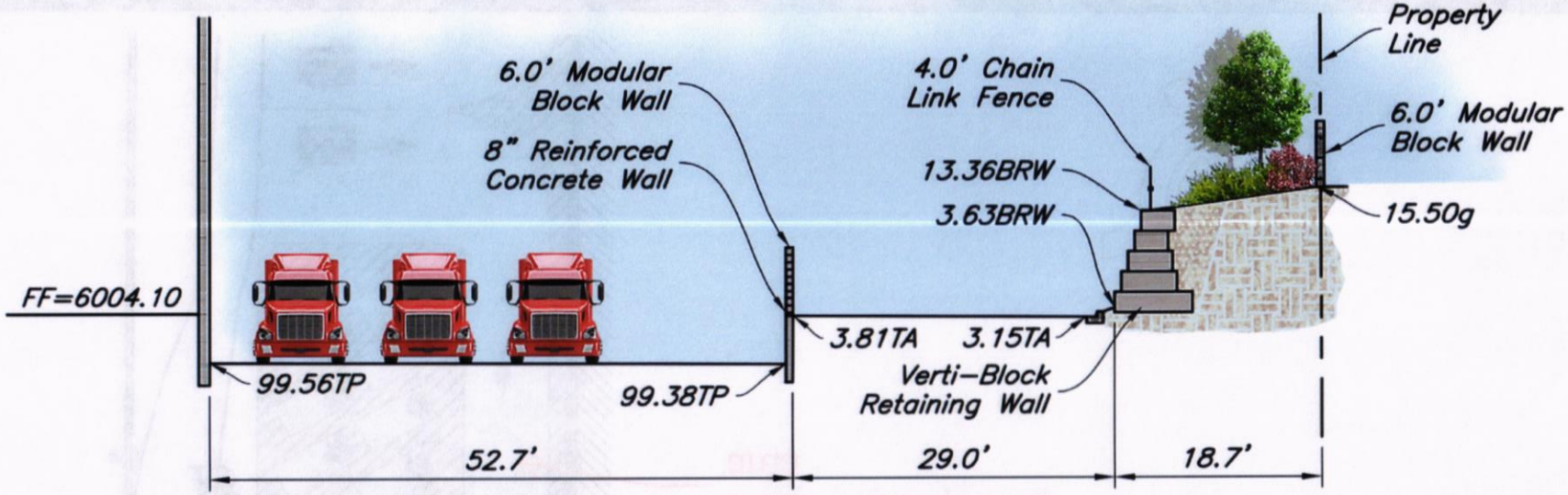
5/6/2026

EXHIBIT "B"
CITY COUNCIL – MAY 6, 2026


Site Data Table
Overall Site Area = 804,897 s.f. (18.473 ac.)
Lot 1 (Smithspline Area) = 528,576 s.f. (12.134 ac.)
Landscape Area Provided = 66,437 s.f. (12.5%)
Impervious Area Provided = 339,149 s.f. (64.2%)
Building Area = 123,000 s.f (23.3%)
Parking Required = 1/400 s.f. = 307 stalls
Parking Provided = 584 stalls (1.85/400)
Lot 3 = 40,139 s.f. (0.922 ac.)
Lot 3 = 34,493 s.f. (0.792 ac.)
Lot 4 = 29,084 s.f. (0.668 ac.)
Lot 5 = 35,285 s.f. (0.810 ac.)
Lot 6 = 52,663 s.f. (1.209 ac.)
Lot 7 = 53,108 s.f. (1.219 ac.)
Lot 8 = 31,331 s.f. (0.719 ac.)
Smith's
123,000 sf
Lot 1
528,576 sq. ft.
12.134 acres
Lot 7
53,108 sq. ft.
1.219 acres
Pad A
Pad B
Lot 8
31,331 sq. ft.
0.719 acres
Lot 6
52,663 sq. ft.
1.209 acres
Lot 5
35,285 sq. ft.
0.810 acres
Pad C
Lot 4
29,084 sq. ft.
0.668 acres
Pad D
Lot 3
34,493 sq. ft.
0.792 acres
Lot 2
40,139 sq. ft.
0.922 acres
Pad E
Office
Pad F
State Highway 130
Green Lake Drive
Smith's
FOOD & DRUG STORES
1550 South Redwood Road
Salt Lake City, Utah 84104
Telephone (801) 974-1400
#242
Cedar City, Utah

5/6/2026

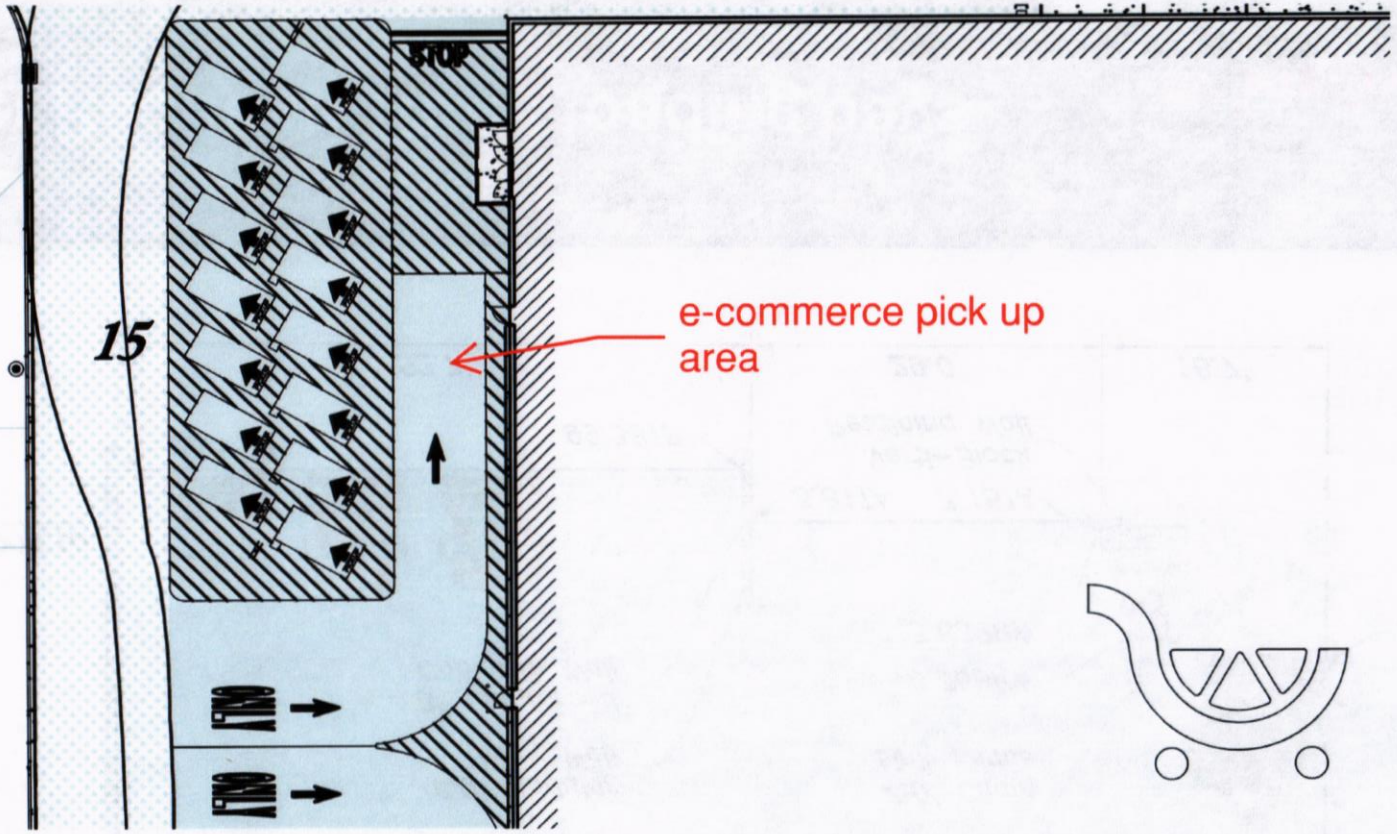




Owner Request: Three loading bays

Smith's AWA

5/6/2026



Owner Request: e-commerce pick up

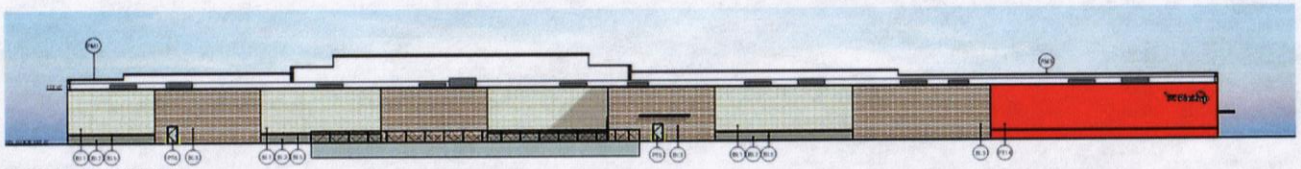
5/6/2026

Smith's

AWA

ELEVATIONS

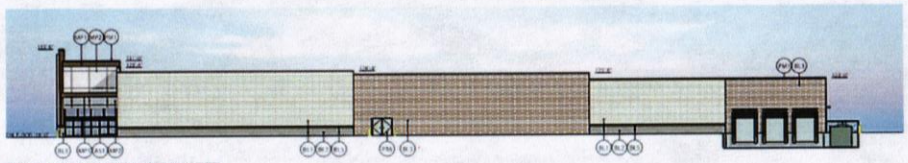
FRONT ELEVATION (NORTHWEST)



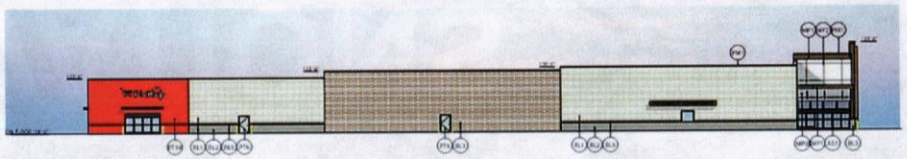
REAR ELEVATION (SOUTHEAST)

EXTERIOR MATERIAL LEGEND

- (BL1) Decorative, Integrally Colored CMU- Smooth Face Color: Sunrise - Ivory
- (BL2) Decorative, Integrally Colored CMU- Split Face Color: Sunrise - Charcoal
- (BL3) Decorative, Integrally Colored CMU- Smooth Face Color: Sunrise - Almond
- (BL4) Decorative, Integrally Colored CMU- Smooth Face Color: Sunrise - Natural
- (BL5) Decorative, Integrally Colored CMU- Smooth Face Color: Sunrise - Geneva Brown
- (BL6) Decorative, Integrally Colored CMU- Split Face Color: Sunrise - Deep Brown
- (MP1) Metal Panel- Smooth Color: Dark Bronze
- (MP2) Metal Panels Color: Bone
- (FC1) Metal Panel-Aluminum Extrusion Color: Longboard, 6"V-Groove Siding- Light Cherry
- (PM1) Prefinished Metal Color: Dark Bronze
- (PM2) Prefinished Metal Color: to match Smith's red
- (AS1) Prefinished Aluminum Storefront Color: Clear Anodized
- (PT1) Painted Metal Color: SW 7014 "Mindful Gray"
- (PT2) Painted Metal/Masonry Color: Paint to match Smith's Red



RIGHT SIDE ELEVATION (SOUTHWEST)

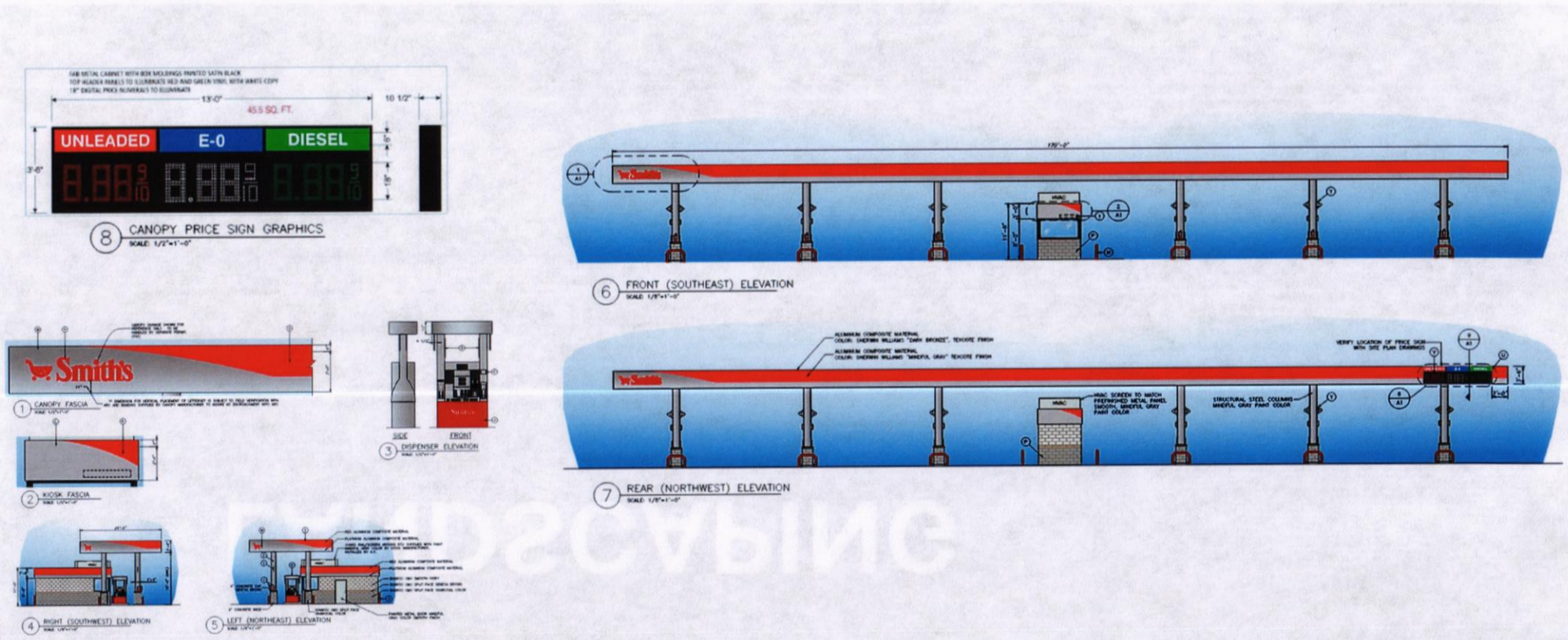


LEFT SIDE ELEVATION (NORTHEAST)

Owner Request: architectural design (marketplace store)

Smith's AWA

5/6/2026

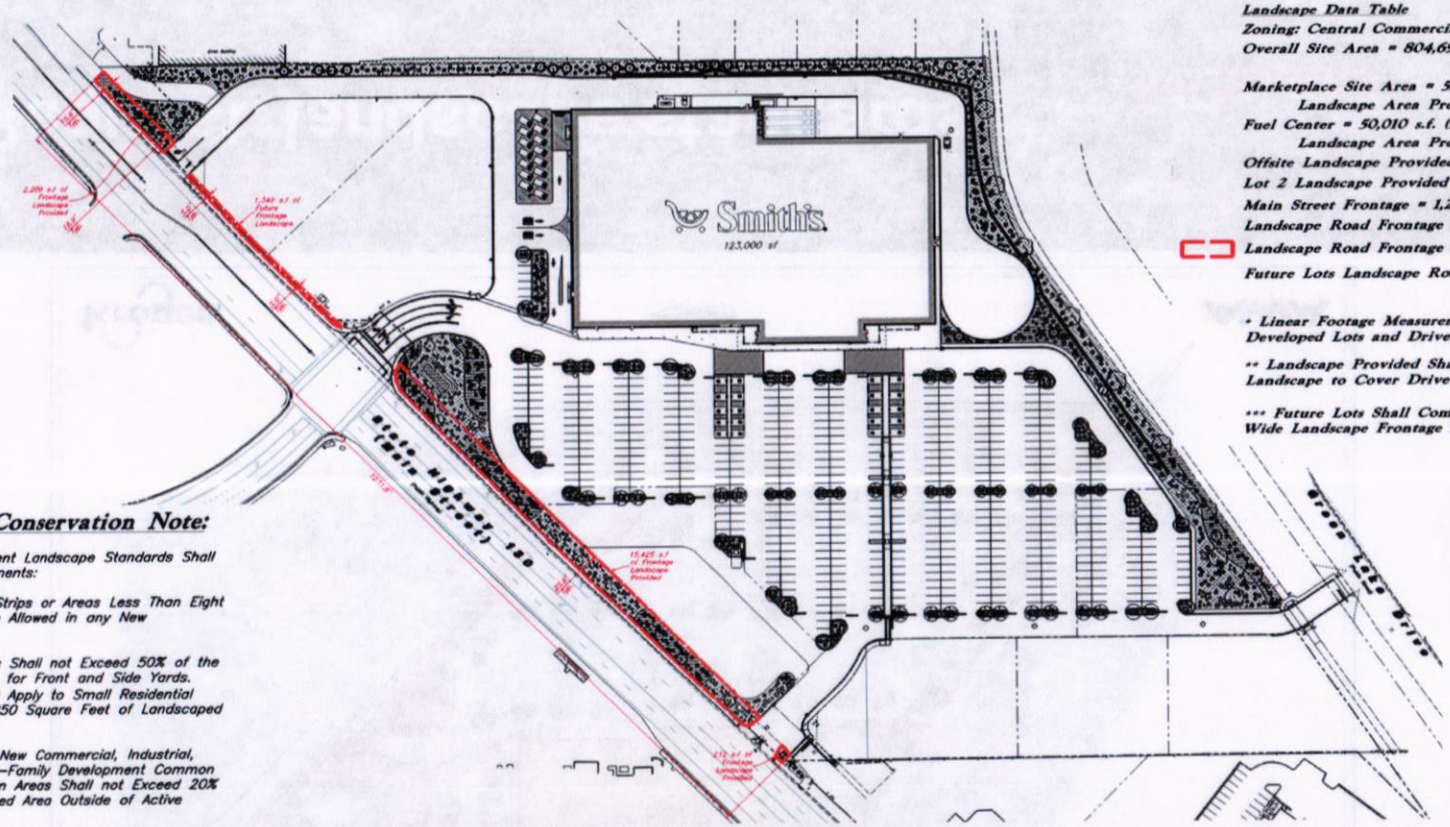


Owner Request: architectural design (fuel canopy)

5/6/2026

Smith's AWA

LANDSCAPING



Landscape Data Table
Zoning: Central Commercial (CC)
Overall Site Area = 804,697 s.f. (18.473 ac.)

Marketplace Site Area = 528,576 s.f. (12.134 ac.)
Landscape Area Provided = 66,427 s.f. (12.5%)
Fuel Center = 50,010 s.f. (1.148 ac.)
Landscape Area Provided = 10,239 s.f. (20.5%)
Offsite Landscape Provided = 13,760 s.f.
Lot 2 Landscape Provided = 10,819 s.f.
Main Street Frontage = 1,232 l.f. *
Landscape Road Frontage Required = 12,320 s.f.
Landscape Road Frontage Provided = 19,195 s.f. **
Future Lots Landscape Road Frontage = 1,349 s.f. ***

*** Linear Footage Measurement Includes Future Developed Lots and Driveway Frontages.**

**** Landscape Provided Shall Provided Extra Frontage Landscape to Cover Driveway Areas and Any Extra Needed**

***** Future Lots Shall Comply with the Minimum 5' Wide Landscape Frontage Requirement when Developed.**

Cedar City Water Conservation Note:

1. *The Following Water–Efficient Landscape Standards Shall Apply to all New Developments:*
   a. *No Lawn on Parking Strips or Areas Less Than Eight Feet in Width Shall be Allowed in any New Development.*
   b. *Residential Lawn Areas Shall not Exceed 50% of the Total Landscaped Area for Front and Side Yards. Lawn Limitations don't Apply to Small Residential Lots with Less than 250 Square Feet of Landscaped Areas.*
2. *Other Developments: In New Commercial, Industrial, Institutional, and Multi–Family Development Common Area Landscapes, Lawn Areas Shall not Exceed 20% of the Total Landscaped Area Outside of Active Recreation Areas.*

Owner Request: landscape standards

5/6/2026

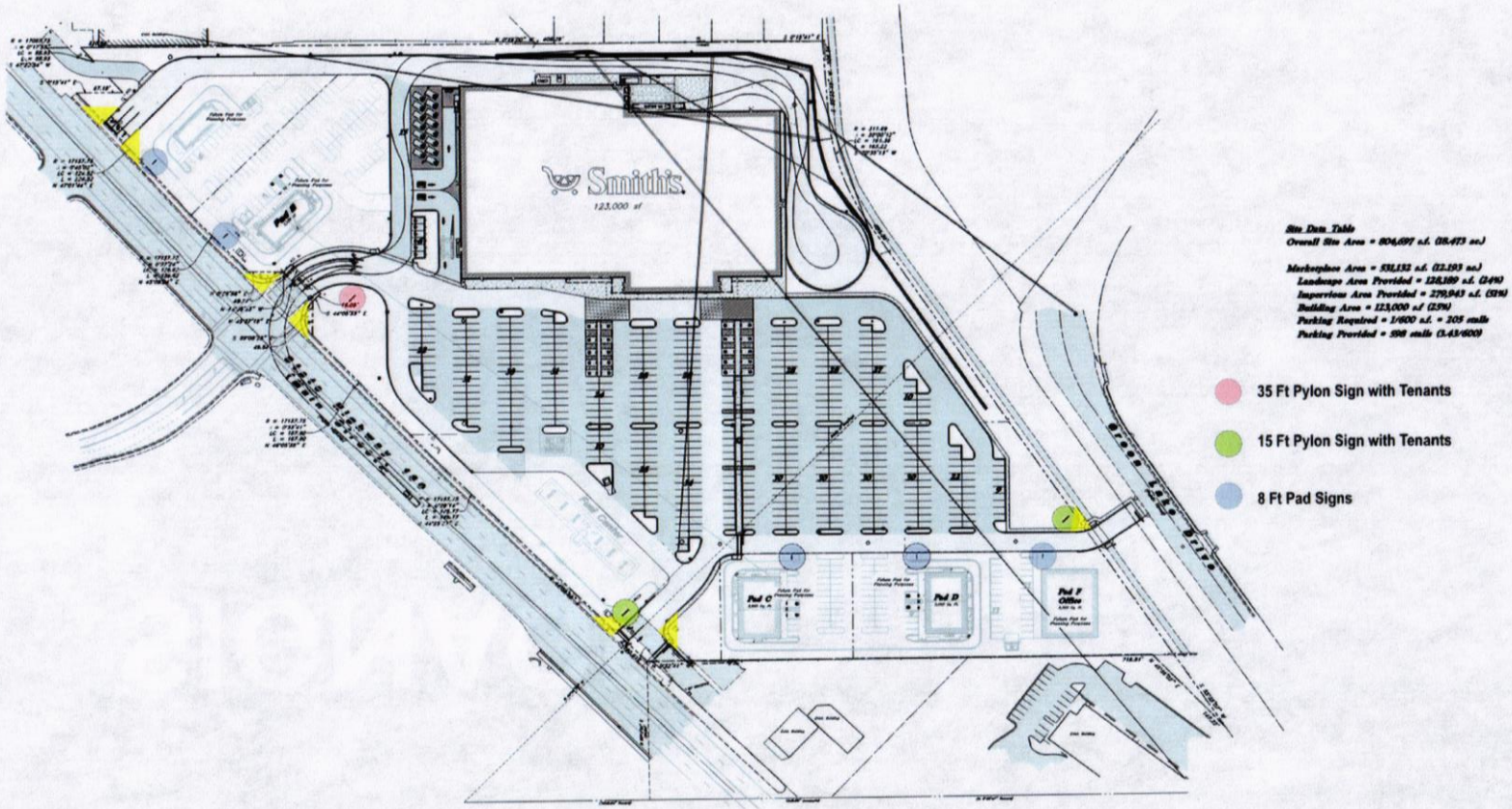
Smith's AWA

Owner Request: landscape standards

5/6/2026

Smith's AWA

SIGNAGE



Owner Request: signage standards

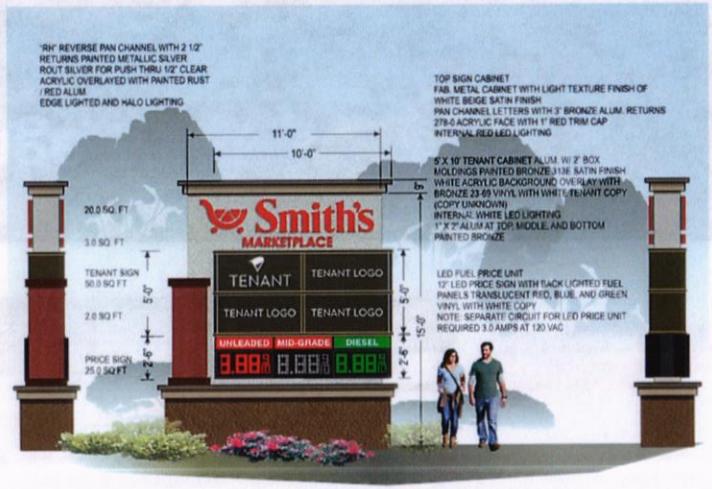
5/6/2026

Smith's

AWA

TOTAL 200.0 SQ. FT

35 FT PYLON SIGN
SCALE: 1/4"=1'-0"



TOTAL 100.0 SQ. FT

TOTAL 50.0 SQ. FT

Owner Request: signage standards

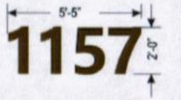
5/6/2026

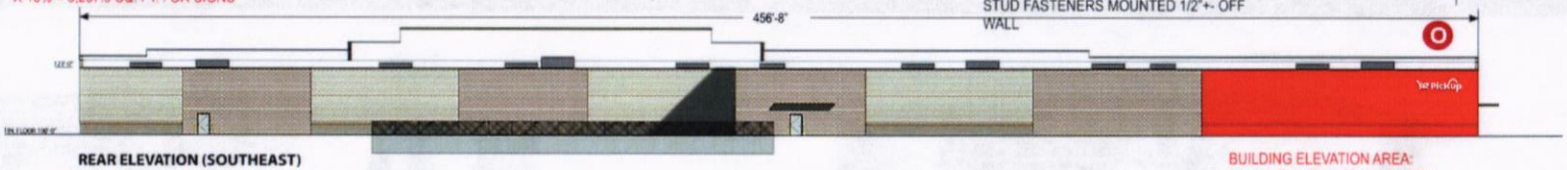
Smith's AWA

FRONT ELEVATION (NORTHWEST)

BUILDING ELEVATION AREA:
35'-8" HEIGHT X 456'-8" LENGTH
OR 35.67' X 456.67' = 16,289.4 SQ. FT.
X 15% = 3,257.9 SQ. FT. FOR SIGNS

ADDRESS ROUTED 1/2" THICKNESS ACRYLIC
PAINTED BRONZE
DRILL AND TAP FOR CONCEALED 3/16"
MIN (3) PER LETTER
STUD FASTENERS MOUNTED 1/2"+- OFF
WALL

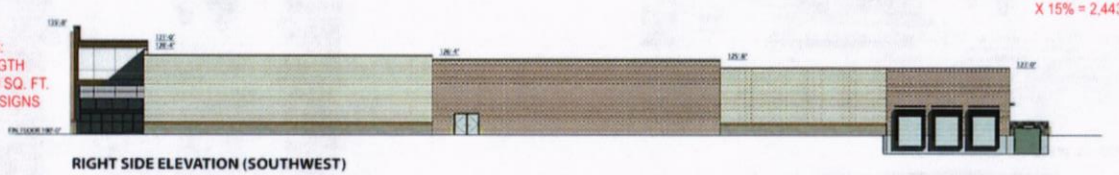




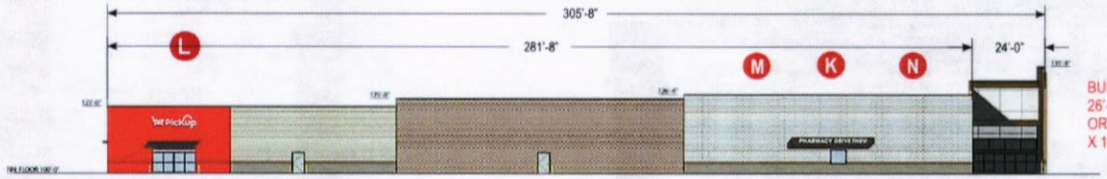
REAR ELEVATION (SOUTHEAST)

BUILDING ELEVATION AREA:
35'-8" HEIGHT X 456'-8" LENGTH
OR 35.67' X 456.67' = 16,289.4 SQ. FT.
X 15% = 2,443.4 SQ. FT. FOR SIGNS

BUILDING ELEVATION AREA:
26'-4" HEIGHT X 281'-8" LENGTH
OR 26.33' X 280.67' = 7,390.0 SQ. FT.
X 15% = 1,108.5 SQ FT FOR SIGNS



RIGHT SIDE ELEVATION (SOUTHWEST)



BUILDING ELEVATION AREA:
26'-4" HEIGHT X 281'-8" LENGTH
OR 26.33' X 280.67' = 7,390.0 SQ. FT.
X 15% = 1,108.5 SQ FT FOR SIGNS

LEFT SIDE ELEVATION (NORTHEAST)

Owner Request: building signage standards

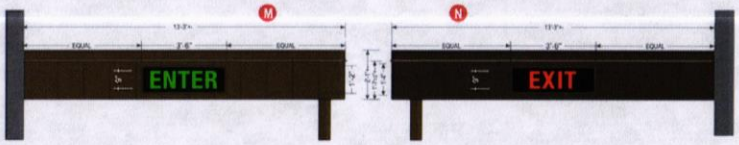
5/6/2026

Smith's AWA

G BUILDING FASCIA LETTERS & ICON
SCALE: 1/4"=1'-0"

PICKUP AND DRIVE THRU PHARMACY SIGN DETAILS (EAST ELEVATION)

SIGN AREA: 1.33' x 21'.75' = 29.0 SQ. FT.



ENTER ELEVATION DRIVE THRU CANOPY
SCALE: 1/2"=1'-0"

EXIT ELEVATION DRIVE THRU CANOPY
SCALE: 1/2"=1'-0"

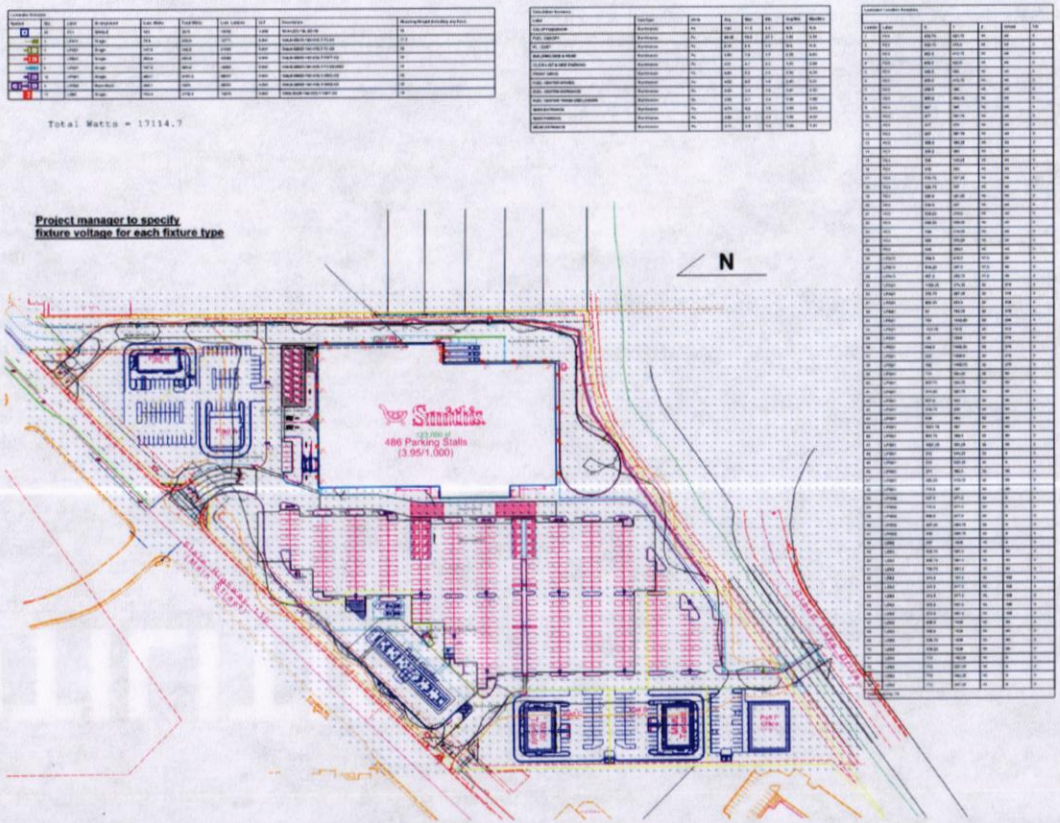
J (1) REQUIRED
SCALE: 1/4"=1'-0"

Owner Request: store building signage

5/6/2026

Smith's AWA

LIGHTING



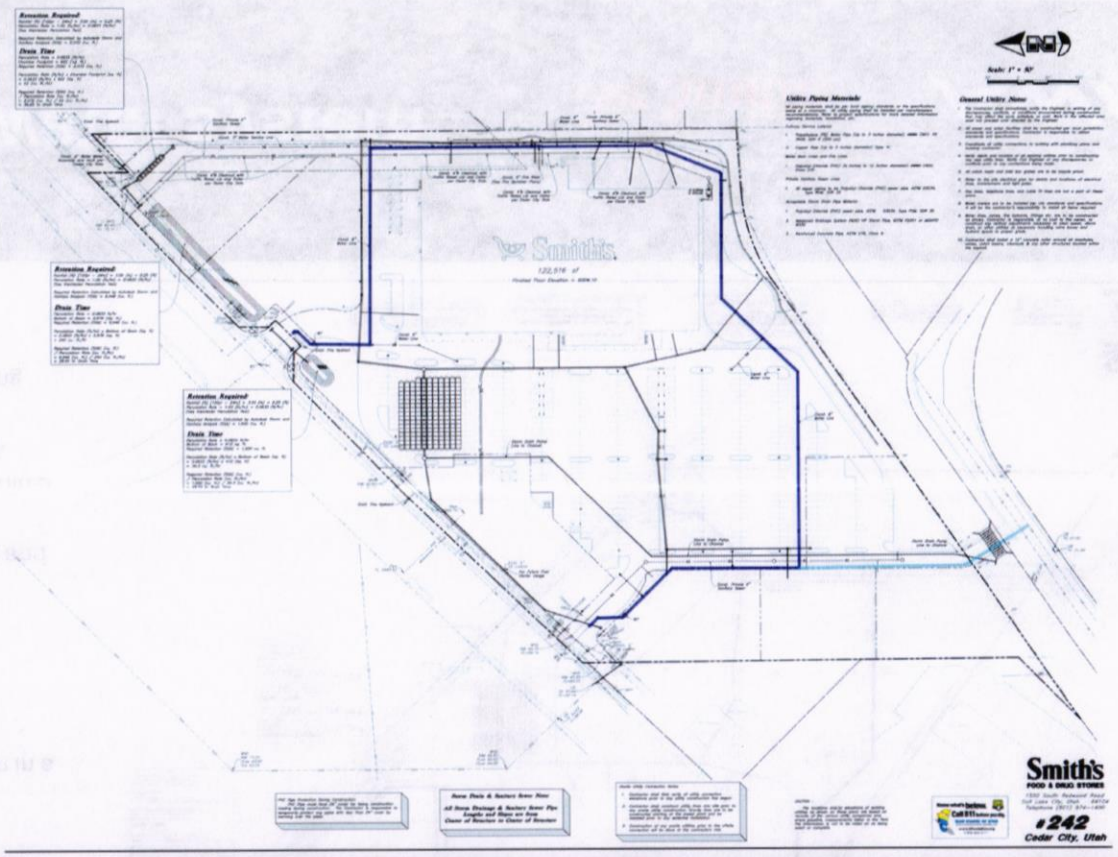
Owner Request: lighting standards

5/6/2026

UTILITIES

The main lines of water system serving the property shall be owned, operated, and maintained by City

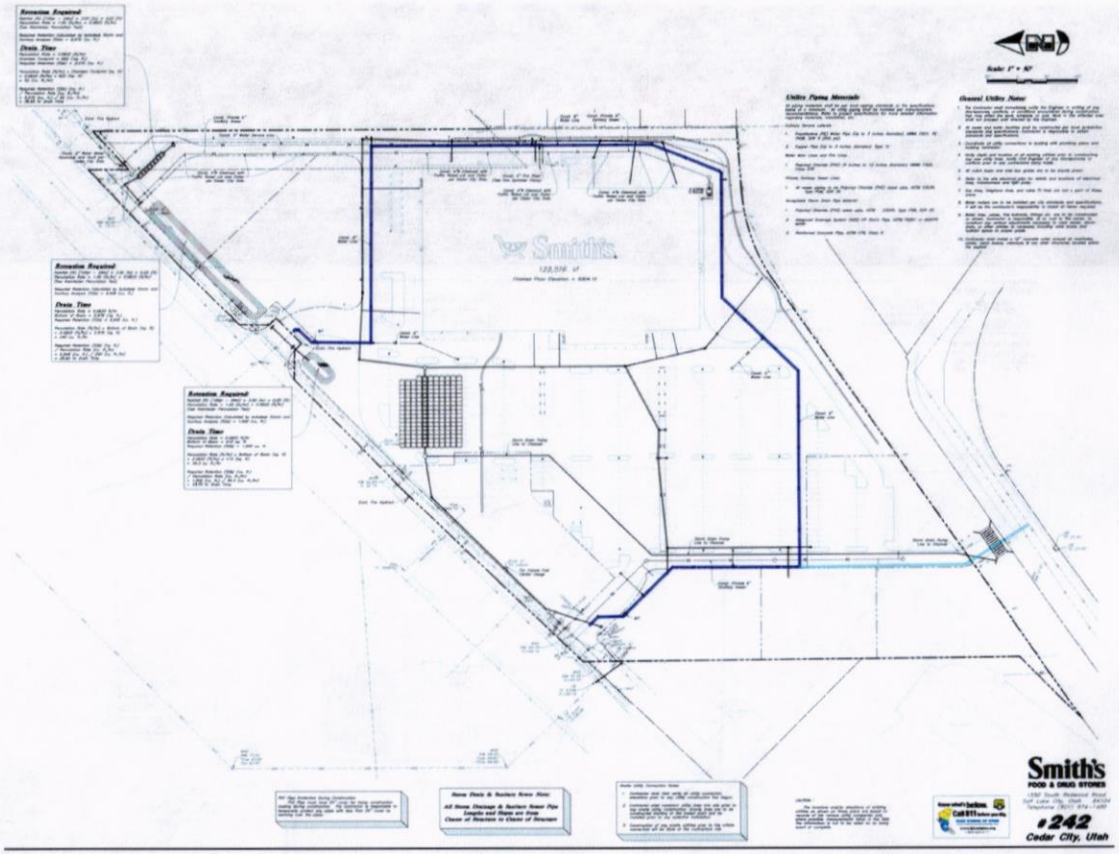
- Cedar City code establishes Public Ownership + Control of the system
  - The waterworks….shall be the property of said City…water mains…and fire hydrants
  - And the system is under the "sole and exclusive control" of the City
- Cedar City code anticipates infrastructure in easements (not just streets)
  - City Standards to work in "public streets, rights-of-way, and easements."
  - A parking lot with a dedicated utility easement squarely fits inside their framework.
- The City controls design, location, and construction of water system – even for development
  - The Engineering Department "determines position, size and construction of all city….waterworks.
  - We (developer) don't "own" system design – the City does.
- The Code does not say:
  - All water mains outside ROW must be private.
  - All commercial site water mains are private.



Owner Request: public water system

Smith's AWA

- Maintenance in parking lot is safer, more cost effective
  - Traffic control risk is dramatically higher in streets
    - A parking lot is a controlled environment. A roadway is not.
  - Cost of maintenance is higher in streets
    - Maintaining a main in a road is not cheaper – it is consistently more expensive
  - Operational disruption is worse in streets
    - Disrupt the public at large
  - Access is often better in parking lots
    - Crews often have more room to work in a parking lot than in a street
  - Safety exposure and liability favors parking lots
    - From a risk management standpoint, maintaining infrastructure in a controlled parking lot environment reduces exposure compared to working in active traffic
  - Maintaining a water main in a public street exposes City crews and the public to active traffic, requires costly traffic control, and creates widespread disruption. In contrast, a main located within a dedicated easement in a parking lot provides a controlled work environment, safer access, reduced liability, and lower maintenance costs. With proper easement protections ensuring full access and no obstructions, this configuration is not a burden—it is operationally safer and more efficient than maintaining infrastructure in a roadway.

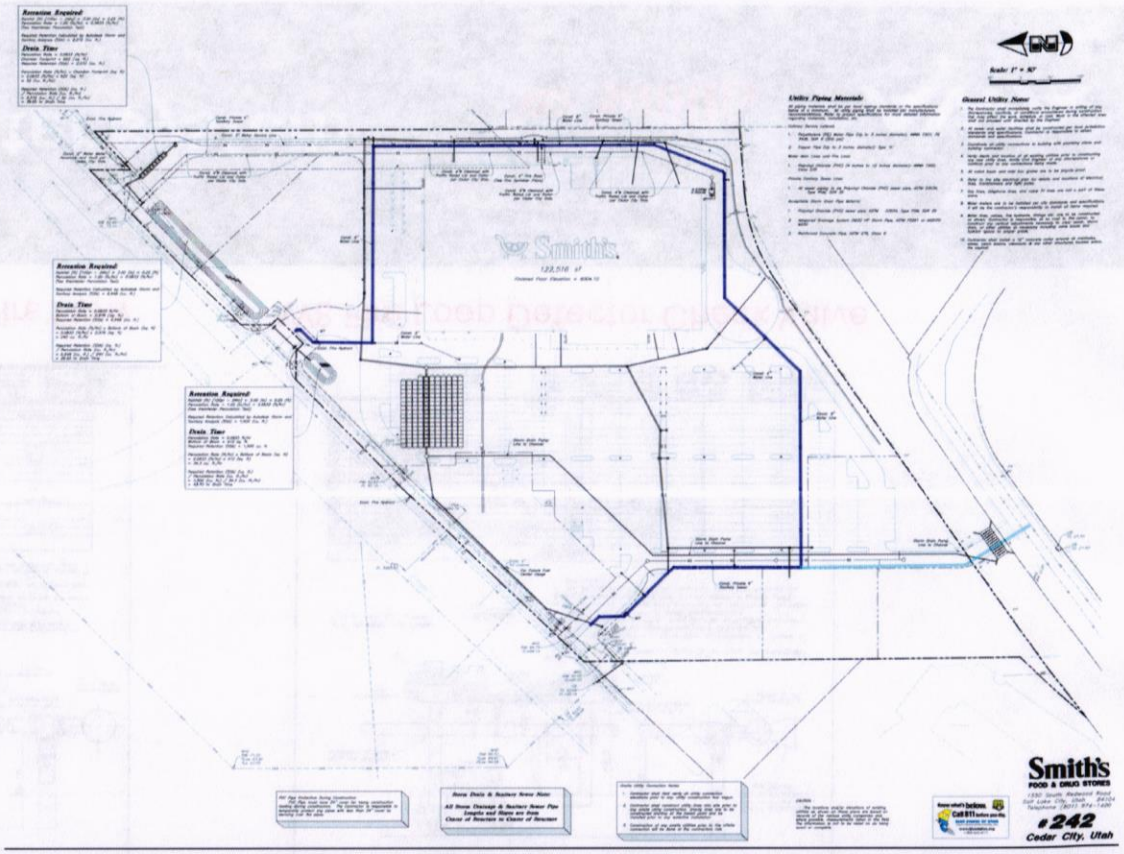


Owner Request: public water system

Smith's AWA

- Proposed private water system with W-7 Master Meters
  - Proposes two connections to Main Street
  - (2) W-7 Master Meters for residential use only
  - Pressures are at the bare minimum to meet fire code (21 PSI)

- SOLUTION –
  - Public water system
    - Eliminates pressure drop at W-7 Master Meters
    - Connect to Green Lakes Drive brings better pressure to this system and overall City system
    - Provides adequate fire flow and pressure
    - Becomes an extension and improvement to the City System



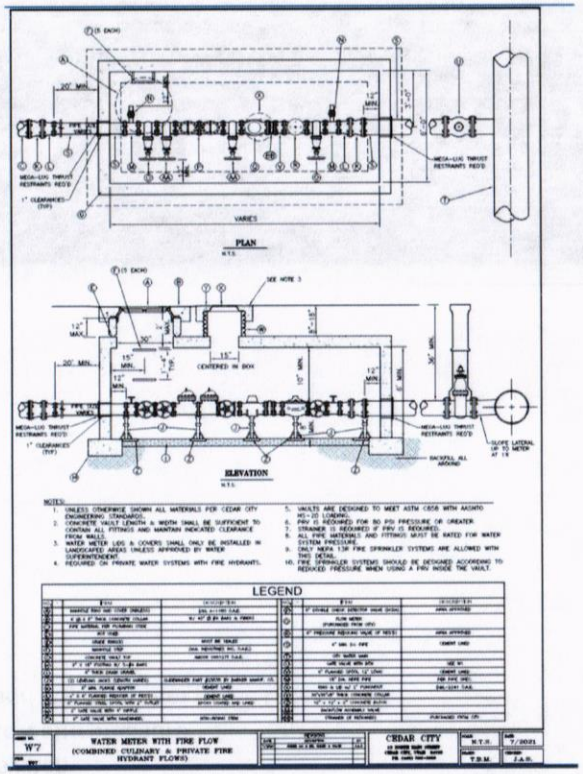
Owner Request: public water system

Smith's AWA

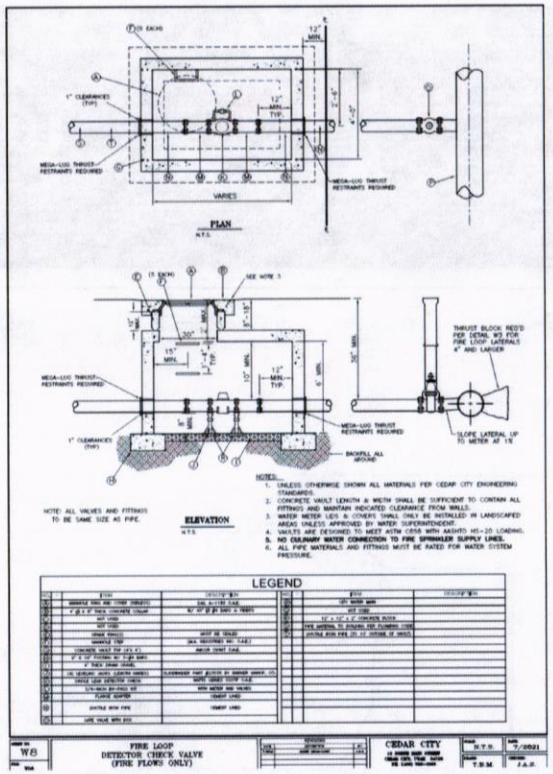
The water main lines serving the property shall be public with easements granted in favor of Cedar City

W7 Note 9: Only NEPA 13R fire sprinkler systems are allowed with this detail. (residential)

W8 Note 5: No Culinary water connection to fire sprinkler supply lines.



W7 Water Meter with Fire Flow



W8 Fire Loop Detector Check Valve

Owner Request: public water system

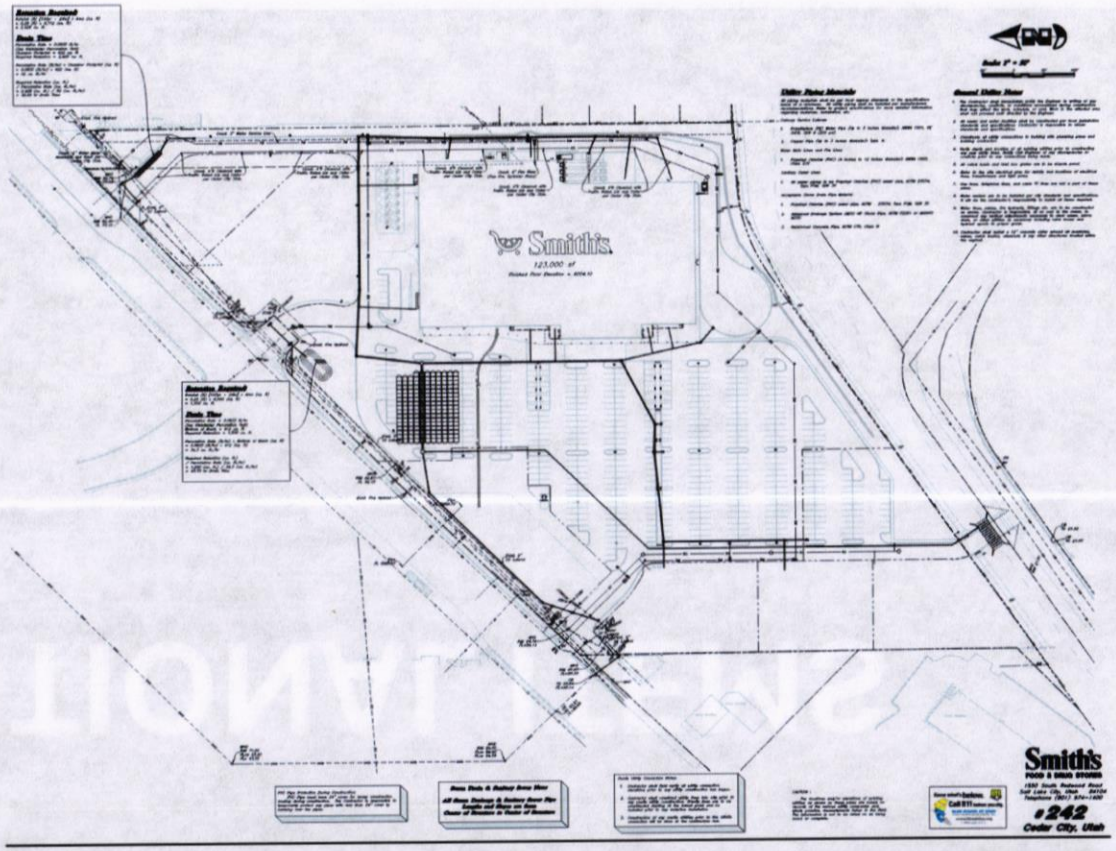
Smith's AWA

5/6/2026

Storm water system be designed to facilitate waiver of storm water impact fees

Allow higher rate of discharge into drainage channel.

Not allowed to discharge into Main St.



Owner Request: public water system

Smith's AWA

ADDITIONAL ITEMS

- Owner will construct public improvements along the Main Street frontage.
- Owner shall construct a drainage channel crossing to provide access to Greens Lake Drive and shall contain sufficient width for two(2) way vehicle traffic with improvements of curb, gutter and sidewalk.
- Properly abandon drainage pipe south of Knoll Street intersection acceptable to UDOT.
- Maintain cross access with frontage road to the northeast of the property, and the frontage road to the south of the property.
- Traffic mitigation measures include measures required by the UDOT.

City requested owner deliverables

EXHIBIT "C"
CITY COUNCIL – MAY 6, 2026

1. **Ratepayer Cost Allocation**
   Acceptance of privately located infrastructure would result in operation, maintenance, and lifecycle costs being borne by the City's rate base for facilities that primarily serve a single private development.

2. **Lack of System-Wide Infrastructure Benefit; Insurance-Driven Need**
   The City finds that the subject water infrastructure is required solely to satisfy private insurance underwriting requirements and does not increase system capacity, redundancy, resiliency, fire flow, or service coverage, nor does it otherwise constitute an improvement to the City's public water system.

3. **Municipal Liability and Claim Exposure**
   Ownership and operation of water facilities on private property increases the City's exposure to claims for property damage, service interruptions, personal injury, and lost revenues, including claims arising from service disruption, access limitations, or private operational constraints. (The area contains susceptible soils, meaning water leaks or line breaks can lead to ground instability and structural settlement. For example, A building on south main st experienced settlement due to a leaking fire line that went undetected for several years. Because the fire line was privately owned, the city held no liability for the damages. Similarly, a manufacturing facility located west of town experienced a fire line break that created a large sinkhole beneath the building. As with the previous case, the infrastructure was privately owned, and the city was not responsible for the resulting damage.)

4. **Operations and Maintenance Cost Impacts**
   Water lines located on private property require non-standard maintenance practices, increased coordination, and restoration of private improvements, resulting in elevated O&M costs relative to facilities in public rights-of-way.

5. **Unfunded Capital and Lifecycle Obligations**
   City acceptance would obligate the city to fund long-term rehabilitation, replacement, and upgrade of infrastructure without a corresponding system-wide benefit or identified funding source.

6. **Operational Reliability and Emergency Response Constraints**
   Physical, security, and operational conditions on private property may restrict access and delay routine maintenance or emergency response, adversely affecting system reliability.

7. **Policy and Precedent Considerations**
   Acceptance of privately located water infrastructure would establish precedent inconsistent with adopted city policies and complicate future infrastructure ownership determinations.

8. **Access and Control Limitations**
   Long-term access, clearance, and protection of infrastructure on private property cannot be assured due to potential site modifications, redevelopment, or changes in ownership.

9. **Conflicts with Private Site Operations**
   Commercial site operations, including traffic control, loading activities, and security measures, may interfere with utility access, construction activities, or emergency repairs.

10. Does not constitute a public improvement or component of the City's water system;

11. Does not extend, upgrade, replace, enhance, or otherwise improve City water infrastructure, capacity, or level of service;

12. Exists solely to satisfy private insurance requirements for fire protection associated with the Property; and

13. Is required to supplement private fire protection only, as the City has existing public fire hydrants located within the public right-of-way surrounding the Property.

All have their own private fire lines that are maintained and tested by owner. This practice has worked and have had no issues.

Current Smiths
Home Depot
Walmart
Schools
Suu
Hospital
Manufacturing plants
PUDs
Others

COUNCIL WORK MINUTES
MAY 11, 2026

The City Council held a meeting on Wednesday, May 11, 2026, at 12:00 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; City Engineer Kent Fugal; Police Chief Darin Adams; Lieutenant Clint Pollock; Lieutenant JR Robinson; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Sports & Recreation Manager Kathleen Afatasi; Cross Hollow Center Manager Scott Christensen; Aquatic Facility Manager Marcie Burrill; Golf Division Head Jared Barnes; Golf Course Superintendent Steve Carter; Parks & Outdoor Facilities Division Head Anthony Pearson; Building Official Lester Ross Economic Development Director David Johnson.

OTHERS PRESENT: Tom Jett, LaNor Warby, Tyler Allred, Ryan Robinson.

FY 2026-27 BUDGET PRESENTATIONS Mayor – the process is different slightly from the past, after we met with departments and we made cuts, I had them come back and we discussed why we made cuts and if they disagree they can ask for things here, but they have the thought process of why the items were cut. The things we took out, there is $1.2 million if you change nothing else that is still available that can be added if the majority wants to add things back into the budget. **Wilkey** – it is unallocated general fund? **Mayor** – yes.

COLA / MERIT / RETIRE / HEALTH: **Natasha,** Human Resources – a compensation study was completed, and all ranges were updated using a combination of comparable averages, internal equity, institutional knowledge of positions, and we have a point value system that we use. We did a combination to get the ranges we have today. The departments updated the job descriptions. We compared 20 entities that were selected by Paul, the Mayor, me and the consultant and they are of similar size or proximity. We used some fire and sewer districts also. Some ranges shifted significantly, some minimally, all employees are now within their ranges. Each employee was brought to the minimum of their range or given 2.5%, whichever was greater. The significant shifts were mostly from public safety. **Mayor** – we need to pay a competitive wage. Rather than just point values, I feel like that position we are competitively paying to recruit for that position. We used averages to make sure the point value system did not tie our hands. **Galan** – the consultant, did we tell them where to look for data, or did they go based on our makeup? **Natasha** – they use TechNet which municipalities and districts add their information. There were a few that I had to go on my now and look. Not all cities have positions that are the same. A water worker 1 in Cedar City might not be the same in St. George. We try and make the same comparisons. A lot of cities don't have Patrol 3 like we have. We have job factors we compare. Police and fire also get more hazard pay than an office job. **Mayor** – the list is geographically, Washington, Hurricane where they can live here and still commute. We then looked at similar city sizes or ones that are a hub like Cedar City is for Iron County like Richfield is for Sevier County. **Galan** – apples to apples, what did we end up in the range? **Mayor** – within the average after the study. **Galan** – what is the percentage increase total. **Natasha** – let me give you more information. Not every range shifted by a certain percentage, low range could have shifted by $15,000 and some by $1,000. I don't have a percentage for every position. 2.5% was to move everybody. **Mayor** – in the policy, our attempt is to do a cola increase of 2.5% for everyone and then those out of range got more. The second side of the policy has a merit increase. **Natasha** – the cola is 2.6% this year. We have another 2.5% merit that we aim for. **Galan** – not everyone gets a merit, but the average is 2.5%. **Natasha** – the policy says a cola of 2.5% and the

merit you have to get a 3% on your evaluation. We are doing something different this year. We gave each department an average of 2.5% of their budget. They can use that money for performance, compression or whatever they want in their department, but they must justify it. **Galan** – who review that, you two guys? **Paul** - yes. **Natasha** – they have to have their evaluations in by May. **Mayor** – tell them how many times you have seen someone not get a merit. **Natasha** – less than a handful. **Mayor** –we will do something different next year. **Galan** – every tier has a number of employees that has multiple departments. **Natasha** – no. **Galan** – normally when you have pay grade ranges, they have a cross over effect to simplify, and everyone in the city would fall under one of the ranges within the city. There are departments where crossover can be achieved. A number of ranges and everyone falls within the ranges. In order to make the process fair, everyone falls within a category and there is a team over the ranges that talk about why someone should get an increase and then it goes to the executive board. It is a process where there is a reason to give merit, but they question the performance of a person, and they have a conservation on the person and it filters up. **Paul** – some of what we are trying to do, the crew to evaluate is from within the department. Darin didn't come up with it on his own, he uses others in the department. Smaller departments may not have as many to look at that. **Mayor** – because of some compression issues, we told the departments to fix that also. **Natasha** – we will revamp the compensation policy, and it will come back to you. This year we will implement the new pay ranges. **Galan** – it forces every organization to come up with a good recommendation because that manager has his piers evaluate if it was warranted. It challenges the system and puts pressure on it. **Phillips** – if employee A is on a lower range they get a 10% increase, does it include the 2.5%. **Natasha** – they don't get both. **Phillips** – if they only get 1.5%. **Natasha** – then they got the 2.5%. **Phillips** – citywide what does that represent? **Natasha** – I don't have it here. **Galan** – I don't have a total headcount either. **Paul** – do you want it by department or citywide? **Galan** – citywide is ok. In the future it would be good by salary range, I want salary and benefits. **Paul** – we don't have the set up you are looking for. **Natasha** – every job has their own range. You are talking more like a step and grade system, we used to have that system, we went away from that about 10 years ago. **Galan** – the Ford Motor company had 275,000 employees with 6 ranges. **Natasha** – we could go back to that system if it is beneficial. **Phillips** – I want the merit and pay increase citywide, the total cost. **Wilkey** – public safety, the total increase is $600,000, the majority is because they we under the range. **Natasha** – the majority were public safety. **Cox** – it is hard to compare an engineer to police, fire and water worker.

Natasha – we have many different retirement policies, tier 1 was hired before July 1, 2011. The public employee and police rates decreased a little for tier 1, public employees by 1% and the police by ½% and the fire department remained flat. For tier 2 it increased for public employees from .81 to 1.31. URS requires the employee to pay that, we have given the employee an allowance to offset that, and that mayor's budget includes that this year. Public Safety increased from 4.73 to 5.98 and URS allows the city to pick that cost up. Health Insurance you approved a few weeks ago. **Terri** – there are also 27 pay periods this year and it includes that as well.

ANIMAL CONTROL: **Darin** – I want to express gratitude for your support; it was a positive budget presentation this year. **Clint Pollock** – Animal Control we have a few changes, we asked money for the building for the doors to the kennels, we will try and use money we have to take care of them. We asked for a Conex box for more storage. We will let Brittany decide what she puts in that storage area. **Phillips** – I am not a fan of Conex boxes. **Galan** – every department I found janitorial supplies had massive range changes. **Paul** – 5 years ago each individual budget included a line item for janitorial supplies and them one person would go and get the supplies and then everyone would fight over who pays for them. With Bart, we would strip everyone's budgets and have him get all the money to purchase supplies and he will allocate the supplies. We hire our own janitorial people. **Wilkey** – under Animal Control, the first two lines they are blank. **Terri** –The total is Police and Animal Control together. **Phillips** – look at the flag poles, one is leaning. **Darin** – the bases are in sand and they move in the wind. We will look at them. **Galan** – we have a reduction in social security by $7,000. **Terri** – I will trace that back to see what happened. **Clint** – the Conex will go behind the

shed. **Wilkey** – what about the position not funded. **Clint** – we will adjust hours and shift some part-time to allow her to do the business. **Wilkey** – how long can we hold off without the position? **Darin** – she mans the front and takes animals to Best Friends, we just need to make sure she has a position to man the front counter. A few years ago, we decreased the hours of operation, it is more cost effective if we only have open hours 4 hours a day and she can close when she goes to Best Friends it will work. **Wilkey** – it is if people need to drop an animal off. Also, reduce the cost of the Conex to $7,500, they have come down in price. **Darin** – the mayor and I talked about an increase in part-time wages to be competitive, the Sheriff Office is paying more.

POLICE: **Darin** – Travel and training have increased, we appreciate that for admin and for the K-9's, we have two now. Computer and tech services have increased, including body cam and lens lock, it is an annual cost. Flock safety and Axiom for forensics, which is required, we have added computers and software to enter into an MOU which we can do with the Sheriff's Office. **Wilkey** – is this where you want them instead of capital? **Terri** – yes, that is my preference. **Galan** – is there a separate category to give that, we are spending a ton of money on computer and tech services, I would rather look at it on a separate basis for specifics like cameras. **Paul** – everyone brings a storage capacity. We have had a problem where there have been problems people have just charged to other line items. We want software or technical programs with computer purchase and maintenance, so we know how much we are spending. We did a study in February, it came back to $400,000 and so we talked to the Departments and found they were putting them in other line items, so we put it together and found it was about $980,000. **Darin** – small increase in investigative supplies. **Schmidt** – you have zero on maintenance. **Chief** – that is vehicle maintenance, how are you paying for that? **Darin** – both, the Street Shed or Cedar City Motor Company or Premier. **Mayor** – it is a zero increase. **Galan** – liquor enforcement. **Darin** – it is a grant through the State, we get money on the number of alcohol relate outlets and the number of alcohol related convictions. Historically that has increased. On capital we are trying to keep pace. We asked for 10 in the budget, we needed 9, we purchased a Bronco for alcohol enforcement, we don't pay for out of the budget. We have several that we are trying to strip down and sell or repurpose. We will keep the trucks for administration, but the explorers will be best for patrol. **Schmidt** – what about drones? **Darin** – we have Matt Joseph who is an instructor at SUU/Southwest Tech and we use him. He is part of the volunteer program. There are entities that do that, I would love to do that as first responders. **Paul** – the biggest reason we don't have drones is the insurance requirement. **Chief** – the tasers and gas masks, driver feedback signs, AED's were all funded. As far as personnel, we follow the study we had done. We were funded for a patrol, detective and traffic enforcement officer. **Galan** – the salary and wages, the increase $615,000, that includes merit, additional personnel. **Paul** – we moved the salary ranges and if people were outside, we moved them, the police department we had to move several to get into their range. **Schmidt** – what is the entry level police officer **Chief** - $29.30 per hour if they haven't been to post. $68,000 a year for lateral certified officer. **Paul** – we still are not Salt Lake or UHP, but we are competitive.

RECREATION: **Phillips** – is it more people or higher wages? **Kathleen** – more people, a few new programs. I am going to run a summer camp; I will do a mini camp in July. My goal is to offer it from when school is out to when school begins. We will add a family yoga program. I am trying to add programs I think the city could benefit from. **Phillips** – are we having a hard time getting part-tine employees? **Kathleen** – no, I get a good group of SUU athletes. The high school kids are a little timid, but I get a few. **Galan** – do we make money? **Kathleen** - With summer camp we should make money. **Mayor** – I was impressed, she is trying to make some money without a gymnasium. **Wilkey** – I have an idea. Money has been budgeted towards a gym, I know why it wasn't funded this year. I would like to put it on a ballot. I talked to Jon Whittaker, and we can get it on the ballot, if the voters vote it down, then I say we put the money to the Fiddlers Park. **Mayor** – how fast do you want to try and get it on the ballot. You want to make sure you have your ducks in a row. **Wilkey** – do we have the money for a revenue bond or a GO bond. **Cox** – it is a disservice to just put it on the ballot without a cost. **Paul** – we have a design, we have the land, the first design was more lavish with an

upstairs walking track, and we have a simpler option with 3 gyms with curtains down the middle and storage and seating. **Wilkey** – if we can do it in time, I want it to be transparent, total cost, cost per household. **Paul** – you need to consider GO bond rather than sales tax bond which is getting thinner each year. **Cox** – I think instead of us pushing this we need residents with a passion, why when the residents don't have a passion. Also, we have a need for a fire station and this is a want not a need. **Kathleen** – there have been people over the years come to the meeting for the wants of the gym and they have been shut down. Cowboy money is different than athlete money. **Galan** – one of the things we keep leaving on the table is grants, there has got to be national, and state grants we are missing. **Phillips** – if we pursue this, I want to look at other entities, I don't want it on with other bonds. **Cox** – basketball gymnasiums serve a narrow scope. All ages use parks and trails. **Mayor** – in the past there has been a lot of push to have it, I am uncomfortable with 5 of you and one of me increasing taxes, but if it goes to a ballot, I am ok for a recreation thing. **Cox** – we need to have the rec group tell how it will bring people here, show the external component. **Ken** – we have done all the bidding, engineering, we have a number to it at $5.3 million. Hurricane just put a 4 gym facility into their city a month ago. It is revenue based more than Scott's arena, cheerleading camps, winter volleyball, that is revenue based. Hurricane put it in because it was revenue based. As soon as it was done, they had volleyball camps. Gymnasiums are revenue based. My wife is in the cheerleading world, and she said good luck keeping it available. My relationship with Jean is 40 years old, but without her the arena isn't there either, and that doesn't happen everywhere.

CROSS HOLLOWS: **Wilkey** – what kind of coolers and bleachers? **Scott** – portable so we can move them outdoor and indoor. **Schmidt** – did you figure out your 3-phase power? **Scott** - We are going to RAP tax to ask for it there. We need another 200-amp service box. **Wilkey** – is the tractor additional? **Scott** – yes. **Wilkey** – what is Scott comp time? **Paul** – we are moving Scott to exempt status, since he doesn't know how to take time off, we need to pay him out. **Cox** – why don't we look at our policy and lower the comp time. **Paul** – we do have a max, but we need to look at that and reduce them. **Phillips** – how many sets of bleachers are you looking at? **Scott** – four, they are only 4 or 5 rows high. **Phillips** – maintenance worker is a new position, and you will keep the others? **Scott** – yes. I appreciate all you do. Cedar City is a fantastic community. People that come to the facility love coming to the area, not just the facility but the community as a whole. **Wilkey** – no electronic sign in the budget? **Scott** – I have a long list of things that need to be done before a sign, we need stalls, water truck, parking, lights, RV dump, the list is so long. I will present the list to our committee. If they want to change the list, they can do it.

AQUATIC CENTER: **Wilkey** – are chemicals just going up in price? **Marcie** – they have for four years. **Wilkey** – acoustic sound panels for leisure pool, is that just to quiet it down? **Marcie** – yes, but it was not funded. **Cox** – I would like to see the revenue. **Marcie** – we increase by adding more programs, we have added evening swim lessons. **Terri** – you can see the revenues in the budget. **Wilkey** – do we run our own concessions? **Terri** – yes, we run our own concessions. **Galan** – what goes under sundry. **Terri** – parties, feeding the kids, employee recognition. **Cox** – there is not a single increase for revenue in this budget, it is the same as last year. **Marcie** – we have added programs, so the revenue is increasing. **Cox** – I get a lot of comments about the money we lose up there. **Mayor** – we need to be thoughtful about what our goal is and where to get to. **Wilkey** – why are we charging the School District less? **Marcie** – we charge them more. **Ken** – you have to consider we had the mine shaft in the pool for a few months and that reflects a lot in the budget.

GOLF: **Wilkey** – you requested $20,000 that was not budgeted, what is that? **Jared** – the mayor told us what he was going to propose. During the winter has been open, we hope to be able to close. I think the Golf Course has the lowest part-time wages of any department. My highest paid part-time employee is paid $12 per hour. **Mayor** – if you can' hire someone it is not good. **Phillips** – just because you can do it doesn't mean you should. **Jared** – it has been more challenging this year. Golf Carts was a big discussion. I came from a private side. Golf Carts $36,000 and Golf Cart Maintenance $5,000 have been the same since 2014. For $36000 we could buy 6 golf carts, it now buys about 3.5

carts. We have 2013 carts in our fleet. A lot of times with our Golf Cart distributor is a 5-year lease, it is a wash, but we will have brand new golf carts. We are a big boy golf course not and there is a lot of maintenance. **Galan** – did we do the numbers keeping the old ones for the Water Treatment Plant. **Mayor** – the use in other facilities does not meet the same use as the Golf Course. **Jared** – if we keep 5 it is $5,000 or $6,000, so it will affect it a little bit. **Wilkey** – what will the lease go up to in 5 years? **Jared** – about $80,000. This is just for golf carts. We want to add the GPS to the golf carts. You can do some advertising. **Phillips** – I would urge us to look at RAP tax funding to increase golf cart paths, so we don't have the wear and tear in the winter. **Jared** – the little putting green we are landscaping. **Schmidt** – by #7 where they have been storing junk dirt, we need to clean it up. **Jared** – we burn it once a year. **Steve Carter** – we have talked with someone would maybe do some trade to clean it up for some passes. Part of the problem is the prairie dog fence blocks access. We have to figure out a way to get someone in there to clean it up when it is cold and frozen. **Wilkey** – is that a new bathroom in #5? **Jared** – yes, we got $25,000 from restaurant tax, w got $100,000 from the mayor. **Paul** – Golf has sinking money, if you budget $125,000 and it comes in $25,000 lower it goes back to golf. **Jared** – I have never worked with a great group of people. Thank you for all you do also.

PARKS: **Anthony** – our urban forestry program is going up $10,000. We are doing reactive instead of proactive on the trees. I would like to be proactive. It gets more expensive, but we have to hire out the work on the larger trees. We are looking at a couple of mowers; we have new areas so we can maintain the ones we have. A small collection mower for the cemetery is a large need. The current one is 2009 and they don't manufacture parts for it anymore. **Schmidt** – you need to work from the upper half and trade them off, not the lower half and pay to maintain them. don't run on the bottom line. **Anthony** – the south center for the Cemetery renovation this year. In front of the cemetery office, most of the large trees will have to come out. We will replace the trees. **Schmidt** – the best way to break a sidewalk is to plant a tree next to it. **Galan** – is there another design study that needs to be done? **Anthony** – we are doing the design in house this year. At Fiddlers Park we asked for $1.7 million, we got $850,000; it is out for bid right now. The city has done a lot of work there. **Phillips** – is there a RAP ask for this park this year. Is there still money left? **Paul** – the bids are due. **Schmidt** – this is a lot of money to pay for a park. I would like some grants or people to pay for it. **Anthony** – we applied for grants and we did not get it. **Wilkey** – Utah Outdoor Recreation did not let parks apply in the past, they liked skateparks and stuff like that. **Anthony** – we did get some money for trails. Iron West asked $562,000 and got $281,000. I don't think the fields will be ready. **Paul** – there is $1.1 of impact money we have to allocate between this park and Fiddlers Canyon, the discrepancy is we didn't want to over budget them. We hope to move some Fiddlers Park money to Iron West. **Schmidt** – are we responsible to get the road from the parking lot? **Anthony** – from the intersection to the parking lot. **Wilkey** – we are decreasing the part-time to a full-time worker? **Anthony** – yes, we are taking a part-time worker that has been working 40 hours a week that we will make full-time. **Anthony** – we have $53,000 to connect the Old Sorrel Trail, is that because of Leavitt Development? **Mayor** – yes, there will be a light there and we might need to wait for that.

LEISURE: **Ken** – this is also Facilities Services; Bart is out of town. **Paul** – there is not good fit anywhere. Leisure has the space to house the position, and they get the benefit because this person is very attuned to that building. **Ken** – all the janitorial has been moved to Bart. There are part-time employees in each building. **Wilkey** – is there a sinking fund for roofs and parking lots? **Paul** – depends on the building, there is for the Aquatic Center, but it is inefficient. When we built the pool, we harvested some of the heating equipment from the old pool, so it is 20 years on the hill and whatever time from the old pool. This building relies on the general fund. **Ken** – thank you for your support, budgeting options for Leisure, we are getting busier in all areas, everything continues to grow. Anthony and Scott both needed help and we appreciated all the help. Both pour and play areas are in place, Discovery will open on Monday. The pivot at West Canyon will go away, Big T will have a different water feature that will last, it will be a great opportunity for the little kids. RAP tax is due this week. Our ask is for Aquatic sound panels, electrical for arena, and $30,000 to resurface the Cross Hollow Trail, we got a grant for the rest. We will apply for a grant every year to resurface a

trial. The other RAP Tax is we need to replace the play structure at the Aquatic Center, the bucket and slide, URMA has tagged, it is rusting, it has met its life. **Schmidt** – everything you do the public sees; do you need more help? **Ken** – we will be in the arena, we are in golf, Anthony may need more help. Parks take care of the Hills, Little League and Bicentennial fields. **Schmidt** - everything you do is very visible. To me you need a little more help, do we need another person for Anthony? **Anthony** – more help is always great. April to end of May we are low on seasonal help, we do ok, but another guy will be great. Help would be good, but we understand where priorities are. I think we can make it work for another year or two. I have a lot of faith in our guys. Do we miss things? Yes. This new position will help. **Wilkey** – he is already working full-time. **Anthony** – he is bouncing around; he will have his own area which will help. **Galan** – With Fiddlers and Iron West how long will it be? **Anthony** – in the spring. **Wilkey** – if we are not doing our parks justice we need to know about it, that is what I hear is we build things and don't take care of them. **Ken** – when we get into tournaments 15 fields are going 6 days a week. **Wilkey** – it is not saying they aren't doing a good job, it is saying why don't you give them more people.

ENGINEERING: **Kent** – most of the things we felt we needed were funded. One thing not included was money for an access management plan. There is $6,500 we can carry over, which is not enough. Various classifications for roadways are where access can be located. Higher classifications of roadways become more problematic with the access being too frequent or in the wrong places. If we had better policies, when property is redeveloped, we would consolidate accesses where able. We are very weak in access management policies; it would be good to have efficient safe roadways. Doing this would take 3-4 months. **Phillips** – we don't possess those skills? **Kent** – I have the expertise and can help staff, if we have the time. However, some proposed policies are better received from outside input. **Schmidt** – this would help the city when one subdivision won't allow the other to access. **Kent** – it would help, but it is more traffic safety. Limit access points force interconnectivity. **Mayor** – we didn't talk about this in our follow-up meeting. The note I had was we have a guy I trust as much as anyone I would hire. **Galan** – that works if we have the time. This is very statistical and will require a number of hours. **Kent** – the statistical analysis has been done; it is more literature review and fining information on results of different policies in current guidance. We wouldn't do a lot of data collection and analysis. **Wilkey** – what was the total ask? **Kent** – it was about $6,484. We had requested to add $40,000 to that. We could do in-house and are happy to do so if needed. We thought there would be advantages to having a consultant do it. With the money we have we could have a consultant do a peer review. **Wilkey** – the $60,000 for transportation impact fees, that is another study? **Kent** – yes. **Mayor** – what is your bandwidth to do this in house? **Kent** – we could do, I would need a project engineer to help with the time. We didn't get the front office expansions. **Mayor** – we need to figure out space with police and engineering; it is bigger than this. **Kent** – yes and add some security and additional office space. **Phillips** – there is no place in this building for us as councilmembers to meet with constituents. **Kent** – there is the one table and there are meetings from time to time, but it is not private. **Galan** – do you think it is something that we don't need a place holder for? **Mayor** – yes, we will work on this during the year. **Wilkey** – don't we have a line item for street widening? **Paul** – yes for that and upsizing for water and sewer and storm drain, we put a number in. **Wilkey** – why under capital? **Terri** – it is easier to track. **Kent** – there is a project for the widening of 1500 N Lund. We may be higher than $62,000, maybe $75,000 for review software. If our best value isn't the cheapest, we may be looking for more money. It could come with a budget adjustment if necessary. **Wilkey** – where will you put a project engineer? **Kent** – we will make creative uses of spaces. Tom's office is really the cab of his truck. We can hook up a docking station somewhere else and put that employee in his office. **Schmidt** – there are so many things going on right now, if we really want to keep control of what is going on, we need another inspector, he doesn't have time to get to every job, every other city has an inspector at every job. I am concerned about so many things going on and no one is looking at them. **Kent** – I don't think the budget can handle multiple new employees or a place to put them, we know this project engineer would help Lisa with plan review plus help the inspector. If we get a young engineer throwing them in the field makes them a better engineer. **Galan** – are we sure the process is robust enough to reduce waste, is there

software to reign in these tasks. **Kent** – the new software will help in that regard. One thing that hurts us is battling the software, and we are working with two different packages in the building department and the engineering. Part of the objective is to have one software for both. Also, software that better meets our needs to guide us through the process. **Galan** – does the software include all of those modules? **Kent** – yes. **Galan** – look for the one that covers the broader spectrum and get rid of the modules we don't need. **Kent** – it will be a joint evaluation with myself, Lester, Don and Lisa. **Galan** – the quicker we get into this the more streamlined it will be. Customer frustration is increasing. **Cox** – permitting revenue, as a note can you put the revenue next to the department? **Terri** – yes, it is in the year-to-date revenues, and we are a half million over than the projections. **Schmidt** – if Lisa retires can we replace her? **Kent** – yes.

BUILDING: **Lester** – Exhibit "A" is a snapshot of where the building department is at year to date. **Wilkey** – a plan review is different than a building permit? **Lester** – every permit has a building permit fee; some don't get a plan review fee. Any home or commercial project gets a fee. **Wilkey** – what is the difference on Building permit and plan review? **Lester** – plan review is in the process, but the building permit has not been issued. I have requested to change the permit fees, Hope has to count the number of bedrooms and bathrooms, most use a percentage and that is what I would request that we change to 35%. **Wilkey** – you were not approved a full-time position. **Lester** – we are holding off on this position for now. **Schmidt** – are we causing delays? **Lester** – we lost an inspector last week; the guys are running 45+ hours a week. Everything runs smoothly when I am fully staffed, but when someone takes a day off it makes it hard. **Mayor** – there has been a slow down in the industry. He has functioned a lot this year without a guy, so get someone hired and see how we go, use a part-time contract employee and give an option of private inspections before we hire someone. **Cox** – we are down, from last year on permits. **Lester** – we are about on par from last year, but I think it could slow down. **Wilkey** – do they have the option to use private? **Lester** – if we don't have someone within 3 days, they can contact someone in our pool which is Iron County, Enoch City and Brian Head. We get to all inspections within 24 hours, if not we make contact with the contractor. I have an amazing team.

FIRE: **Mike** – thank you for your support, for the raises and the equipment and the operating budtet. I have met with our partners, and this is their opportunity to comment on the budget. They were grateful for the additional 3 people last year, we were able to staff the north and west stations on an alternating basis, two days at the north and two days at the west. They did ask for more full-time staff, but understand the mayor's concern that we don't have another station to put them in. They pay 40% of the operating budget and pay into equipment preservation funds. Iron County went down 1.1% to 29%, and Cedar City picked that portion. Enoch pas 10% and Kanarraville 1%.

Tyler Allred, Kanarraville, we are good but wish we got 3 more people. Thanks for all you do. Mike really takes care of the County; we are a great big group. **Ryan Robinson,** Enoch City Manager – we are appreciative of all you do and are working on getting a fire station in Enoch. **Mike** – we are getting ready to graduate another recruit class. We have been to Texas twice, Georgia. **LaNor Warby** we appreciate all you do, the full-time people are important, but volunteers are very important in our community. They put hundreds of hours in certifications, the same as the full-time employees. We have 1 engine crew that can respond to a fire and that will not put a working fire out. We need additional resources and engines, and we depend on the volunteers. You know how busy kids are and they take time to study and work and come to training to stay certified and I am appreciative of them. It will be some time before Cedar City is full-time. I appreciate the need for an administrative assistant, that is so important. In the past 2-3 months I have had 2 calls from people in my ward who have tried to call the fire station, and they don't feel comfortable calling 911, the crew is out doing inspections. The smoke detectors and carbon monoxide detectors have a life, and they go off and they call the fire station, and no one answers the phone. Also, you need to offload all that is on the chiefs' plate to get the administrative duties done. **Schmidt** – what is the pay to the volunteers? **Warby** – it is on the percentage of the drills and fires they attend. **Mike** – it is about $7,000 annually, Captain

probably $20,000 a year. We use 2-4 volunteers every weekend. On holidays we have 6 scheduled, we pay $275 a night. **Wilkey** – how many volunteers? **LaNor** – 41. **Schmidt** – about how many hours? **Mike** – we don't track hours, it is illegal. **Schmidt** – they say they make $11 an hour. **Mike** – we have to keep a percentage of a full-time based on FLSA. **Galan** – what is the turn-over rate? **Mike** – not much, Jon is going to retire in November. **LaNor** – we have some that just train and have full-time jobs that just want to stay here. Some are full-time in other communities. **Wilkey** – pay out to retirement, what is that? **Mike** – that is to pay out Jon when he retires for his comp time and vacation. **Galan** – what is your thought on the fire station funding? **Mayor** – we need to find another way to fund that. **Wilkey** – I have met with Senator Vickers and Representative Shipp to set down and talk about sales tax options. **Phillips** – uniform allowance for $89.50 was not funded. **Mike** – it was not increased; it was not cut. **Schmidt** – can you use money when you send people out? **Mike** – we could, but that is not how it has been set up, we have put it for vehicles. **Schmidt** – can we find a private person to build a fire station and lease it back? **Paul** – yes.

LEGAL: **Phillips** – what is the $6,000 for over-time? **Randall** – that is for Kari to get the new Assistant Attorney up to speed getting him online. **Paul** – Councilman Melling had an idea to get some software to have SUU students write parking tickets, it never happened, it was removed from the budget.

ADMINISTRATION / FINANCE: **Terri** – the line item other professional and tech services is even up what we took away from administration. **Paul** – up until last year Finance budget ran through Admin. The previous Finance Director, Jace Bunting said he did the budget for the entire city and didn't want to do a budget for finance. **Terri** – on professional and technical services I want to do a user fee study, to hire someone to do a study on all fees except impact fees and user fees. It has never been done but we have not been challenged either. Legally you are only supposed to cover costs, then it is a tax, not a fee. **Mayor** – I am sure we are not even covering costs. **Terri** – they will tell us this is how much it cost for that service and then the council decides if you want to charge the full amount or if you want to subsidize some of it. It is in my budget, Airport and enterprise budgets. It would cost around $50,000. **Paul** – pull up the fee schedule, it is everything but the user rates and impact fees. **Schmidt** – what are we doing now? **Paul** – impact fees and user fees.

Paul – administration budget decreased. **Wilkey** – why is the newsletter fee going down? **Paul** - The arm of our operation comes with the water bill, so it is being paid through mailing the water bills. **Wilkey** – what is executive discretion? **Paul** – it is for the mayor to spend, Mayor Green used it for employee Christmas gifts, Mayor Wilson used it for other things. It can be for gifts for various things like Gapyeong. **Cox** – housing Authority grants are pass through. **Paul** – yes, they need a governmental entity to get the money to pass it through. **Galan** – we are getting into big negotiations on ongoing basis; I have been a little embarrassed when we are hosting people and can't even offer them a bottle of water. I would like discretionary money for those we do business with. Project Lucy that we will participate in, one of their consultants asked for a break and wanted to find some caffeine, it strikes me that we should be more of a host. **Paul** – historically that has been taken care of from Economic Development. **Wilkey** – it depends on what it is, if it is South Korea that is not Economic Development, that should be the Mayor's Office. I looked at Economic Development office for their budget; you want to make them comfortable. They are putting their money where their mouths have been, and we have not been very welcoming. **Mayor** – I have a list of things not in the budget I will send out that I think should be discussed.

ADJOURN: Councilmember Wilkey moved to adjourn at 4:22 p.m.; second by Councilmember Cox; vote unanimous.

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Renon Savage, MMC
City Recorder

EXHIBIT "A" – BUDGET MEETING MAY 11, 2026

Cedar City Building Department

10 North Main Street
Cedar City, UT 84720
Cedarcityut.gov

Building Report

May 11, 2026

Building Permits Summary

2026 Year to Date Building Permits

Building Permit Type	Totals	Building Fee	Plan Check	Valuation
Residential	196	374,476	98,903	46,263,181
Residential Remodel/ Addition	10	6,492	1,671	344,645
Townhome	22	34,853	9,853	4,205,465
Multi-Family	0	0	0	0
Commercial	11	44,322	13,508	15,913,597
Tenant Improvement	17	24,916	3,673	3,189,850
Solar	14	5,905	0	355,463
Other permit types	112	23,688	6,720	1,503,744
Total Permits	382	514,652	134,328	71,775,945

2026 Year to date Plan Review

Building Permit Type	Totals
Residential	205
Residential Remodel/ Addition	13
Townhome	22
Multi-Family	1
Commercial	15
Tenant Improvement	24
Solar	13
Other permit types	126
Total Permits	419

Total Permits Issued 2025 1102

Building Permit Type	Totals	Building Fee	Plan Check	Valuation
All permits 2025	1102	1,580,052	433,367	241,046,027

Total Plan review 2025 1164

Total Inspection

2026 year to date 4,906

2025 12,235

COUNCIL WORK MINUTES
MAY 12, 2026

The City Council held a meeting on Wednesday, May 12, 2026, at 12:20 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; Public Works Director Ryan Marshall; Economic Development Director David Johnson; Economic Development Coordinator Daisy Burns; Events Director Brandon Burt; Library Director Dallen Olcott; Heritage Manager Jason Clark; Fleet Manager Corey Childs; Airport Manager Tyler Galetka; Street Superintendent Eric Witzke; Water Superintendent Matt Baker; Wastewater Plant Superintendent Jeff Lennert; Collections Division Head Randy Clove.

OTHERS PRESENT: Howard Thorley.

FY 2026-27 BUDGET PRESENTATIONS

EVENTS: Brandon – operating budget, $25,000 additional for event account for events that are not races, Downtown Lighting, Spring Fiesta, etc. I think Downtown lighting generates more than you would think. We jumped from 10,000 attendees in 2024 to 13,000 in 2025, which is a huge leap. We need to start taking more safety precautions. **Paul** – do you know the numbers when it snowed? **Brandon** – no, 2023 we had 7,000, then 9,600, and up. We have in mind to make it safer is more walking paths, places to move and places to stand and watch. Also LED screens so people are not crammed around the stage, designated places for people to stand and watch. The growth for all events, the $25,000, won't cover all, but we can make it work. **Wilkey** – when he brings in revenue, where does it go, back to general fund? **Mayor** – yes. **Paul** – there is a receivable account that books the revenue, I don't think it offsets his budget. **Brandon** – the economic impact is greater than we see in race entry. I did a study for the downtown lighting. I also bring in more with sponsorships above the $50,000 that goes back into the general fund. **Paul** – you will see that during the budget adjustments. You can spend TRT funds on anything general funds can be spent on. Cedar City chose to set up a fund for this operation. **Galan** – on revenue we have a state grant reserve. **Brandon** – it is a grant we don't apply for anymore; it was before I came in. **Galan** – there is a residual. **Brandon** – we may have used it for the UServ grant. I am also requesting $20,000 for the race series. The Half Marathon has grown almost half in size. We are looking at a full marathon which would be a big boom for us. **Galan** – do we have a Ragnar Race? **Brandon** - no, I have reached out, it is a hard sale without an international airport. We have BWR which is a bike race, and it has grown every year. We have so many trails that we could use, but we need more personnel. **Galan** – there is the Saint to Sinner Race from Salt Lake to Vegas and it is massive. **Brandon** – the two in operating is the $25,000 and the $20,000, there is also the $20,000 for road closure and $10,000 for the 4th of July. Capital is an addition of a box truck for the department since we go back and forth from storage, I rent U-Hauls now, the trailer holds the chairs and tables. **Galan** – what was the $70,000 estimate. **Brandon** – I put a few estimates for various trucks, they go up to $70,000, but talking with the Mayor and Street Department has an old Blue Stakes truck that would need some work, but we could have. There is also some money left from renovating the storage facility. We bought two 40' Conex. We are using the basement and the old Animal Shelter and one from Tom Jett's property. When we are done with renovations there is some money left. I wanted to carry some over to put roofs over the Conex's and we may be able to use some to gut the truck. **Mayor** – there won't be any cost to gut the truck. **Brandon** – I talked with Maria to help with wrapping my trailer, there may be help for the truck. Personnel, I am asking for another part-time person, I have one now, she helps with the general organization. I would like a part-time community organization and grants coordinator. We bring in $50,000 from Maria's office and sponsorships from businesses. I believe if we had someone

dedicated to 20-30 hours a week, we could multiply the amount we bring in significantly. Because we have the sinking fund, we have been cutting into that. Eventually that will get back to the $50,000 and my department would take a big hit; this position would help that a lot. **Mayor** – this is a sponsorship type person, not a grants writer. I am comfortable with Brandon managing someone to do this. **Phillips** – where will this person work? **Brandon** – my assistant works in a cubby; there is no answer. This person would be out of office meeting with people. We can work out a shared cubical space for now.

ECONOMIC DEVELOPMENT: **David** – I have three budgets in my department, events, RDA and Economic Development. Both Brandon and I have a lot of experience in grants. A lot of places will not give a grant if the person writing it is getting a commission instead of a wage. First, RDA, over the past few years we have needed professional services, attorneys to work with developers that are related to the RDA, this is to budget for those fees. **Schmidt** – hiring attorneys, why not use the city attorneys? **David** – sometimes we need attorneys with expertise, I go to our attorneys first. The funding is not always spent. **Galan** – it is the RDA's funding, it is not Economic Development budget, we just oversee that budget. **Cox** – the increase in Port 15 revenue. **Paul** – you should ignore that, it will change in January, it is a placeholder, we don't know what it will be until we receive the tax revenue. We will probably revise it in December. **Paul** – it is set by contract; the percentages are set. The County Assessor collects the tax, they send us the increment, we split it up and send it out. SITLA owns the underlying land that is not built on. **Wilkey** – we keep the administrative fee? **David** – there is a 5% and 11.2% for incentives, when American Packaging and GoEx came we upfronted infrastructure costs for each of them. in total allocations has been $6.8 million and the developer in 2033 or when they receive $7 million. In calendar 24 was over a million and in 2025 about $900,000. **Phillips** – we are deducting debt service of $125,000 and interest. **Paul** – we are paying off Lin's. **Galan** – what is the lighting? **Paul** – Street lighting in on Main Street. We have been working on that for 8 years. Part of the revenue has been used to pay off the debt on Lin's. **Phillips** – we talked about a priority to be downtown, and I want money to do that. **Schmidt** – how far does that go down? **Paul** – to Golden Corral. **Schmidt** – that needs to be done before the South Interchange is done. **Paul** – the Engineers say if you budget the money they will get it done. **Phillips** – the priority was for downtown, we need to do something from Center to 200 S. either the electrical and poles for lighting or the trees, but nothing is in the budget. **Paul** – you might want different funding options. When the work was done down here, it was a SID paid by the neighboring property owners, the city up fronted the money, the payoff was the property owners, they recognized the value. We could possibly do that if you have an idea and sell it to the property owners. **Phillips** – we have the idea; we spent a lot of money with UDOT and Blueline. **Wilkey** – the fund balance unappropriated, $191,800 what is that? **Terri** – we are taking what we have left over to pay what we have budgeted this year. The unrestricted fund balance was $557,000. **Wilkey** – you are pulling $191,000 from that? **Terri** – no, I am adding to it. **David** – what is some of the restricted funding going for? **Paul** – Décor Worx, Port 15, the Hampton, Inline Precision. **David** – I sent to each of you the Downtown Plan, my hope is that over the next year is to start working with you to see what projects you want to see so we know what we want to start implementing. **Phillips** – I don't want to be a year from now with nothing done. **Wilkey** – I think we sometimes feel we plan ourselves to death. **David** – with 3 new elected officials I don't know what you want done. **Cox** – the RDA money is not just for downtown. If it benefits them, they should pay a portion, I don't know why we don't help all of the businesses. **David** – I would like to identify areas in the city that we should be investing in or identify project areas. **Cox** – for the overall health of the city if they can bring a few hundred employees in to work. **Galan** – if you look at the expenditures. **Mayor** – I hear all the time from people; part of the driver is that we still have a viable downtown. It shouldn't be overweighted, but I think downtown is an overall benefit. **David** – it is the gem that shows what we can do. Port 15 and Décor Worx are other great examples.

The Economic Development budget, the request was for more hours for part-time staff, the Historic Downtown Coordinator has 10 hours a week, I am asking for 20 hours a week. In the past it was a contract employee; we moved it to a part-time employee. We had the Historic Downtown Committee

Thursday, they asked what they needed to do to get more hours for this position, they wanted me to provide a letter to you for more hours. **Wilkey** – it was the committee that asked for this. **David** – you can't manage grants or sponsorship or create relationships with 10 hours a week. This person works with the state and National group. I had already identified that we needed more hours. **Wilkey** – how are we currently paying for that? **David** – it was a contract employee, and we had $8,000 that didn't get shifted to the budget. We had staff turnover and we had some reserves. **Cox** – do you have expectations on what the extra 20 hours would be? **David** – the outcome, our part-time Main Street manager, we need to know better our main street businesses, issues and vacancies. The outcome is managing the grants and grant applications through the Main Street program and maintaining all the requirements for the grant. I think we need a few people that do different things. **Wilkey** – was the $8,000 a one-time grant. **Phillips** – we had it for 3 years. It is not being awarded anymore. **Galan** – we need to put fencing around money attached to expectations, that can start at meeting people and then what are we getting out of this person. I am happy to fight for extra $10,000, but the explanation is not enough. **David** – this position was able to get a few different grants, Cedar City was a pilot city for Main Street Utah, they directly reimburse us. **Mayor** – the reason I did what I did is the same reason, I am supportive, but to spend time without a clear expectation and a plan to get the results. **David** – a result stat, when I did grant writing, it was you received one in very 12 grants. The expectation is to get more grants and dollars. This position is an element to bring in business and dollars, but that is only half, the first half is to have the relationship. **Mayor** – if it is a liaison of building information on a business, what is the square footage, and is there a grease trap, what is available, that has not been in a proposal. **Galan** – we had a meeting with you and your staff, there is a lot of talent in the department. I would suggest, based on our concerns, get together with the department and put out a list of the day-to-day effort and you can show progress and put numbers to performance and then look to other areas to help your team. **David** – I thought you were walking dollar amounts. **Galan** – you need both. **Phillips** – this position started as the Main Street Program grant, what the mayor said is exactly what I want. We have 3 buildings with x amount of space, so many grease traps, etc. I know Rachel does a terrific job, but she needs more direction from you. **David** – that is what I meant, I just wasn't getting it across. I appreciate the clarity. **Cox** – I don't expect you to know exactly what is going to happen, but I want you to know how many grants you will write each month, an inventory, etc. some guidance for them.

LIBRARY / HERITAGE: **Phillips** – you are very explanatory. **Dallin** – our only large capital is a server and computer replacement; we stagger replacing the computers for public use every 3-5 years. **Cox** – you haven't budgeted any increase in revenue. We need to look at the revenue increase. Any technology, we need to have a conscience process. **Wilkey** – where are things at with fines. **Dallin** – they are for damaged or missing items. You are more likely to get the book back if you don't charge a fee. **Cox** – how are we trending. **Phillips** – we pay in property taxes a library fee, is that so all our services are free. **Paul** – there is a library tax imposed by Iron County. Years ago, we got an agreement with the County, we get the bulk of that, it doesn't come close to paying for the library. **Phillips** – we have rooms that are booked all the time, are they free? **Dallin** – they are free for non-profit. **Phillips** – maybe we should have a reduced rate for non-profit but still charge something. **Terri** - $178,500 is from the County. **Wilkey** – there is room rentals, fines. **Dallin** - we charge for room rental, fines, copies, and book sales. We do apply for grants. **Paul** – we have a lot of revenue from a lot of different sources. **Mayor** – think of ways to increase revenue at the library.

Heritage **Galan** – why is there reduced amount of revenue? **Terri** – that is year to date. **Cox** – what is the drop in the revenue? **Jason** – there are various rooms, if someone is renting a less expensive room we bring in less. **Cox** – do you know the ability to target. **Cox** - what made the difference from 2024 to 2025 to fill the $30,000 gap. **Jason** - I have increased the rate of the highest used rooms. **Wilkey** – the Heritage Center user fees is upstairs and the theatre? **Jason** – yes. The county owns Festival Hall, they put forth money to make it a convention center, but they don't put forth the money to administer it. We keep the operating fees and they use it free of charge. They have helped with some capital improvements over the years. The big ask is another $1 million for the upcoming

renovations. The facility has had a wonderful run for 20+ years. We have asked for modest increases, we try and keep them low, a lot of groups are non-profit. I hope to have another increase next year. I hope to really review the fees, contracts, rate schedules and what we want to accomplish during the renovation. In the past I was asked to get the facility filled, we have done that on the Theatre side. Do we want first come, first serve or certain organizations? I think we roll that out with a refreshed building. **Mayor** – I want a real plan before we invest in the theatre. **Phillips** – I felt the rate increases were too small. Beyond that, I think we had discussed as a previous council to move forward on the renovation, I advocate the remodel is very important. In your opinion, are conventions more lucrative than live performances? **Jason** – what holds us back for conventions is the dining spaces, I am limited to the 300 max. I think if we could expand that we could tap into the conventions. The problem is the threshold to accommodate their needs. **Phillips** – I believe we can get substantial changes for about $3.5 million, and I am going to ask my fellow councilmembers to add some funding for the renovation. Theaters never pay for themselves, not anywhere, we need to increase the revenue. I would like to reinstate some of that money. **Schmidt** – I appreciate your efforts, at a business standpoint, I would hope you would consider a review to make a little more money, we told Jared to raise the fees at the Golf Course, it needs to be more viable. There are things on the punch list that need to be repaired, take care of things that are detrimental to people coming. **Jason** – sound and lights, if they don't work you don't have a functioning theatre. **Schmidt** – I would like a breakdown of the plan, we have to do something, we need to be on an upward trend. **Galan** – a read an article a few weeks ago, they study places and use tourism as part of the economic foundation, one was the island of Guam, it is beautiful to bring tourism, Guam loved the revenue but didn't reinvest to continue to attract more, and they just lost revenue. They built a casino thinking China would come and it was never finished and tourism went away. I was thinking about our revenue, Shakespear Festival, our Theatre, we need to gather the people involved and take a hard look at the future of tourism within Cedar City, it doesn't run long on auto pilot. I do agree that things need to take place now, sound is one, there are safety issues. **Mayor** – the events that bring people into the community are very low, they are local events. If we don't have a plan, it is all sunken costs. We need to have the theatre generate more money. We are far below the opportunity that is there. Maybe we need to do national advertising.

PUBLIC WORKS FACILITIES / ADMINISTRATION: **Ryan** – we appreciate working with the mayor on this budget cycle and the things that we need to look forward to planning for. Operation is status and we didn't ask for any capital, that was administration. Facilities, operation, we asked for an increase in overtime, this is for blue stakes to mark utilities, there are times he is called in after hours. **Cox** – transfers, is that based on a function that is variable? **Ryan** – it is split between enterprise funds and general funds; it is a set percentage. **Paul** – the percentage is not based on the budget; they are based on the percentage of the facility. **Cox** – is there a different calculation? **Ryan** – that may have been when we were doing a new building. In capital of the facility, I asked for $30,000, we have sections of asphalt that are breaking up that we would like to fix and replace, that was recommended, it is split out among the different divisions. It looks like $198,000 was proposed, we only asked for $30,000, it may not have been subtracted out.

FLEET: **Ryan** – they are static from last year. The $5,000 is for the study. **Corey** – the computers service is higher; the costs are going up. **Ryan** – the software we are using now is going obsolete, Corey has evaluated other programs, RTA is putting out a new program, they have 19 years of our history in software, it is fleet management and diagnostic and fleet software. They are going to web base that is not user friendly. **Corey** - We are investigating other options, and have not found what we like, we added money to the budget to stay with RTA, they have made some improvements. We are paid to the end of June; we will probably stay one more year and see if they improve. **Paul** – transferring that data is hard. **Corey** – they say they can do it, but I am not sure. **Ryan** – it is hard to lose that history. **Corey** – we are connected to the old system and the new in case it doesn't work on the new system, but I only have 2 months of that left. **Schmidt** – you have a fleet control software system; do you also have one for the machines like cat? **Corey** – yes. We switch to another system;

we have all different models. We hired a mechanic that knows the system well and it has reduced our cost by not paying for each individual software. **Ryan** – previous administrations we had different direction at the management level of the fleet; we are looking at direction on how to manage that. Do we want maximum trade in value or run until they don't run anymore. Our dump trucks and garbage trucks are on a rotational basis, we are talking all vehicle, smaller ones. **Wilkey** – are you talking police or all others? **Paul** – we run the equipment a long time, he is talking pickup trucks and cars. The police are not included. **Ryan** - We worked up a recommendation about 8 years ago, but it went away because the previous administration did not want to do that. **Paul** – you can look at lease options, but I would not recommend that for public safety. We have engineering, events, and public works. **Mayor** – I am a run into the ground person when you have your own maintenance department. **Wilkey** – I am ok with that, but not for the public safety. County moved to hybrid Toyota vehicles they are cheaper to run. I see a lot of trucks that people are in, and I wonder if they need trucks. **Galan** – one of the best managed fleets I worked with was in Lima Peru, they run in the ground and over the road semis that have a lot of weight, they have a life by miles, tire could service 4 trucks, they did other things as well, they had semi's for 15-20 years that looked new. It was home grown and very thought out. I think our diversified fleet prohibits that, probably going until they drop is the best solution. There is a way to have them last longer. You know what you have, I would like the makeup of our entire fleet. **Corey** – we are doing some of those things, in public safety, we do that with tires, we don't fix a tire for public safety for their vehicles, but we fix it and put on another vehicle. **Schmidt** – run as much as you can but take care of them. If they start to become a hazard, we are done. **Galan** – our garbage truck and equipment is all in house, have we looked at outsourcing that and a real recycling. **Mayor** – we will talk about that during collections. **Ryan** – we had recycling, all the distribution centers stopped doing it in St. George, it cost too much to send it to Las Vegas. **Paul** – the metric that we looked at was the cost of the landfill or recycling.

CATS: **Ryan** – are we going to expand or not, the budget is staying where we are. Nothing to increase. Capital we just got two replacement buses and two replacement vans; we are up on our vehicles for a few years unless we expand. **Cox** – the complaint is it takes too long to get where they are going. **Ryan** – they wanted to reduce the route from 75 to 60 minutes, but that cuts 30 percent of the coverage. We could do 30 minutes, that would double our salary, and it was not recommended. **Phillips** – what about shelters, they were budgeted last year. **Ryan** – they are in the yard; I was waiting to have the put up to see if we were expanding the route. There are areas that didn't have room to place the shelters. **Phillips** – the two places I see is by Wells Fargo on South Main, and by the Ramada on 200 North. **Ryan** – the busiest is by Smith's but with them moving we will wait. Ridership is up to 18,700 last year.

STREET: **Wilkey** – operations there wasn't much, $500 increase in uniforms. Capital, dump truck, plow and sander is rotation. **Eric** – we are still behind. **Wilkey** – sweeper. **Eric** – we have one that is not working well and needs to be replaced. **Wilkey** – Clark Parkway to 2200 West, Gemini to Flying L, do we have all the easements and land? **Paul** – we have some land acquisitions we still need some. **Cox** – there is an easement. **Wilkey** – What is Eagle Ridge sinking? **Eric** – that is a fund to punch that road through. **Paul** – the grant is small urban highway, there is an upper limit, we may have to apply a few times. **Wilkey** – we are starting a sinking fund? **Paul** – correct. **Schmidt** – are any of them designed by engineering? **Paul** – designed enough for a grant, but not for construction. **Schmidt** – 800 West is in the process of being designed now. **Ryan** – it is not on the summary; it is a carry over from last year. **Paul** – we are subject to UDOT process, it will go to bid in the next fiscal year. **Wilkey** – 820 South 170 West didn't get funded. **Mayor** – that is a timing issue. **Ryan** – we are looking to coordinate into one budget season for water and sewer. **Schmidt** – can we apply for grants. **Wilkey** – Asphalt hot box. **Eric** – that goes in the back of the truck. **Wilkey** -The road behind the Henley apartments. **Schmidt** – is this in conjunction with the Leavitt's. **Mayor** – no. **Paul** – when a developer subdivides, the double chip will be ripped out. **Wilkey** – relocate fence along Wedgewood. **Paul** – Terribles southbound that is in our right-of-way, when it got deeded Linford didn't move the

fence, he wanted us to move it we said no. **Wilkey** – widening Wedgewood, do we have all the property? **Paul** – no. **Schmidt** – Center Street is more important. **Ryan** – weed abatement, there is misconception on what they do, we are spot spraying thistle and whitetop, not an all-out spraying. We would need more resources to do it yearly; we could put together a plan. There is also some beautification we have heard the council would like. We have some contracts that will micro seal instead of chip seal, we are happy with results, there is potential to do more roads, and it would free up staffing to do weed abatement and beautification. **Cox** – doesn't the County do that? **Eric** – they do the county area; we do the city. We do some areas in conjunction with the County; we are doing Coal Creek right now. **Phillips** – is this the company that did Fiddlers? **Eric** – we didn't get the quality or the life span; we have another company that is doing a better job that is more local. **Schmidt** – did they do1100 West, it was done right, is that the company? **Eric** – yes. **Schmidt** – I don't like the chip seal roads. **Paul** – does it preserve the asphalt as well? **Eric** – yes, and we use a black aggregate also. **Ryan** – they have a product they use for higher traffic roads. **Schmidt** – the weed abatement, the area from the movie theatre to keep the weeds off the sidewalk and along Coal Creek, I would love to see the city do more and clean the town up. **Eric** – we can put a proposal together. **Cox** – is it a machine that puts the product down? **Eric** – yes. **Phillips** – are we still putting a traffic signal at 1100 W and 600 S, I want you to reach out to the homes on that corner. **Ryan** – Engineering is designing and they are meeting with the homeowners; they have to redo some of the sidewalks. **Eric** – 200 N restriping, I am micro surfacing that road from Veterans Memorial to Main Street.

SOLID WASTE: **Eric** – Equipment maintenance goes up every year. **Schmidt** – you are on rotation? **Eric** – we run them 6,000 hours, then we put them in reserve. We keep them for holidays and back up. We see quite a bit of growth, we will probably ask for another body and truck in that department. I am going to repurpose the chassis from an old truck for a roll-off truck. **Ryan** – Eric has proposed that we have done a lot of contracting for the roll-off dumpsters, he would like to do that in house, there are other opportunities that are contracting out that we could bring in house with a small investment. **Galan** – what is the revenue? **Eric** – the average roll-off bin is about $300 a month, the Arena is doing it 3 times a month. We have the equipment and think we should do it in-house. I already have one truck. We use the roll-off when we do spring clean up and when we are sweeping streets. **Ryan** – the request is for what we currently do. **Mayor** – until we have the numbers and know the savings lets hold off. **Eric** – we can handle it now; it will add staff next year. **Ryan** – pre 2020 we were purchasing 300 cans a year; we are now 550 to 600 cans a year.

STORM DRAIN: **Eric** – professional and technical services is for the fee study. **Wilkey** – walk behind concrete saw. **Eric** – to replace a wore out saw. The new channels where I had access on both sides are putting walking trails, and we can't put equipment on it. We need rubber wheels; we will have to beef up the trails. **Schmidt** – the County did that, you have to be 100 feet back, engineering needs to look at that. **Eric** – they are also looking at doing that. We can also use that equipment during spring cleanup. **Wilkey** – storm water betterment for south interchange. **Eric** – it is our part of the south interchange project. East of the Indian Village by the Golf Course, there is a sink hole we need to get fixed; it is affecting two homes. **Wilkey** – Fiddlers Canyon Road master plan. **Eric** – continue to Main Street to Canyon View. We may need to look for a grant for that. Engineering has made them put storm drain in, but it dead ends. **Ryan** – it was onsite retention; they used the road to move the water to main street. **Eric** – theirs does pipe into the pond. **Paul** – storm drain master plan will focus on the northwest portion. We updated 2-3 years ago in the older part of town. Some of the areas to the north, west and south need a lot more information, this plan will focus on that. **Phillips** – Cross Hollow retainage project expanded, what is that? **Eric** – they wanted to do the walking trail under the road by Silver Silo and I strongly oppose that. **Paul** – last storm the grate closed. **Eric** – we put a piece of equipment there during every storm. **Wilkey**- storm drain 56 and Cove Drive. **Eric** – we are looking for a grant for the entire portion. **Ryan** – when we submitted the budget we didn't know we were going after the grant. This may be in two phases with the grant. If we don't get it the $500,000 will allow us to fix it by the railroad tracks. **Paul** – we discussed this in council meeting last

week. **Wilkey** – 800 West. **Eric** – that is the Watson and Smit property. **Paul** – SUU fixed their portion; we want a pipe north from 200 to Coal Creek. **Wilkey** – Greens Lake Dam sinking fund. **Paul** – we ran out of money. NRCS have told us they are a year away for the past 5 years. **Wilkey** – 2 new operators. **Schmidt** – a few months ago the farmers called about irrigation ditches, I talked with Eric, Jeff Hunter and the irrigation companies, a lot of the work was done by an employee that did it on his own time. Eric said he could do it with additional employees. **Eric** – I would like a maintenance agreement with the irrigation company if we go this route. **Schmidt** – I talked with Paul Nelson and they are grateful. **Eric** – it helps us with other projects; we can do things a lot cheaper in house than engineer estimates. **Wilkey** – the number includes salary and benefits? **Terri** – yes. **Schmidt** – I am glad the mayor agreed to that. **Eric** – I think it helps our staffing level a lot. **Ryan** – we have been at $63,900 and he has overspent that the last two years in the operation budget, that needs to be upped. **Paul** – for years, storm drain, streets and solid waste has used each other's resources and paid each other's stuff, you will need to be tighter on that. **Eric** – I have not cross filled in two years. I try and keep them in their line items. **Paul** – personnel you need to show.

AIRPORT: **Tyler** – adjustments with salaries are due to the wage study. Travel and training we asked for $2,000 because they are costing more. $3,000 for new equipment, we are over budget on that as well to maintain the equipment. Professional and technical services are for the fee study. Computer and technical services I am not aware. **Terri** – there was a study done and that is to code your stuff correct. **Tyler** - $2,300 increase to badge everything. Capital, AIP is the 5% match for the design. Airport Terminal expansion for the camera in the airport terminal, we want only one system. Snow removal equipment for a command vehicle, that was taken out of the budget, this would be to buy and equipment, it is non-FAA eligible. **Ryan** – I talked with Eric and Corey about finding something for him to use. **Tyler** – our current vehicle has 250,000 miles. Reroof historical dome building, it is the 1945 hangar, we lease that building. North Hangar storm water, it was taken out of the budget. The original design had the hangars at different grades with small dirt channels; this was for piping the runoff. **Phillips** – is that our responsibility? **Tyler** – the area is our responsibility, they have to get it out, but no one has been required to put it between the buildings. **Ryan** – there is one hangar that it getting flooded out. The mayor is of the opinion that it is their responsibility, one hangar is getting the brunt of it. **Tyler** - They are required to have a 1% slope. The smaller hanger is higher than the larger one. There are 20-30 feet between them. **Paul** – the hangar owner is not going to fix it? **Tyler** – one hanger owner did for his but doesn't feel it is his responsibility to fix it for all the hangars. We don't have the grade and slope to do a good run off. **Galan** – why do we pay to do that if they own the hangars. **Wilkey** – if we own a regular rental property it would be the owner responsibility. **Paul** – it is a land lease at a reduced rate. **Galan** – the liability runs up hill. **Tyler** – east apron gate relocation, with the National Guard relocating we are having a lot of traffic, and we are looking to move the gate. We put a piece of equipment on the runway when we closed it, it was taken out. We are covered on the FAA projects; the contractor is required to provide them. We asked for $5,500 for a new diesel tank, it is leaking and we need a larger one. **Schmidt** – put a liner under it for your own safety. **Tyler** – lighting and T-hangars, we requested $7,000 to put that in. we will reevaluate the lease rate when that is complete. We will request a full-time person for safety next year. **Phillips** - I had a conversation with Congresswoman Malloy about Air Traffic Control tower. **Ryan** – gas, utility and telephone, Tyler has overspent on all of those items the past few years. We don't budget those; they are carried over. **Paul** – he needs to request those. **Terri** – code that to utility. **Ryan** – Tyler is the only one that is on call, we need to look at possible over-time budget to shift that to his full-time staff. The Air Traffic Control tower, we have applied for a control tower, we have applied for staffing, if we get that the FAA will pay that, we will have to pay for environmental. We are applying for grants to build the tower, but we are required to equip the tower. St. George did not see all the costs when they built theirs, we want to be on top of that.

WATER: **Matt** – office supplies $7,000 is for mailing the water bills. $15,000 is for chlorine. $50,000 for utilities. $15,000 for professional tech services. $34,817 is for Neptune. $1,000 uniform services and $250 employee recognition. **Cox** – what are the meter sales? **Matt** – city meters. **Paul** –

it is a transfer. **Matt** – fee and rate increase, 1" and 2" we charge $90, I called local contractor they charge $650 for 1" and $1,150 for a 2" meter. **Mayor** – we are allowing people to tap into the water for $90. The fee he is suggesting is market rate. The other option is to tell people that the city doesn't do it and they can call a contractor. The user base fee is increasing from $17.00 to $17.30. **Paul** – that is a user rate, but that is based on what it costs us to pay Neptune to run that system. Remember that when we do the rate study. We will also get to a point where the financial advisors will recommend you raise that base fee to cover the bond. **Wilkey** - or you can hold off and do them both at the same time. **Phillips** – people are more educated that water will cost more. **Matt** – Capital, replace the water line on Monterey Drive 400 S to Monterey Dr. Two new trucks and a hydro truck. Take down the old Cedar Canyon Tank, $50,000 if we have to demo it ourselves. 1600 N water upsizing we will upsize that to a 12" line. We still need the extra connection from Port 15. Westview waterline by SUU Farm it will complete the loop, it is a 16" line and a fire hydrant. Update and recalibrate the water model. Redo the waterline under I-15, that line runs behind Discount Tire and through the parking lot of Maverik. **Ryan** – we will get two conduits, UDOT will reconfigure and redo the sheep tunnel, they will put two conduits, we will pay for the materials. We will relocate around Maverik, and on the other side of the flyover, they will pay for that since they are ripping that out. **Paul** – that tunnel has served as a storm drain since it was put in. **Matt** – carry over culinary well on 3000 N, 1700 W water line, not additional, adding money to chlorination system and Enoch 1 well. **Schmidt** – what is the culinary well at 3000 North. **Mayor** – we need one more well before the Water Conservancy District takes that over. It is a placeholder for one more well. **Wilkey** – water rights acquisition for $100,000, where does the other $1.4 million go? **Paul** – to an account to buy water rights. We don't have a clue how many water rights we will buy, we will do a budget adjustment if needed to purchase water rights. It is place holder. **Wilkey** – what is in water acquisition reserve now? **Terri** - $1.4 million. **Matt** – Matt read Exhibit "A". **Schmidt** – you are taking out two-meter readers? **Mayor** – my proposal is different than Matt's. I have a vacant water worker I position. **Matt** - I would like to make it a water worker II position. The skills, we have a guy trained to do a water tap, a contractor dug a trench and ran a line over a boulder and we caught it? That gives an operator I, and one meter reader that is maintenance/laborer can give shut-off notices. I asked for a new position, but we put it off to next year. **Wilkey** – Water worker II is a new position; we should have just had the difference. I was going to reclassify one of the guys and make operator II a new position. Now we don't need the new position. **Mayor** – he is asking for reclassification and keep the people he has. **Ryan** – he has 13 people, the mayor proposed, if he takes the open position. He needs to open an operator II and reclassify one to a water worker II. **Natasha** -if he reclassifies it would be $10,000. He has a current opening, if we reclassify one of the meter readers, he could keep the existing staff. If we reclass a water worker I to a water worker 2 it would cost $4,000 to $5,000, and if you reclass the meter reader to water worker 1 it would be another $5,000. **Matt** – that leaves me down one guy. I still want 13 positions. **Natasha** – if you do what he is asking, you will need $87,000. He has $73,000 in part time wages, so he would use that money he would only need about $7,500 for the reclass. **Schmidt** – Tom, the city inspector does not have time to watch everything. If we keep all the staff together, is there someone to help watch the developers, very few people watch the waterlines. Someone on the crew could watch water systems. If they hadn't caught that line over the boulder, that line would have only been 6-8 inches underground. **Phillips** – watch water lines, what do you mean? How will they know? **Schmidt** – inspect the waterlines. **Matt** – we know subdivisions coming in, they get one year warranty. **Ryan** – several years ago the water department did that, that is how Engineering got that inspector. Tom is overwhelmed, we try and fill in when he can, and we will continue to do what we can. **Cox** – from level I to level II do they get training? **Matt** – they have to get certified from the State of Utah. One of my guys is looking to jump to another position in the Collections. **Cox** – I don't have a problem with that. **Galan** – you wanted to reduce that because of the water meters and they are installed. **Mayor** – yes. History, the two meter readers, they don't read anymore, there is still maintenance. They both applied for an open position, and neither were given the position and so I said why not eliminate one and move the better one up and then reevaluate the other down the road if the work is to much to reopen another position. **Cox** – I agree with that also. **Mayor** – by no means do I devalue water or do I want water understaffed. **Galan** – the people that installed the meters were

hired for that purpose. **Matt** – they read meters and then they changed meters when they were done. The part-time kids worked after school. **Schmidt** – are these two guys worth keeping? **Matt** – they are getting better. **Natasha** – one is Matts relative, he can't be a part, so the lead worker, Shawn Glover takes the role, he had two candidates apply, he said we won't promote either. I talked with Shawn this morning and after talking with Shawn, we opened the position again and we will see what happens this time. He spoke to the guys on the crew, and they chose not to promote, they gave good feedback to the employees. They told them this is your opportunity to step up; we will reopen the position. There are part-time employees that are eligible to put in for this position also. **Wilkey** – overall, do we have a number, this is the budget of payroll, this is what it had, this is what it would be? **Paul** – you add another $15,000 from his current budget. **Cox** – maybe think outside the box and open outside. **Ryan** – he has 13 positions, the mayor suggests 12. If you let him reclassify from 1-2 and a meter reader to 1. **Mayor** – he still has $77,000 for part-time. I am ok to reclass from a 1 to a 2. **Matt** – I have 4 ones and 3 twos. **Schmidt** – the question is are we going from 13 to 12 employees. **Galan** – we have 13 heads or we don't. You can't be in both places at once, the budget is there for 13. We are trying to figure is if you need 13 heads in your department. I say keep 13. **Schmidt** – I say keep 13 and help with inspection. **Wilkey** – you proposed for 12 plus part-time. **Cox** – I am ok with 13, but I want them qualified. **Phillips** – we have a position and 2 of our people were not hired, that is my problem. **Paul** – we post internally first; we don't go to the whole world. **Galan** – if the two fail, move on. Water is precious and you need to protect it.

TREATMENT: **Ryan** – operation he asked for additional funds that was denied. Chemicals prices go up, he asked for $39,000. Building and ground maintenance increase was not recommended. Professional and technical services were funded. Special department supplies for $3,000 which were not funded. On the professional and technical services, we had $5,000 for the fee study, but we it shows $135,000 was added. **Terri** - that is for the expansion study. **Phillips** – why not up the equipment maintenance. **Jeff** – it is not important that it is there, if needed we can add it. **Paul** – last year a boiler went out, it was a $50,000 item. Equipment maintenance is day to day, if a piece of equipment goes bad, we will fix it and there is a bank account to do that. **Ryan** – there is a varied amount each year, this was his first year. Capital is a skid loader lease; it has been a cheap rental for us. We have two clarifiers for $1.4 million, two in this year's budget, this is for the last two. A roll off dumpster truck for $260,000 that was approved. **Wilkey** - how many do you have? **Jeff** – we have one, purchased used from the County. We move the biosolids every day. His truck stays there; it doesn't go anywhere else. **Wilkey** – what is the plan for the old truck? **Jeff** – it is a backup for us and it can be shared. **Ryan** – two golf carts were approved for $27,000. **Paul** – Jared was here yesterday; he will probably have a few used golf carts for you. **Phillips** – what is the chemical pump addition? **Jeff** – we need a pump system to feed chemicals. It was removed because I have enough money to purchase it this year. **Schmidt** – is this the line to upsize for the Water Conservancy District? **Paul** – Eric Bonzo tried to figure out the size when he was here. We just need to add a line and let them drink water. **Jeff** – what held it up was the wells. **Ryan** – cameras for $60,000 and pump station for $200,000 proposed. Effluent is a holder, and the expansion study, we need to look at that soon. There may be interim things we can do before the expansion. **Schmidt** – have we talked to Stantec, are they doing it? **Paul** – it will have to be bid out. **Schmidt** – the new facility, there is no ventilation system in the building, when it starts to run, we will have to put a ventilation system in. **Jeff** – once the water is no longer spoken for, we plan to run the filter for a few weeks. We do need a ventilation system in that building. **Ryan** – when we start running it, it will have to be done. **Jeff** – there are state regulations to move the air one time per minute. **Ryan** – we need to talk about the gery expansion. They have been in violation for the past 6 months. **Jeff** – we have had warnings. **Ryan** – we will go from 100,000 gpd to 300,000 gpd, we have got to get a handle on that. You might see some fines coming through. **Jeff** – at the beginning of the year our bods were 70 percent we are at 90 percent today, we hope to get them under control.

COLLECTIONS: **Randy** – only increase is the $1,000 for uniforms and the $5,000 for the rate study. Pickup truck, BZI trunk line upsizing, the $500,000 is our rehab each year. We did manholes

and we have done 200 South, 200 East, we are cleaning up existing lines. **Ryan** – he is using them on BZI this year. **Schmidt** – there are a few lines in town turning red. **Randy** – that is on upsizing. Stantec does the flow study, they run a calculation, they have an average and run it to go through the lines to the plant. If it triggers it will show a yellow and then an orange, we can use impact fee money for those. **Ryan** – update to sewer model, upsize lines also. **Schmidt** – are we good with everything going up Fiddlers, is there enough sewer capacity to the plant? **Randy** – yes, they have to pay Stantec to run those numbers. When they change their model, they run the numbers again. For the Dairy we need solid numbers, that affects the 2300 outfall line. We are very strict with the county until these are done, we need to keep a solid count, and we report that to the state. **Ryan** – 800 West extension was approved. Personnel we asked for a reclassification to a lead worker and that was an increase of $4,500. **Randy** – we also added an employee. **Phillips** – what is the BZI component. **Paul** – a couple components, start at the Y and go north our master plan calls for a 30" trunk line and a large lift station. BZI put in their 30" trunk line. We had to upsize the trunk line, we have to split that between us and the County. There will be an agreement to split the cost for the lift station between us and the County. There will be another agreement for a development next to BZI for the upsizing with us and the County. Those three projects will be in the millions of dollars of impact fee money. The county signed their agreement we are asking them to change it by 2.5%. BZI has put theirs in, the development south of BZI we are meeting with them to consider annexing. **Ryan** – 5 years ago there were 35 miles of line they were maintaining, they are now maintaining bout 50 miles of line.

ADJOURN: Councilmember Phillips moved to adjourn at 4:55p.m.; second by Councilmember Galan; vote unanimous.

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Renon Savage, MMC
City Recorder

EXHIBIT "A"
MAY 12, 2026
CITY COUNCIL BUDGET MEETING

Public utilities are the operating backbone of modern communities. Clean reliable water. The crews who maintain this infrastructure—such as pipes, pumps, meters, and related treatment—need to be developed, maintained, and managed. These services are essential to public safety, public health, and economic development. For leaders in city government, workforce development-related to utility operations should be viewed and funded as a strategic investment rather than an optional human resources (HR) program. The reasons are straightforward: operational resilience, regulatory compliance, cost containment, succession readiness, and community trust all depend on managing a well-educated, trained, and ethical workforce.

The water operator's role is important, affecting the public health and safety of everyone in a community. A bad doctor, nurse, or dentist only affects the patients they serve, but a water operator impacts everyone. So, it's important that operators are on top of their game 24/7 for 365 days of the year. In 1987 in Carrollton, Ga. A Cryptosporidium outbreak in the community. Operators reported that their kids came home from school crying because the other kids said that their dad had made their family sick. This kind of situation is a powerful reminder of the important job operators do. In 2000, 2 operators (who were brothers) were on suicide watch after being responsible for more than 2,300 illnesses and at least 7 deaths. These and other tragedies are tragic reminders that water treatment is more than "ticking boxes" on a report or filling in numbers on a log sheet; it's fundamentally about protecting the public health of entire communities!

COUNCIL MINUTES
MAY 13, 2026

The City Council held a meeting on Wednesday, May 13, 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; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Water Superintendent Matt Baker; Economic Development Director David Johnson; Public Information Officer Mary Nelson; Library Director Dallen Olcott; Heritage Manager Jason Clark.

OTHERS PRESENT: Rick Magness, Scotty Harville, Joe Sandbert, Kelly Newville, Randy Jones, Ann Clark, Tom Jett, Dallas Buckner, Dan Roberts, Lauta Mansel.

CALL TO ORDER: Chaplain Paul Edlinger gave the invocation; the pledge was led by Randall McUne.

AGENDA ORDER APPROVAL: Councilmember Phillips moved to approve the agenda order for Council action with moving the BLM tanker base lease until after closed session and the RDA and MBA; second by Councilmember Wilkey; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■Introduction of Public Information Officer Mary Nelson. David Johnson – our new Community Relations Officer is Mary Nelson. **Mary Nelson** – I worked at SUU Business School as PR specialist and marketing team and then moved to the Leavitt Group as communication specialists. I have lived in Cedar City for 19 of my 25 years. I am happy to be here. **Mayor** – I had a great meeting with Mary today and she will be a great asset. ■Swear in Patrol Officer I Heather Conner and Patrol Officer I Dillon Murray. Chief Adams - we have two new officers to backfill a few retirements, Heather Conner and Dillon Murray. **Heather Conner** – I worked with CCPD for about a year as Code Enforcement. I am glad to be here. My boyfriend Paxton joined me tonight. **Dillon Murray** – I was born and raised in Cedar, I always wanted to be a cop. Renon administered the oath of office. Badges were pinned by Heathers boyfriend Paxton and Dillon's mother.

PUBLIC: ■Utah Summer Games update. Jon Oglesby – Jon had a tragedy in his family and is unable to be here. ■American Legion Memorial Day Ceremony. Scotty Harville – our annual Memorial Day Ceremony event, the ROTC will lower our flag and will lay a wreath. See Exhibit "A". ■Water usage presentation. Benjamin Nielsen – I was in contact with Joe Baker and he was in contact with Tyler Melling and we wanted to see if the tiered system was working to keep the water usage down. See Exhibit "B". **Phillips** – did you account for population growth? **Ben** – yes, we tried to use the same households over time. **Cox** – if we would have kept it as was, how many more tanks and wells would we need, did you look at that? **Ben** – this is a very preliminary analysis; it would be good to study that in the future.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED APRIL 15 & 22, 2026; (2) RATIFY BILLS DATED APRIL 24, 2026, AND APPROVE BILLS DATED MAY 8, 2026; (3) APPROVAL OF THE CWS COOPERATIVE AGREEMENT WITH UTAH DIVISION OF FORESTRY, FIRE & STATE LANDS. DANNON HULET/ MIKE PHILLIPS; (4) APPROVE DONATING TO KANARRAVILLE FIRE DEPARTMENT A 1995 FREIGHTLINER WATER TENDER. MIKE PHILLIPS; (5) APPROVE PROPOSAL FROM HBME, LLC IN THE AMOUNT OF $39,000 FOR AUDITING SERVICES. LINDEY MATHESON; (6) APPROVE THE APPOINTMENT OF KELSI LEAVITT, ELAINE VICKERS AND KYLE BISHOP TO THE RAP TAX ARTS COMMITTEE. MAYOR NELSON; (7) APPROVE SETTLEMENT AGREEMENT IN THE AMOUNT OF $500,000 WITH ARMBRUST. PAUL BITTMENN; (8) APPROVE ENTERING A CONTRACT WITH TORUS FOR ENERGY MANAGEMENT SERVICES. PAUL BITTMENN: Councilmember Phillips moved to approve the consent agenda items 1 through 8 as written above; seconded by Councilmember Cox; vote unanimous.

CONSIDER APPROVING A RESIDENTIAL DEVELOPMENT OVERLAY (RDO) AND A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR THE CROSS HOLLOW RDO LOCATED IN THE VICINITY OF CODY DRIVE AND CROSS HOLLOW ROAD. GO CIVIL/RANDALL MCUNE: **Dallas Buckner,** Go Civil – we had a lengthy discussion last time and got feedback from council. Earlier today I sent out some exhibits. I was going to go through some schematics and then the changes in the Development Agreement. **Mayor** – we have had a lot of communications throughout the week. Since there are modifications from last week, we will allow the citizens to share thoughts on the changes from last week. **Dallas** – the original map with some redlines, I want to clarify that Pod 1 is currently proposed at 250 units total to go to Cove Drive. We would have up to 50 potential homes on Cody Dr. on Pod 3 and we reduced from 100 to 80 units, and the Cross Hollow lighted intersection we will match that. We reduced the single access to 80 lots for Pod 3. Pod 2 is the largest parcel with the open space dedication we have proposed from 400 to 350 units; these represent the upper bounds of what can be built as exists. There are 10 acres we set said as part of the Ome property that is existing commercial, so we will still have a commercial corridor, and it is not part of the RDO. Pod 1 will access Cody, Pod 3 will access Cross Hollow and Pod 2 will access Sunnyvale and Church Street. **Schmidt** – you will still need two accesses? **Dallas** – yes, we will have discussion when we get there. With the commercial we might have a private drive through the commercial. Those are the only proposed changes in the RDO, the rest are in the Development Agreement (DA). Exhibit "C" was reviewed – with the single-family detached component, I don't know what council wants to see as scope, I boxed out the regional master planned pond. The layout reflects a 4,500 sq ft minimum lot with a 20 ft front setback, 22-foot garage with 5' and 5' side setbacks and 10 ft rear setbacks. The language in the DA commits to single family detached residential component, our intent is to buffer it off Cody Drive. We put the number of 15 single family units. Do we just need a single row of single-family. We still might go to a patio home driveway home route; we will commit to a first phase with 15 single family homes. As far as access discussion, the roads shown are a typical PUD minimum road, 34' right-of-way, if we line it up with Sunset, we could possibly get 2 roads with 234 feet separation, it doesn't quite line up with the LDS Church parking lot. **Kent** – we will need the Fire Department to weigh in on the accesses being that close. Barring the fire code issue, it seems workable. **Dallas** – I think we would still have an access

through the commercial. **Phillips** – in a PUD you are following the guidelines of driveway lengths? **Dallas** – yes, we would have the 20' setback off Cody, we will need a block wall along Cody. We would have a 5' setback on private roads, 20' on the main structure and 22 on the garage. **Cox** – I would suggest making a 1' side offset and a wide one on the other side to give you access to your back yard, and instead of a number, meet fire code. **Dallas** – I am in favor of that. **Wilkey** – with the schematic as drawn, is there an exception not to have a cul-de-sac? **Dallas** – I showed a circle of a cul-de-sac, fire code says 150 feet, if we do a hammerhead we would want an exception from the cul-de-sac. With an emphasis on interconnecting subdivisions, I think we are on our way back to 150'. **Cox** – for some of the residents, I read through the RDO and there is nothing that would allow an apartment complex. **Dallas** – there are not restrictions on Pod 3 or Pod 1, but Phase 1 we committed the 15 single family homes to buffer from R-3. **Cox** – if you put higher density, you are still maxed out at 350 residents. **Dallas** – we are locked in on the pods also. **Phillips** – how do you see the transition into the more R-3 into the rest of the pod. **Dallas** – it depends on the type of building. If this concept works well, we may continue. He wants the ability to pivot and then see if the patio home concept takes off well. If we do 4,500 square feet, then we go to patio homes, we want that flexibility. The roads depend on if it is a twin home or 3-plex or 4-plex. For conventional homes, there aren't many homes that fit on these lots. We have to develop floor plans and market research to see what will fit well. **Phillips** – my concern is, once we make the zone change to R-3 there is no going back, so the more detail the better. **Schmidt** – I like the design of single-family homes, and I think we have better response if we don't put apartments in pod 1, consider that. **Galan** – I like this better than what we saw last week. There were certain things written to several of us by the developer and I need to know if they are really going in there such as gymnasium and pickleball courts. I will insist that they are clarified on the agreement before we approve it. **Dallas** – as far as the amenities, they are things that fall within the PUD, the PUD ordinance gives a threshold, my understanding is they are included in pod 1. As far as who they are for, they are for the residents. Does a developer kick people off, I don't know. **Galan** – I appreciate that you clarified that, we wondered about that. I am ok with that as long as we know when and where it is going. **Dallas** – if we make those commitments, then what standards do we build to, so putting them in a PUD is cleaner. **Mayor** – are you saying not having a DA and putting in the CC&R's later? **Dallas** – no, he wants it in the development agreement. If it goes in the development agreement we need an exact list. **Wilkey** – our PUD ordinance requires a square footage. **Dallas** 3% of the square footage area. If we go to a single-family lot we wouldn't have guest parking. **Cox** – putting amenities in that are private, what incentive is it for the city? **Mayor** – if it is a quarter acre lot subdivision and we give concessions for size; it is a reasonable concession to make it a neighborhood. **Cox** – they will also retain the water. **Mayor** – if we don't put them in, they don't put them in and we let down the neighborhood. **Galan** – we didn't ask for it they offered it and now I am holding their feet to the fire. **Schmidt** – I hope we don't have a bunch of cars on the street. We have two big developments where people park on the street. We are not parking on the road. **Mayor** – then we need to change the ordinance. **Dallas** – with single family, it can accommodate on the lots. If we go to patio homes, we have guest parking. If we do the small lots, we have a two-car garage and driveway we don't have guest parking. **Wilkey** – you can do non-PUD's in the R-3. By ordinance he has to put amenities in a PUD. I appreciate the effort he is making. **Dallas** – we made reductions in Pod 2 and Pod 3. We did not show a reduction on Pod 1, but with single family we are reducing the units so we will lose 30 off the top. **Cox** – but it is capped at 350. **Phillips** – the alignment of the streets, you still have parking to the east, can

it shift? **Dallas** – it starts to get steep, there may be a way to incorporate some drainage, but we are pretty stuck with aligning up Sunset road.

Exhibit "D" shows Pod 2 off Sunnyvale and Church Street, we reduced from 50 units to 20 units, it shows reasonable low hanging fruit for R-1 type lots. Staff wants to see these roads finished out. We show a cul-de-sac on Church and a trail access and at the end of the Sunnyvale cul-de-sac the ability for the road to get out to the trails. Once Jones' reviewed it they were comfortable taking it to 20 lots with access to the open space. City ordinance says we can only have 500 feet for a cul-de-sac. **Schmidt** – the ordinance changed, we are now 750 feet. **Kent** – we could work something out. **Mayor** – I have a lot of empathy for Sunset Canyon who bought R-1 and thought this was R-1. I do believe the RDO concept is the best way to make this work and feel we could make an RDO process work. I wish Ryan was comfortable with RDO throughout, but I know development is also a risk. At bare minimum, townhomes can be done nice and I would like not to have apartments. **Cox** – we could exclude apartments and allow duplex. **Schmidt** – I agree with most of the feedback, I would not want to see apartments there. Last week it was talked about a fire hazard in the open green space. What does the developer agree to do on that. **Dallas** – Exhibit "E" is part of the DA. The fire code is a bigger issue that was discussed. We talked with Chief Phillips, and I spoke with an arborist to see how big of a commitment it was. In Pod 2 we will take on the initial treatment, the 3–5-year maintenance is more manageable by the city. If the RDO is approved, we commit to the open space dedication and the initial treatment WUI and the city do the ongoing. The arborist had reasonable knowledge, he said $50,000- $70,000 is reasonable. **Schmidt** – are you still looking to do a retention at the top and the bottom of the basin? **Dallas** – that is my preference. The way it is written, the open space dedication would happen after final plat, the area treated, staff said we needed to do studies, I would like to see the dike moved up higher and the power company also does some mitigation, if they all align the fire trim area is reduced. **Schmidt** – is that one of the first things you would be doing? **Dallas** – it depends on how we develop. If we do a first phase of 15 units, it depends on how much is flowing to the subdivision. **Mayor** – won't that be worked out with the development. We can't put that in the DA. **Randall** – Master Plan improvements we try and get them in as soon as possible, you want to say at what percentage it has to be in, otherwise it will remain until the final phase. **Schmidt** – I would like it done first and eliminate problems for you and for us. **Kent** - on the two master planned storm drains, the pond and the dike that stores water behind it. What we phase up top is to prevent the downstream properties from flooding. It is tied to when the downstream properties are developed. **Dallas** - if I got to pick, the basin would go in with phase 1. **Wilkey** – I like exact with numbers. We receive emails with 255 signatures asking for us to deny this request. Within this ½ mile there are 520 high density homes. I think Pod 3 is great for R-3, that makes sense, Pod 1 I have a hard time with. **Cox** - I have been following housing; it is 25% high density to 75% single-family in the community. In 2026 it is 11%. **Phillips** – I have sat in this chair a number of years. About 2.5 years ago Fiddlers Canyon was in these chairs. 18 months ago, it was people in Cross Hollows about Henley and DR Horton, then Lund Hwy. Growth is happening all over the city and we don't pick winners and losers, but we do listen to constituents, we all live in the city. **Dallas** – reviewed the POD amenities in the DA. **Wilkey** – when do we take the pond versus leaving it private? **Dallas** – when they are 50 acres. **Kent** – it is a regional pond, we need this. **Dallas** – we are also required to do a traffic study. **Phillips** – is it 400 or 350 units, it will increase the traffic and we need modeling. **Dallas** – we did antidotal traffic study; we got 6 cars per minute on Cody. With the removal of the road of Church Street, we

are required to model anyway. **Mayor** – it is a master planned road. **Galan** – the other reality is you can't take into account the development that is not finished, they will have children that will need to go up that road. **Dallas** – when we do a traffic study to remove the road and the loading that happens on each, do they run the modeling like water and sewer? **Kent** – the change to the master plan for the elimination of Church Street, the model is built if we remove that road. Does it lead us to other mitigated measures, are we ok with that. On the development itself, the consultant will have to look at what traffic looks like when completed, and the projected background traffic volumes and add this traffic to it. They do have to look at the other developments in the area.

Katy Berry, Sunset Canyon thank you, it has been awesome to see how much you care. We are a tight knit community. I had the opportunity to get signatures. We would like it to stay R-1 or R-2-1. We would like single family and curb and gutter. I walked the neighborhood. I went on an LDS mission, and I didn't like that part. Everyone signed the petition; all had different sentiments. We are not opposed to development. Across the street was for commercial. This lot was R-1 and backs to R-1 and it says how it should have minimal vehicular traffic and that is no longer the case. It is very busy. I don't like the patio home, but they don't have places for people to walk. If it is self contained I don't think you would hear a peep. Crescent Hills is a great neighborhood, and we wouldn't be opposed to something like that. We feel like we are not given privacy to our neighborhood.

Jan Gilbert – I spoke at the last meeting and I sent an email. I am familiar with patio homes, and I have seen them work. Across the street from Silver Silo don't forget about Hidden Canyon Commons, they show high density housing behind the commercial, you have potential for a lot more. You addressed the fire concerns. We are making progress, but the general population wants to see less density.

Mary Watkins – I am also a resident of Sunset Canyon, I am renting and I own two lots north of Pod 1, the house to the west of us had to be lifted and had their foundation redone, that can be a concern. I was also out canvassing; I had a few tell me they didn't sign petitions but supported me. Thank all of you that read my email. We did not expect this field to stay the field forever; we just wanted it done in a thoughtful way. Henley isn't done and it is not full; I don't know the market support for so much high density. I have been an apartment manager. Tenant quality goes down when they are not filled. We want it to stay R-1 or R-2-1.

Brenden Watkins – I want to reiterate everything that has been said. Density concerns, traffic and I am opposed to second access onto Cody, as much as can should to go Cross Hollows.

Ann Clark – thank you all for trying to make changes for Carmel Canyon and Sunset Canyon and they all looked at the zoning before they built. My problem is we have got to zone and mean what we say. Really think about it. Drive down Cody, this will be a tight needle to thread, and it will be that way all the time. I don't trust RDO's, they have too much flexibility. On Cross Hollows high density looks like a lot. They will do 15 single family homes, and they will do high density on the rest. Tie it down tight. Think about the people that were there first.

Randall – I am hoping you will table this since you have not read the proposal, I have not read through it all. A few things clarify the location of the single-family home and have phase 1 done before phase 2. Clarify the effect of the traffic study, it is great and wonderful, you might mitigate, or there is no way to make it possible, so if it says not possible, don't allow it. The ordinance requires a 10-foot PUE along all access. **Dallas** – I had the discussion with staff; all the private roads are PUE and a 10' beyond the PUE and around it is a PUE. I hadn't thought about the private road. **Randall** – we require the 30' triangle to not have a traffic danger. We talk about pod specific limits, almost every RDO has come in and shifted units from pod to another. The applicant said they will stay pod specific, put it in the DA. Amenities are in, if you want it specific put it in. Parking on Cody Drive if you want it, say what you want. Block wall, be specific in height and location. We may say meet all other ordinance requirements. **Dallas** – I was thinking a 6'. **Schmidt** – don't leave a blank space that no one takes care of. **Randall** – no language on Cody Drive. Remove 3–5-year fire maintenance, just don't have it in, we will do it as the fire department does it on timing and budget. Timing of the storm drain improvements, put what you want. That is a lot, so I hope you will not vote on it tonight.

Galan – there is still a lot of questions, so we will push the approval until we can look at everything. I would recommend after today's conversation look at what you have come up with and talk with us. **Dallas** – we want to define private amenities inside the PUD. **Galan** – we will not include them until you come back to us. **Cox** – add the setbacks to meet fire code. **Randall** – anything less than 3 feet the Fire Department won't go through. **Phillips** – the 10' setback along Cody Drive, is there not a landscape requirement? **Randall** – that is along Cody Drive. **Phillips** – why not match what is along Cross Hollows.

Councilmember Schmidt moved to table this item to May 20th; Seconded by Councilmember Wilkey; vote unanimous.

CONSIDER A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT FOR A PROPERTY LOCATED AT APPROXIMATELY 1157 SOUTH MAIN STREET (SMITH'S MARKETPLACE). AWA/RANDALL MCUNE: **Paul** – we have had a lot of discussions with the engineers with Smiths since last week, you have a copy in front of you. The sign, storm drain and water system. **Phillips** – what is the difference between red and blue. **Paul** - the red was changed last week; blue are this week. They will move the sign to help site lines. The next is the water improvements, they will connect along main street to the north with our existing system. Every pad will be served by an individual line coming off individual meters off of Main Street. There will be a fire loop around the property which is private and it will have a W8 vault, no W7 vaults. For the storm drain they will get a discount commensurate with the size of the underground system. Those are the changes.

Wilkey – we are ok with the variance for the 3 loading bays and the extra 5 feet on the sign. **Paul** – those are not controversial issues, and the e commerce was not either. We only focused on the three issues with disagreements. **Cox** – you are ok with the new water design. **Rick Magness,** AWA – yes. **Schmidt** – what size is the green and purple line? **Paul** – the lines don't mean anything. It is a big drawing. **Kent** – it is just a big picture of the overall site. **Phillips** – page 1 of the agreement, look at G and H, it says the main lines of the water system serving the property shall be owned, operated and maintained by Cedar City.

Schmidt – that is in the street. **Phillips** – then it says H. storm water system be designed to facilitate waiver of storm water impact fees. **Paul** – we will modify that to fit the rest of it. **Jeff** – we love working in this city. For Smith's we feel like staff as well as you expediting this, your staff has been amazing. We did have a bit of discussion last week, but through that discussion, we were able to get to where we needed to be. We are ready to move forward. We are about two weeks before we start grading; we do have permits for the retaining wall and the grading. We are excited to be part of this community. We will be open next year. **Paul** – the two portions you referred to, G & H, there's a portion in this agreement that said this is what Smith's wanted and a portion that said this is what the city wanted, the G & H you referred to is what we were negotiating. The following provisions in the contract say here are what we agreed to.

Councilmember Phillips moved to approve the Resolution approving the Development Agreement for property located at approximately 1157 South Main Street (Smith's Marketplace); Seconded by Councilmember Schmidt; vote as follows:

AYE: 5
NAY: 0
ABSTAINED: 0

APPROVE A RESOLUTION ADOPTING THE 2026-2027 FISCAL YEAR TENTATIVE BUDGET. TERRI MARSH: **Mayor** – I sent everyone a list of things I would like continued discussion on. **Paul** – if you have items to be added, get to us so we get cost estimates. When we bring it back for final, we will have costs and that is when you add them. **Phillips** – has the tentative changed from what we had?

Terri – No. With state law you have to adopt the tentative budget. The final hearing is June 3 and final is June 10th. **Mayor** – the list I sent are 5 priorities you sent. If you have items you want added, let me know.

Theatre remodel
Weed abatement – yes. Do you want them to spray all over the city. **Schmidt** – we gave two people to Eric. **Paul** – that is in enterprise fund, not C-Road and general fund money. **Wilkey** – can one department pay the other department. **Phillips** – we asked them to come up with a plan, if they get that we can get it in the budget. **Paul** – are we doing public or private land. **Phillips** – our sidewalks, interchanges, medians at airport. If we can't take care of our property, how do we expect others to take care of theirs. **Wilkey** – one person. **Paul** – if you give them more money for chip seal and they do the alternative road maintenance they can free up their own staff. **Cox** – the county did spray private property, if you called them you paid for the product and they came and sprayed. **Galan** – that is how we do it in our HOA.

Currently the South Interchange plans have a retention pond, I would like numbers to pipe it to the detention at Cross Hollow. **Schmidt** – they are keeping the box culvert. It would be worth looking at.

Angle parking on 100 West, extending it to the south. **Paul** – the concepts are not well thought out, and the cost estimates can be a lot. **Wilkey** – Downtown Parking Authority, they have talked abut the bulbing.

Mayor – discussions on the zoning ordinance and master planning. Seek and find other places that have R-1, R-2 and R-3 and look at other density zoning, include money for consultant for zoning.

Citywide storage facility. **Wilkey** – I went with Chief Adams to the old treatment plant, we have so much land, we have how many Conex boxes. I would like to start building one major storage facility that can be shared with various departments.

Iron Leaders, annually from City staff to participate, it is $2,800 a year. Pay enrollment cost for one person, possibly our PIO officer.

Grant writer concept.

Hosting Budget. **Paul** – we can accomplish that out of existing financial resources. Add $2,000 to $3,000 in administration sundry budget.

Galan – at the airport we talked about the pads we lease where they built hangars. I walked through this will Tyler and I got a better feeling about what he was talking about. There is a drainage issue and liability issue, the second pad up has taken mitigation. We allow them to build their own but don't make provisions for drainage. We have more property east above what is built out that we hope to recruit tenants to build their own buildings, we will then put in drainage, so we don't have a liability. I recommend we take what is there and run 50' of drainage pipe to the flood channel and from then on, we make everyone tie into that as they build east. We have $56,000 plus it will cost another $50,000. I would like it to be taken care of sooner rather than later. We also talked about the need to develop a business plan for every revenue-based operation in the city, we will form a small committee to look at a strategy for the airport and then look at what we control and what we don't. What we control, create a plan going forward and measure it. We can also start looking at what we need to get involved in or re-purchase and control what the airport represents in the community.

Schmidt – clarification on the water department. We met with Matt today about moving one employee from level 1 to level 2, eliminating two meter reading position. Have level 2 become an inspector and give Matt 2 openings for level 1. One is posted already and can post 2 more. **Paul** – we are trying to know what we need money for. **Galan** – there was a perception that we were pushing to keep the employees that were made redundant because of lack of meter readers, that is not what was on the table. We want the head count to stay at 13 and find the individuals that fit the qualifications that fit the jobs. The cost was about $15,000. The meter readers would have to apply for the jobs, and it would be handled by HR.

Wilkey – would there be a cost to add a bond initiative? Renon will you get the cost to add the bond initiative on the ballot. Also go back to who engineered it. **Paul** – we had a conversation about if we want to put it on this year or next year. **Wilkey** – I have had discussions with other taxing entities today.

Phillips – I do want to consider adding $10,000 to Economic Development Department for the Downtown Coordinator, I think we can get there.

Councilmember Wilkey moved to approve a resolution adopting the 2026-2027 fiscal year tentative budget; second by Councilmember Galan; vote as follows:

AYE: 5
NAY: 0
ABSTAINED: 0

CONSIDER A RESOLUTION TO AMEND THE CONSOLIDATED FEE SCHEDULE. RANDALL MCUNE: **Paul** – there were several questions that came out last week. I told them to be ready during the budget presentation on fee schedule changes. **Phillips** – I need clarification on the Building Department. **Kent** – these are the existing fees. **Paul** – they didn't come, you can take them out and if they want them changed, they can show up. **Phillips** – my only other question is the banner program. **David** – John and Anthony worked on this. Our cost is about $10 per banner, and we are only charging less than $6 per banner. **Randall** – it is for installation and removal; I think the fee is for both. **Paul** – you can determine if you want to subsidize the banner program. **David** – our cost is $10 per banner, Kolob is $10 per banner, Rainbow is $26 per banner, we were being conservative. **Wilkey** – I would like to talk about the programming side, but I think we need to set down. **Galan** – we don't subsidize.

Councilmember Wilkey moved to approve a resolution amending the Consolidated Fee Schedule minus the building department; second by Councilmember Schmidt; vote as follows:

AYE: 5
NAY: 0
ABSTAINED: 0

CONSIDER THE SCHMIDT EXCHANGE OF SERVICES AGREEMENT EXTENSION. TYLER GALETKA: Councilman Schmidt recused himself from voting on this item.

Wilkey – we have a $56,000 credit in our favor; can it go in the other direction. **Tyler** – we have never gone that way, and we aim never to do that.

Councilmember Phillips moved to approve the extension of the Schmidt Exchange of Services Agreement at the Airport; seconded by Councilmember Cox; vote unanimous.

PUBLIC COMMENTS: there were no public comments.

Councilmember Wilkey moved to go into the MBA meeting 7:52; seconded by Councilmember Cox; vote unanimous.

CLOSED MEETING - PROPERTY NEGOTIATIONS: Councilmember Wilkey moved to go into closed meeting at 7:56 p.m.; seconded by Councilmember Cox; roll call vote as follows:

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

CONSIDER THE BLM TANKER BASE LEASE EXTENSION. TYLER GALETKA: Councilmember Phillips moved to approve the extension of the BLM Tanker Base Lease at the Airport increasing the fee to $0.08 Per square foot with the annual 3% inflation increase; seconded by Councilmember Cox; vote unanimous.

ADJOURN: Councilmember Phillips moved to adjourn at 8:25 p.m.; second by Councilmember Cox; vote unanimous.

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL – MAY 13, 2026

MEMORIAL DAY CEREMONY

HONORING OUR FALLEN HEROES

THE
AMERICAN LEGION
POST 74 CEDAR CITY
DEPARTMENT OF UTAH

MONDAY, MAY 25th 2026
10:00 AM

CEDAR CITY CEMETERY
745 N MAIN STREET,
CEDAR CITY, UT 84721

COME HONOR LOCAL VETERANS WHO HAVE ANSWERED THE CALL TO SERVE BEYOND. GOD BLESS AMERICA!

VOLUNTEERS NEEDED!

TO PLACE FLAGS
Wednesday May 20th @ 5pm

TO REMOVE FLAGS
Wednesday May 27th @ 9am

FOR QUESTIONS OR TO VOLUNTEER
Scotty Harville Post Adjutant/SgtAtArms
(435)590-3072 • @americanlegioncedarcitypost74

EXHIBIT "B"
CITY COUNCIL – MAY 13, 2026

Cedar City Residential Water Usage Analysis

BENJAMIN NIELSEN

1

Objectives

Three Primary questions:

1. How does overall usage compare between single-family conservation tier households and standard residential single-family households?
2. Has water usage changed from 2019 to 2025?
3. How persistent are high-use households?

Supplementary Analysis:

- Seasonal patterns and upper percentile (95th - 99th percentile) usage

2

Overview: Billing Codes and Thresholds

Standard Tier (Rate 101)

- Standard single-family residential
- Standard tiered billing rates, steep increases in billing rates past 20,000

Conservation Tier (Rate 111)

- Conservation Tier for single-family residential
- More aggressive tiered billing rate, surcharges past 12,000 gallon usage

- **8,000 gallons per month is considered a reasonable indoor usage benchmark**

3

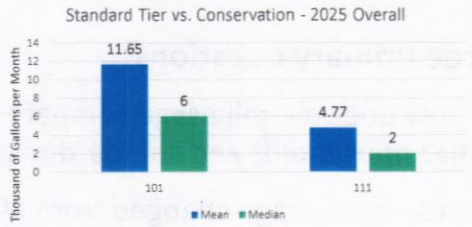
Q1: Conservation Tier uses less water

Conservation Tier showed substantially lower usage, especially compared to Standard Tier households.

Conservation Tier:
- 1,378 observations
- 95th percentile usage of 18 thousand gallons per month

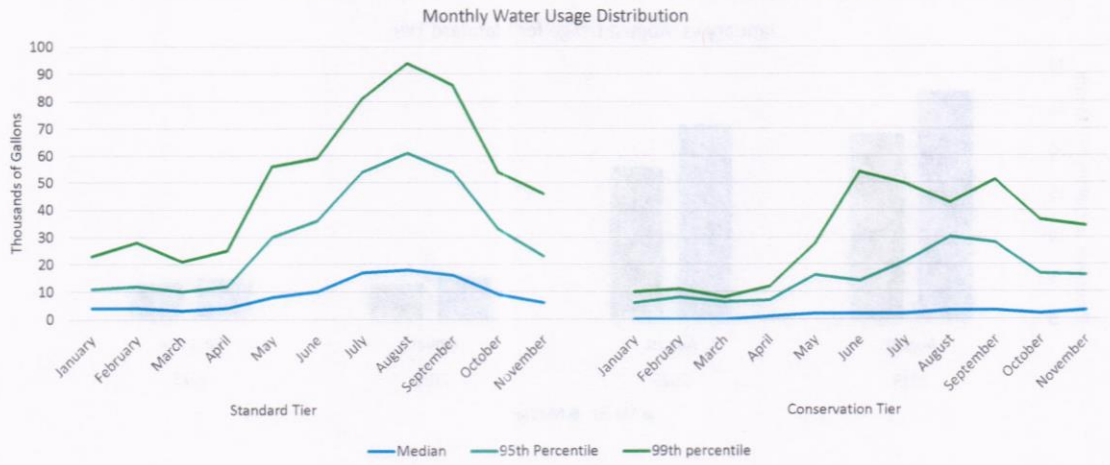
Standard Tier:
- 91,511 observations
- 95th percentile 39 thousand gallons per month

Conservation-tier households show much lower high-end usage and typical usage than Standard Tier.



4

Monthly Usage: Conservation Tier well below Standard Tier across the distribution



5

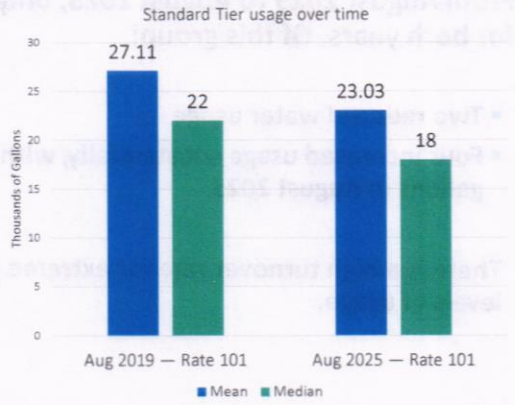
Q2: Standard Tier usage declined from 2019 to 2025

Standard Tier accounts showed decreased water consumption from August 2019 to August 2025.

Additional metrics:

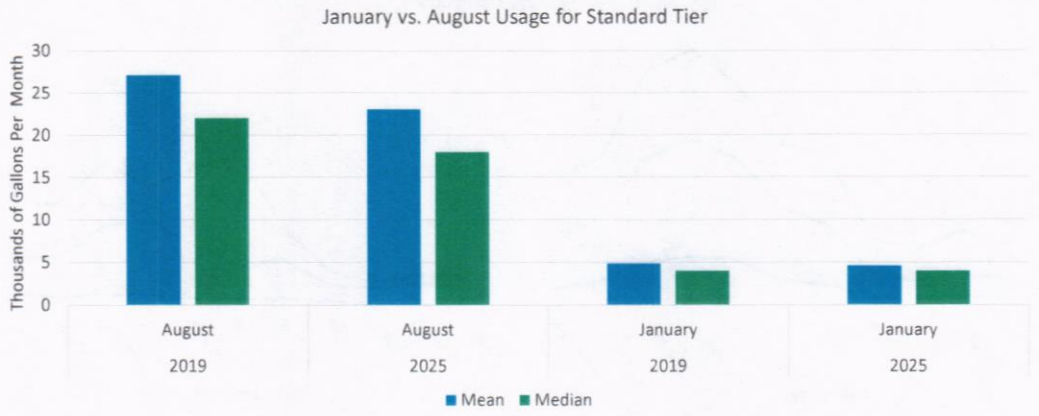
- 95th percentile declining from 69 to 61 thousand gallons
- Percentage of accounts exceeding the threshold of 20K declining from 54% to 46%

Declines show up across the distribution, not just among average users.



6

Seasonal Impact



7

Q3: High turnover rate

From August 2019 to August 2025, only 6 accounts (12%) appear in the top 50 for both years. Of this group:

- **Two reduced water usage**
- **Four increased usage substantially, with increases of 93, 39, 23, and 17 thousand gallons in August 2025**

There is a high turnover rate for extreme users, but the ones that persist exhibit high levels of usage.

8

High-use households drive a disproportionate share of demand

Among 3,825 Standard Tier accounts in 2025 within this group:

- around 86% went over double the 20 thousand gallon threshold (40K) in 2025 overall
- 100% of these users went over double in August
- Although accounting for about 4% of Standard Tier users, they used approximately 17% of total Standard Tier usage in 2025 overall.

Among 61 Conservation Tier accounts in this percentile were also analyzed, revealing:

- Around 46% went over double the threshold in 2025 overall (24 thousand gallons)
- 100% went over double in August
- Accounting for about 4% of accounts, they used approximately 23% of the total Conservation Tier water use in 2025.

9

Conclusion

1. **Conservation-tier households use substantially less water**
   Conservation Tier households consistently show lower median and high-end usage compared to standard residential accounts
2. **Peak demand is driven by seasonal outdoor use**
   January usage is low and stable for both years, and August drives extreme consumption
3. **Residential usage has declined since 2019**
   Reductions are visible both in overall August comparisons and when tracking the same households over time
4. **A small share of households uses a disproportionate amount of water**
   4% of households account for a large share of total water usage, especially in summer months

Peak demand is seasonal, concentrated, and has declined in recent years, which may be associated with conservation pricing implementation.

10

Questions?

11

APPENDIX (Slides 13-19)

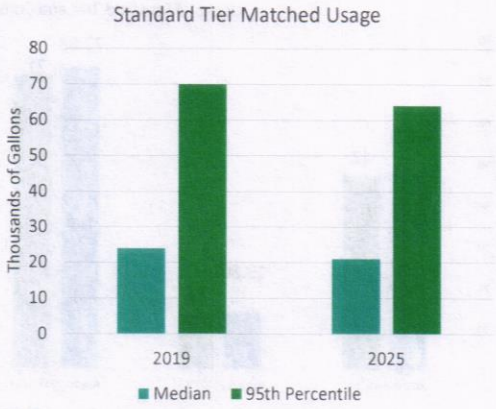
12

Matched Rate households

Further analysis matched all Standard Tier households observed during August for both 2019 and 2025 using customer number. Of this group:

- Median declined
- 95th percentile declined from 70 to 64 thousand gallons
- The share of households exceeding 20 thousand gallons fell from 57% to 52%

Reductions in typical water usage are observed, even when tracking the same households.



13

Matched Turnover

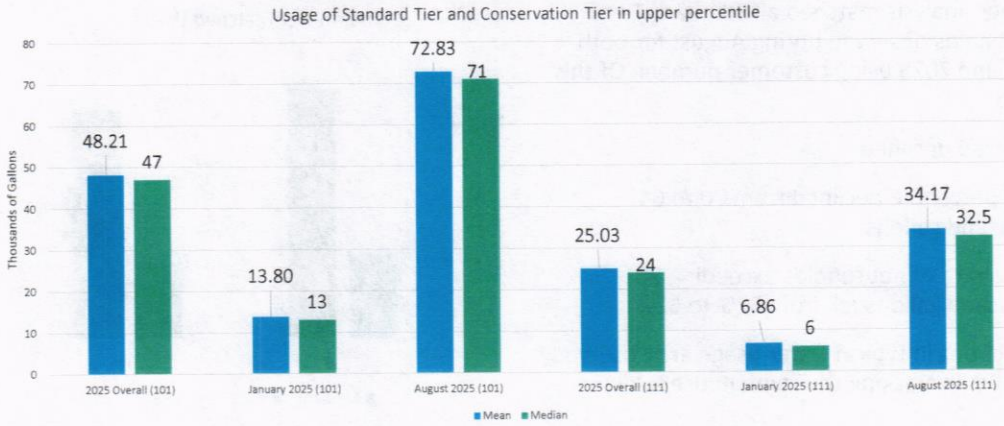
Matched households were further analyzed to look for accounts with a constant customer number that had changed names. 233 total observations in both years showed:

- Median declining from 20 to 16 thousand gallons,
- A mean declining from 24.22 to 19.64 thousand gallons, and
- A 95th percentile declining from 57.4 to 49 thousand gallons.

Since this group only makes up about 4% of matched households, they are likely not the primary driver of water use reduction.

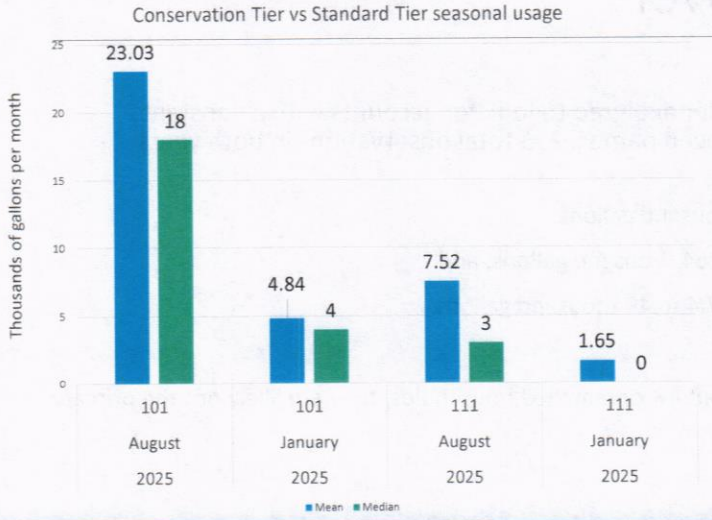
14

95th - 99th Percentile Usage



15

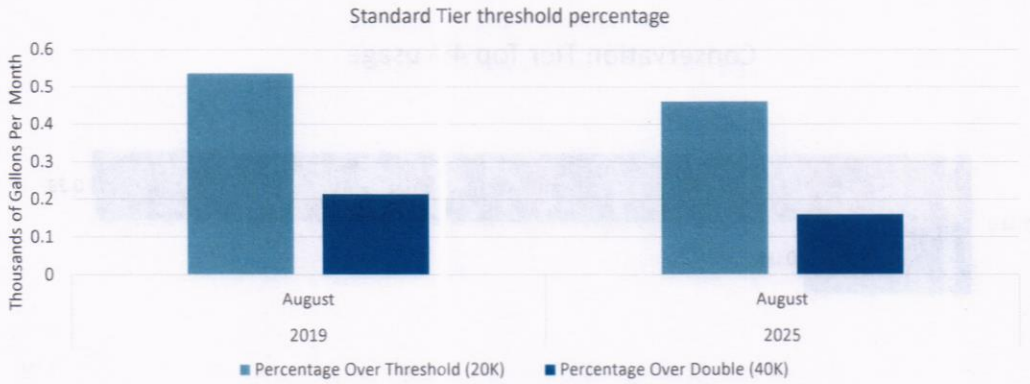
Seasonal Patterns



- January usage is low and stable
- August usage is much higher
- Indoor usage stays very consistent across time

16

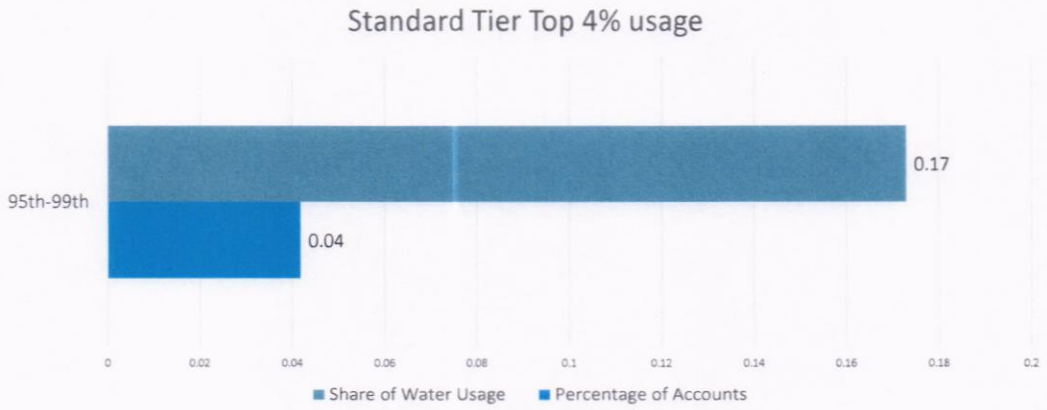
Seasonality Impact



Extreme Water Usage is largely seasonal and associated with outdoor irrigation.

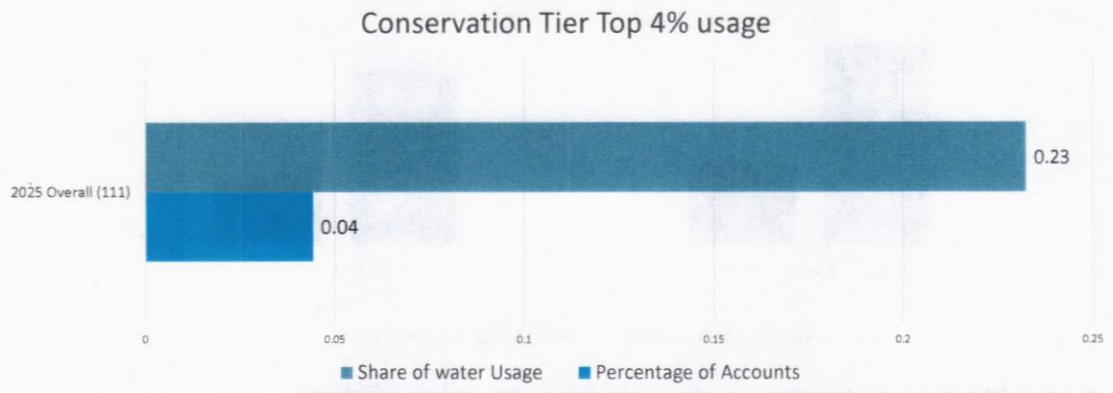
17

Top 4% of households account for 17% of usage



18

Top 4% Conservation Tier



19

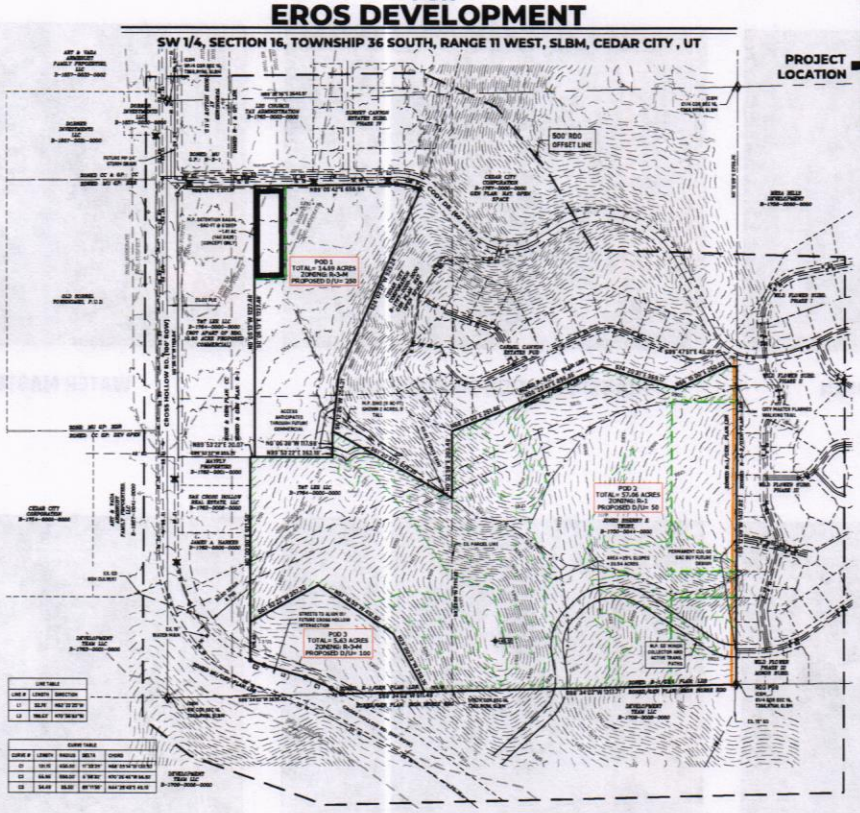
EXHIBIT "C"
CITY COUNCIL – MAY 13, 2026

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT

SW 1/4, SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLBM, CEDAR CITY , UT

N

SCALE IN FEET



PROJECT LOCATION

VICINITY MAP

N.T.S.

OWNER INFORMATION

OWNER PODS 1 & 3
T&T LEE INC
8820 GREYHOUNDS LANE
LAS VEGAS, NV 89134

OWNER POD 2
SHERRY E JONES TRUST
4265 N. TALMADGE DR.
SAN DIEGO, CA 92116

RDO DEVELOPER
EROS DEVELOPMENT
1265 S. INTERSTATE DR. SUITE 300
CEDAR CITY, UT 84720

RDO BOUNDARY DESCRIPTION (77.38 AC)

BEGINNING AT THE SOUTH QUARTER CORNER SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°34'23"W, ALONG THE SECTION LINE 1920.21 FEET; THENCE ALONG THE NORTH RIGHT OF WAY CROSS HOLLOW ROAD THE FOLLOWING FOUR CALLS N82°22'25"W, 52.70 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 7°22'20"; THENCE ALONG THE ARC OF SAID CURVE 125.15 FEET; THENCE N75°00'02"W, 159.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 549.86 FEET AND A CENTRAL ANGLE OF 05°08'34"; THENCE ALONG THE ARC OF SAID CURVE 66.06 FEET; THENCE N00°00'00"E, 921.86 FEET; THENCE N89°52'22"E, 20.07 FEET; THENCE N00°06'58"W, 1207.49 FEET TO A POINT ON THE SOUTH R.O.W. CODY DR.; THENCE N89°52'42"E, 40.043 CODY DR. 658.94 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 33°37'34"; THENCE ALONG THE ARC OF SAID CURVE 152.83 FEET; THENCE DEPARTING CODY DRIVE S24°22'07"W, 829.24 FEET; THENCE S00°12'26"W, 254.21 FEET; THENCE S89°20'51"E, 629.35 FEET; THENCE N00°03'58"E, 363.45 FEET TO A POINT ON THE CASHIL CANYON ESTATES PUD SUBDIVISION; THENCE ALONG SAID CASHIL SUBDIVISION THE FOLLOWING FIVE CALLS N88°53'22"E, 357.46 FEET; THENCE N86°23'47"E, 458.46 FEET; THENCE S74°20'27"E, 269.57 FEET; THENCE N68°39'28"E, 256.88 FEET; THENCE S85°47'07"E, 45.00 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE; THENCE S00°12'04"W, ALONG SAID QUARTER LINE 1421.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 77.38 ACRES MORE OR LESS.

LEGEND

- POD BOUNDARY
- EXISTING CONTOUR (5' INTERVAL)
- USDS SOIL GROUP TYPE BOUNDARY
- CITY MASTER PLAN WALKING TRAIL
- AREA OF SLOPES >25% SLOPE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.70'	N82°22'25"W
L2	198.62'	N75°00'02"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	125.15'	650.00'	7°22'20"RT	N86°33'34"W 125.03'
C2	66.06'	549.86'	6°58'32"	N75°31'46"W 66.02'
C3	152.83'	270.00'	33°37'34"	N44°39'42"E 150.70'

NOTES:

1. THIS ROD IS IN REVISED ZONE C (AREA OF MINIMAL FLOODING) BASED ON THE FEMA FIRM MAP 49051C0125G, EFFECTIVE 7/17/1984, REVISED BY LOMR'S 2/26/2001, 10/12/2001, 1/5/2007 & 5/10/16.
2. THE ROD BOUNDARY IS IN THE AIRPORT INFLUENCE ZONE (AIZ).
3. SEE ROD POD TABLE (EXISTING) FOR EXISTING PROPERTY ZONES.
4. EXISTING TOPOGRAPHY SHOWN AT 5' INTERVALS.
5. SOILS TYPES SHOWN PER CEDAR CITY RELATIVE HYDROGEOMORPHIC SUSCEPTIBILITY MAP CONTAINING CLASSIFICATIONS OF: MODERATE, SUSPECT AS SHOWN HEREON.
6. COORDINATES SHOWN ARE BASED ON THE CEDAR CITY COORDINATE CONTROL SYSTEM.
7. VERTICAL DATUM ELEVATION IS NAVD 29.
8. EXISTING PARCEL TAX ID.
   8.1. T&T LEE, LLC: D-1764-0000-0003
   8.2. JONES SHERRY E. TRUST: D-1760-0044-0000
9. CITY MASTER PLAN DIS SCREEN SHOTS SHOWN ON SHEET 2 AND ONSITE IMPROVEMENTS ARE SHOWN WITH APPROXIMATE LOCATIONS.
10. ROD LIES WITHIN URBAN WILDFIRE INTERFACE ZONE.
11. CITY MASTER PLAN DIS SCREEN SHOTS HAVE BEEN INCLUDED ON SHEET 2 AND SHOW THE CURRENT CITY MASTER PLAN AS OF THE ROD PREPARATION. THE CITY MASTER PLAN IS SUBJECT TO CHANGE AND DOES NOT VEST THE MASTER PLAN BY SHOWING HEREON.
12. SHEET 2 OF THIS ROD HAS BEEN INCLUDED AS A CONCEPTUAL/PRELIMINARY LAYOUT SHOWING A POSSIBLE ACCESS SCHEMATIC AND AN APPROXIMATE OPEN SPACE DEDICATION ACREAGE THAT COULD BE CONVEYED TO CEDAR CITY. OPEN SPACE DEDICATE WILL BE BASED ON ACTUAL TO DEVELOPMENT AGREEMENT. OPEN SPACE DEDICATION WILL BE LIMITED TO POD 2 WHERE IS PROPOSED EXISTING DIRT TRAILS UTILIZED BY THE PUBLIC AND ADJACENT TO THE CASHIL CANYON ESTATES PUD SUBDIVISION. POD 1 HAS 2.5 ACRES OF PUDS AND 2.665 FLAGSTAFF TO BE PUDS AND WILL COMPLY WITH AMENITIES REQUIREMENT PER ORDINANCE AT A MINIMUM.

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED, T&T LEE, LLC & L.L.T. PROPERTIES LLC & ONE FAMILY TRUST, OWNER(S) OF THE LAND DESCRIBED HEREON, DO HEREBY SUBMIT THIS ROD MASTER PLAN AS SHOWN HEREON.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20___.

_____
KENNETH ONG - TRUSTEE

OWNER'S ACKNOWLEDGEMENT

THE UNDERSIGNED, THE SHERRY E. JONES TRUST, OWNER(S) OF THE LAND DESCRIBED HEREON, DO HEREBY SUBMIT THIS ROD MASTER PLAN AS SHOWN HEREON.

IN WITNESS WHEREOF:
WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20___.

_____
SHERRY JONES - TRUSTEE

CITY ATTORNEY'S APPROVAL

I, RANDALL MOUNS, CEDAR CITY ATTORNEY FOR CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS RESIDENTIAL DEVELOPMENT OVERLAY AND THAT SAID PLAT MEETS THE REQUIREMENTS OF CEDAR CITY CORPORATION PURSUANT TO ITS ORDINANCES AND IS HEREBY RECOMMENDED FOR APPROVAL ON THIS THE _____ DAY OF _____, 20___.

_____
RANDALL MOUNS - CITY ATTORNEY

PLANNING COMMISSION APPROVAL

I, CHAIRPERSON OF THE CEDAR CITY PLANNING COMMISSION, DO HEREBY CERTIFY THAT THIS RESIDENTIAL DEVELOPMENT OVERLAY WAS APPROVED BY SAID COMMISSION.

_____ _____
CHAIRPERSON DATE

CITY ENGINEER'S APPROVAL

I, KENT J. FUGAL, CEDAR CITY ENGINEER, DO HEREBY CERTIFY THAT THIS RESIDENTIAL DEVELOPMENT OVERLAY WAS EXAMINED AND ACCEPTED BY ME THIS THE _____ DAY OF _____, 20___.

_____
KENT J. FUGAL - CITY ENGINEER

CERTIFICATE OF ACCEPTANCE

I, STEVE NELSON, MAYOR OF CEDAR CITY CORPORATION, DO HEREBY CERTIFY THAT THIS RESIDENTIAL DEVELOPMENT OVERLAY HAS BEEN APPROVED BY THE CITY COUNCIL, BY CITY ORDINANCE _____ ON THIS THE _____ DAY OF _____, 20___.

BY: _____ ATTEST: _____
STEVE NELSON - CITY MAYOR RENON SAVAGE - CITY RECORDER

GENERAL PLAN POD DENSITY TABLE (EXISTING)											
POD NUMBER	POD AREA [ACRES]		GENERAL PLAN DESIGNATION	GENERAL PLAN D.U. ALLOWED		ALLOWED UNITS PER GENERAL PLAN		Current Zone	RDO BONUS DENSITY PER ORDINANCE	ALLOWED UNITS PER RDO ORDINANCE	
POD # 1	14.69		LOW	4	/ACRE	59		R-1	6	88	
POD # 2	57.06		LOW	4	/ACRE	228		R-1	6	342	
POD # 3	5.63		LOW	4	/ACRE	23		R-1	6	34	
	TOTAL	77.38				TOTAL =	310 UNITS		TOTAL =	464	UNITS

RDO POD TABLE (PROPOSED)												
POD NUMBER	PRIVATE POD AREA [ACRES]		OPEN SPACE >25% [ACRES]	RESIDENTIAL AREAS	PROPOSED ZONE	MAX. DENSITY PER ZONE	ALLOWED UNITS/ACRE	PROPOSED UNITS PER POD		PROPOSED DENSITY	% OF RDO ACREAGE
POD # 1	14.69		0.00	14.69	R-3-M	24	353	250		17.0	19.0%
POD # 2	57.06		20.54	36.52	R-1	4	146	50		1.4	73.7%
POD # 3	5.63		0.00	5.63	R-3-M	24	135	100		17.8	7.3%
	TOTAL	77.38	20.54	56.84		TOTAL =	634	TOTAL =	400 UNITS		

11 X 17 SHEETS ARE NOT TO SCALE

REVISIONS

NO.	DESCRIPTION	BY	DATE

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100 N. 800 W. CEDAR CITY, UT 84721
(435) 586-9598 WWW.GOCIVIL.NET

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT
SW 1/4, SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLBM, CEDAR CITY, UT

CHECKED:
SCALE: 1" = 200'
DRAWN: BBB
DATE: 4/9/26
SHEET: 1 OF 2

STORM DRAIN MASTER PLAN

TRANSPORTATION MASTER PLAN

WATER MASTER PLAN

TRAIL MASTER PLAN

SEWER MASTER PLAN (NONE)

ACTIVE TRANS. MASTER PLAN

11 X 17 SHEETS ARE NOT TO SCALE

NO.	DESCRIPTION	BY	DATE

REVISIONS

GO CIVIL ENGINEERING
300 N. 800 W. CEDAR CITY, UT 84721
435.586.5405 WWW.GOCIVIL.NET

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT

SPECIAL EXCEPTIONS, CONDITIONAL USE & PRELIMINARY PLAT
PARCEL: 1-1-1-

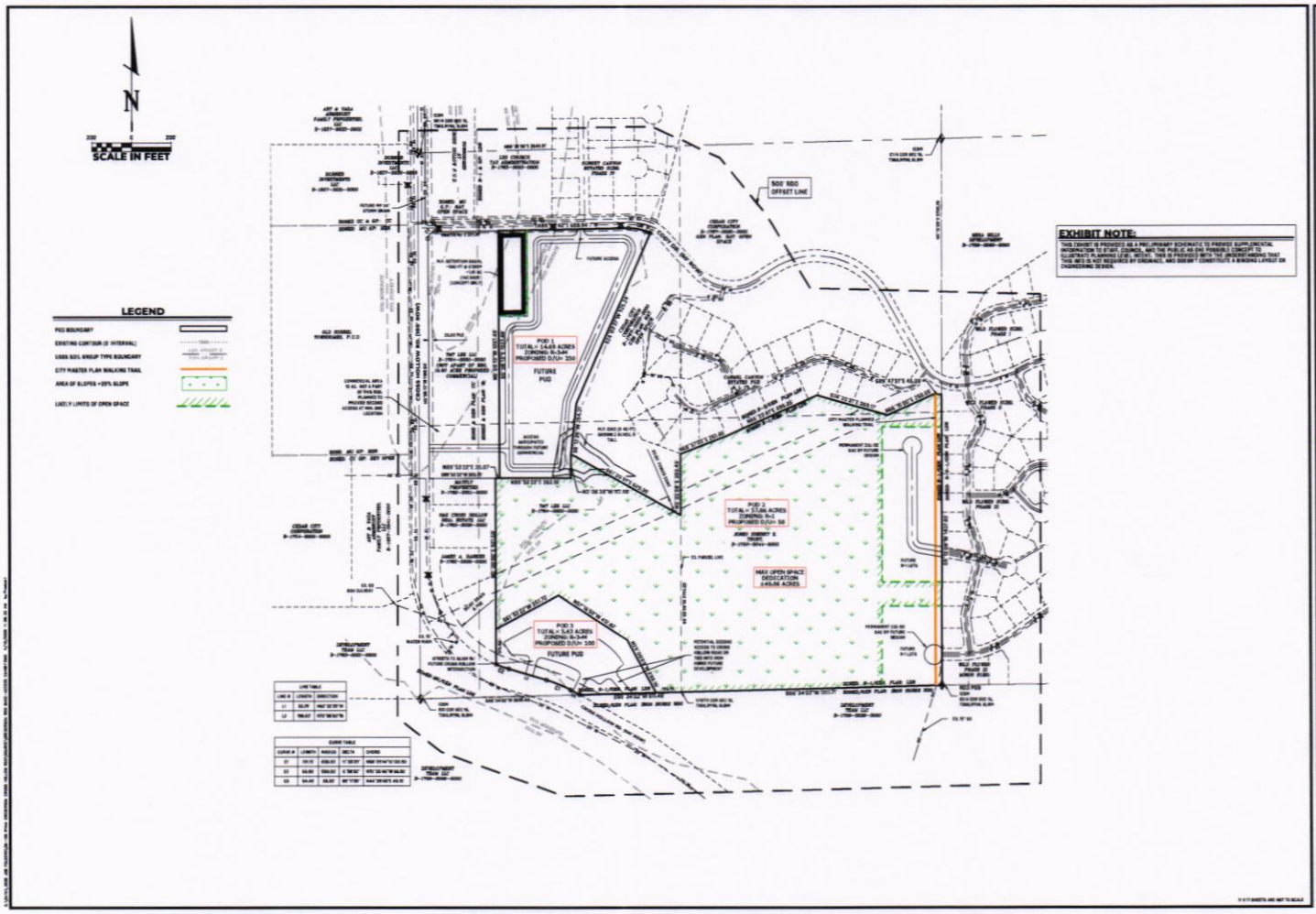
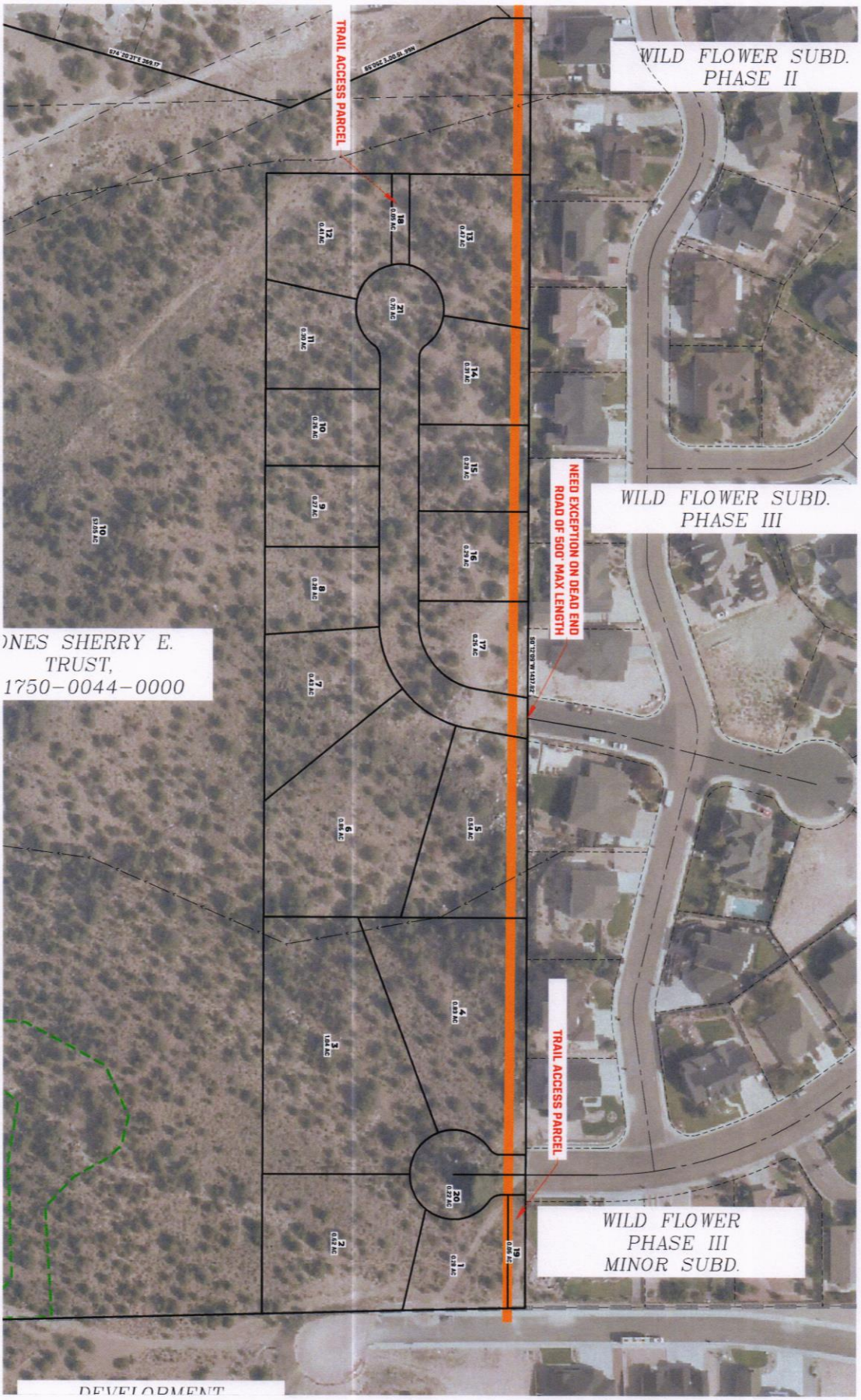

N
SCALE IN FEET
LEGEND
500' RDO OFFSET LINE
POD 1
TOTAL = 5.649 ACRES
ZONING: R-3-24
PROPOSED D/U= 250
FUTURE PUD
POD 2
TOTAL = 27.66 ACRES
ZONING: R-2
PROPOSED D/U= 50
MAX OPEN SPACE DEDICATION = 4.15-6.46 ACRES
POD 3
TOTAL = 5.63 ACRES
ZONING: R-3-24
PROPOSED D/U= 150
FUTURE PUD
EXHIBIT NOTE:
THIS EXHIBIT IS PROVIDED AS A PRELIMINARY SCHEMATIC TO PROVIDE SUPPLEMENTAL INFORMATION REGARDING THE SUBMITTED PUD PLAN AS ONE POSSIBLE CONCEPT TO ILLUSTRATE PLANNING LOT LAYOUT. THE PURPOSE IS TO FACILITATE UNDERSTANDING THAT THIS INFO IS NOT REQUIRED BY ORDINANCE, AND DOESN'T CONSTITUTE A BINDING LAYOUT OR ENGINEERING DESIGN.
GO CIVIL
ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
435.586.2858 WWW.GOCIVIL.NET
REVISIONS
NO. DESCRIPTION
ACCESS / OPEN SPACE CONCEPTUAL EXHIBIT
CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT
REVIEW ONLY
CHECKED:
SCALE: 1" = 300'
DRAWN: MR
DATE: 04/20/2026
SHEET: 2 OF 2

EXHIBIT "D" - CITY COUNCIL – MAY 13, 2026



REVIEW ONLY

FOR #### ####

GO CIVIL ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
#(435) 586-9592 WWW.GOCIVIL.NET

REVISIONS

NO	DESCRIPTION	BY	DATE

INFORMATION CONTAINED ON THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THE INDIVIDUAL RECEIVING THIS DRAWING ASSUMES ALL RESPONSIBILITY FOR VERIFYING THE ACCURACY, SUITABILITY & USABILITY OF THIS INFORMATION FOR THE PURPOSES INTENDED. ALL EXISTING UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

ii. POD 2 CONDITIONS

The Project's RDO Map supplemental exhibit, Sheet 3, identifies a majority portion of Pod 2 as proposed natural open space to be dedicated to Cedar City Corporation. The proposed open space includes existing dirt trail networks currently used by the public and is intended to preserve natural open space and provide public trail access within a largely developed portion of the City. The proposed dedication area is anticipated to range from approximately 30 to 49 acres, with the final acreage and boundaries to be determined after completion and recordation of the applicable final plat or plats for the two upper road areas, including the areas associated with Church Street and Sunnyvale Drive.

Prior to dedication of the Pod 2 open space to the City, Developer shall complete an initial fire fuel mitigation treatment within the proposed open space area incompliance with the Wildland Urban Interface (WUI) standards. The Parties acknowledge that the Cedar City Fire Chief has indicated that, following initial treatment, ongoing fuel mitigation and maintenance on an approximate three-to-five-year cycle would be a more manageable maintenance obligation for the City. Upon completion of the initial fire mitigation treatment and final determination of the dedication boundaries, the open space shall be dedicated to Cedar City Corporation, subject to City review and acceptance.

As part of the Pod 2 open space and trail access plan, Developer shall provide public trail access to the dedicated open space from both upper road areas. Such access shall be provided by separate 20-foot-wide public trail access parcels, or similar dedicated access corridors acceptable to the City, located to provide community access from each road to the public open space.

Development within Pod 2 shall be subject to the R-1 zoning requirements and shall be restricted to a maximum of twenty (20) single-family residential lots. The Parties acknowledge that development of Pod 2 will require completion and extension of the existing dead-end stub roads, including Sunnyvale Drive and Church Street, and that such road completion provides a mutual benefit to both the City and Developer. The City has expressed a desire for the existing dead-end road stubs to be completed in order to improve public access, fire protection, snow removal, trash service, and general neighborhood circulation. Developer desires to complete such road improvements in order to allow limited residential development within Pod 2 and to provide access to the proposed public open space dedication.

Due to existing topography, existing dead-end stub road conditions, road layout constraints, limited residential lot count, and the proposed open space dedication, the Parties acknowledge that certain variances or modifications from City engineering standards may be necessary. Specifically, the City shall consider and, as applicable, approve a variance or modification to allow Sunnyvale Drive and/or Church Street to exceed the standard 500-foot maximum dead-end cul-de-sac length, subject to final engineering review and any required public safety conditions. The consideration for such variance or modification includes the limited residential density within Pod 2, the completion of existing dead-end road stubs, improved municipal service access, and the dedication of public trail access and natural open space to the City.

CITY COUNCIL CLOSED MEETING
MAY 13, 2026

The City Council held a closed meeting on Wednesday, April 13, 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; Phil Schmidt; Carter Wilkey.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; City Engineer Kent Fugal; City Recorder, Renon Savage; Airport Manager Tyler Galetka.

PROPERTY NEGOTIATIONS:

ADJOURN: Councilmember Phillips moved to adjourn at 9:23 p.m.; second by Councilmember Cox; vote unanimous.

_____
Renon Savage, MMC
City Recorder

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
ACTION CONTRACTING LLC					
S5176202.001	113 - EFFLUENT FILTRATION SYSTEM	04/30/2026	53-56-732 CAP OUTLAY-FILTRATION SYSTEM	121,125.00	
Total ACTION CONTRACTING LLC:				121,125.00	
ADK ENTERPRISES LLC					
413505	CCFD - BACK FLOW TESTING	05/11/2026	10-73-262 BUILDING & GROUND MAINTENANCE	320.00	
Total ADK ENTERPRISES LLC:				320.00	
ADVANCED ENGINEERING & ENVIRONMENTAL SV					
110973	CC WTR - ENG SVC CHLORINATION S	05/12/2026	51-40-740 CAP OUTLAY-EQUIPMENT	16,060.22	
111053	CC WWTP - ENG SVC EFFLUENT REU	05/12/2026	53-56-732 CAP OUTLAY-FILTRATION SYSTEM	2,651.24	
Total ADVANCED ENGINEERING & ENVIRONMENTAL SV:				18,711.46	
AFLAC					
945650	F8206 - INSURANCE	06/01/2026	11-22700 INS PAYABLE - Aflac	455.00	
Total AFLAC:				455.00	
ALL WEATHER WATERPROOFING INC					
5884	CC HT - HERITAGE THEATER ROOFIN	03/24/2026	10-92-730 CAP OUTLAY-IMPROVEMENTS	84,327.22	
Total ALL WEATHER WATERPROOFING INC:				84,327.22	
ALLIANCE FIRE & SAFETY INC					
10005808	CCC - FIRE SYSTEM INSPECTION	02/23/2026	10-42-262 BUILDING & GROUND MAINTENANCE	590.00	
10005819	CC LBRY - SPRINKLER REPAIR	03/31/2026	10-87-262 BUILDING & GROUND MAINTENANCE	329.00	
Total ALLIANCE FIRE & SAFETY INC:				919.00	
ALSCO - AMERICAN LINEN SUPPLY					
LSTG1240989	005510 - WWTP UNIFORM SERV Y26	05/12/2026	53-56-451 UNIFORM SERVICE	40.30	
LSTG1241252	6051 - FLT UNIFORM SERV	05/13/2026	10-78-451 UNIFORM SERVICE	30.85	
LSTG1242166	005510 - WWTP UNIFORM SERV Y26	05/19/2026	53-56-451 UNIFORM SERVICE	40.30	
Total ALSCO - AMERICAN LINEN SUPPLY:				111.45	
ASHDOWN BROTHERS CONSTRUCTION					
10706	CED01 - ASPHALT	04/29/2026	51-40-255 WATER SYSTEM MAINTENANCE	4,512.64	
10709	CED01 - ASPHALT	04/29/2026	10-79-263 MAINTENANCE-STREETS	5,673.98	
10734	CED01 - ASPHALT	05/12/2026	10-79-263 MAINTENANCE-STREETS	6,243.19	
Total ASHDOWN BROTHERS CONSTRUCTION:				16,429.81	
BEEHIVE COMMERCIAL REPAIRS LLC					
2061	CC HT - REPLACE CRACKED HVAC BL	05/12/2026	10-92-262 BUILDING & GROUND MAINTENANCE	3,570.00	
2066	CC HT - REPLACE CRACKED HVAC BL	05/12/2026	10-92-262 BUILDING & GROUND MAINTENANCE	4,650.00	
Total BEEHIVE COMMERCIAL REPAIRS LLC:				8,220.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
BIG T RECREATION					
7382	CC PRK - RUBBER SURFACING DISC	05/07/2026	10-83-790 CAP OUTLAY-RAP TAX FUNDS	112,547.00	
Total BIG T RECREATION:				112,547.00	
BLACKSTONE PUBLISHING					
2233698	167928 - E MATERIALS	05/07/2026	10-87-481 BOOKS-GENERAL COLLECTION	97.84	
Total BLACKSTONE PUBLISHING:				97.84	
BLUE STAKES OF UTAH					
UT202600663	CEDARC - APR 26 NOTIFICATIONS	04/30/2026	61-40-310 PROF & TECH SERVICES	697.57	
Total BLUE STAKES OF UTAH:				697.57	
BLUEBEAM INC					
2825659	CC ENG - BLUEBEAM REVU CAD PRO	05/06/2026	10-81-312 COMPUTER & TECH SERVICES	2,117.50	
Total BLUEBEAM INC:				2,117.50	
BRODY CHEMICAL COMP. INC.					
INV79521	CC AQ - POOL STABILIZER	05/07/2026	20-40-254 CHEMICALS	470.93	
Total BRODY CHEMICAL COMP. INC.:				470.93	
BURT BROTHERS TIRE AND SERVICE					
1260007718	CEDC26-2 - FLAT REPAIR	09/06/2025	10-78-930 INVENTORY	20.95	
1270008840	CEDC26-2 - TIRES	08/01/2025	10-78-930 INVENTORY	2,356.20	
3435-9069518	UT300268 - TIRES	05/01/2026	10-78-930 INVENTORY	1,526.88	
Total BURT BROTHERS TIRE AND SERVICE:				3,904.03	
CART-A-CRETE					
33169	CC WTR - CONCRETE	05/07/2026	51-40-256 MAINTENANCE-CONCRETE	476.00	
Total CART-A-CRETE:				476.00	
CARTER ENTERPRISES, INC.					
5	CCC - FCRT RESTROOM CONSTRUCT	05/15/2026	26-40-739 CAP OUTLAY-TRAIL EXPANSION	66,292.52	
Total CARTER ENTERPRISES, INC.:				66,292.52	
CATHERINE L BRYANT					
91	CC EVENTS - PIONEER DAY DONATIO	05/06/2026	30-40-222 EVENT RECRUITMENT	600.00	
Total CATHERINE L BRYANT:				600.00	
CEDAR CITY ARTS COUNCIL					
RAP TAX 25/26 #2	CCC - RAP TAX 25/26 #2 ALLOCATION	05/18/2026	29-40-100 DISTRIBUTIONS TO ARTS	6,125.00	
Total CEDAR CITY ARTS COUNCIL:				6,125.00	
CEDAR CITY COCA COLA					
873493	15483 - HRTG - SYRUP	05/08/2026	10-92-613 CONCESSIONS	347.85	
Total CEDAR CITY COCA COLA:				347.85	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
CEDAR CITY MUSIC ARTS					
B/O DUE WEST	CCMA - DUE WEST CONCERT B/O RE	05/14/2026	10-23322 SUSPENSE-CEDAR CITY MUSIC ARTS	2,144.80	
Total CEDAR CITY MUSIC ARTS:				2,144.80	
CEDAR CITY PRINCESS AND FRIENDS					
4.21.26	CC EVENTS - CHARACTERS FOR SPR	04/21/2026	30-40-221 EVENT SPONSORSHIP	525.00	
Total CEDAR CITY PRINCESS AND FRIENDS:				525.00	
CEDAR VALLEY COMMUNITY THEATRE					
RAP TAX 25/26 #2	CCC - RAP TAX 25/26 #2 ALLOCATION	05/18/2026	29-40-100 DISTRIBUTIONS TO ARTS	10,150.00	
Total CEDAR VALLEY COMMUNITY THEATRE:				10,150.00	
CEDAR VALLEY WATER CONSERVANCY					
05132026	CCC - 2026 COMMUNITY WATER FEST	05/13/2026	51-40-612 WATER CONSERVATION PROGRAM	3,000.00	
APR 2026 WWTP	4002574 - CC WWTP WATER SERV Y2	04/30/2026	52-55-270 UTILITIES-SEWER COLLECTION	72.50	
Total CEDAR VALLEY WATER CONSERVANCY:				3,072.50	
CENTURYLINK					
MAY 2026	333989743 - MAY 2026	05/07/2026	52-55-280 TELEPHONE	94.55	
MAY 2026	333989743 - MAY 2026	05/07/2026	56-41-280 TELEPHONE	47.27	
MAY 2026	333989743 - MAY 2026	05/07/2026	10-81-280 TELEPHONE	47.27	
MAY 2026	333989743 - MAY 2026	05/07/2026	10-92-280 TELEPHONE	94.55	
MAY 2026	333989743 - MAY 2026	05/07/2026	20-40-280 TELEPHONE	141.82	
MAY 2026	333989743 - MAY 2026	05/07/2026	24-40-280 TELEPHONE	94.55	
MAY 2026	333989743 - MAY 2026	05/07/2026	28-40-280 TELEPHONE	94.55	
MAY 2026	333989743 - MAY 2026	05/07/2026	51-40-280 TELEPHONE	47.27	
MAY 2026	333989743 - MAY 2026	05/07/2026	10-43-280 TELEPHONE	47.29	
MAY 2026	333989743 - MAY 2026	05/07/2026	10-42-280 TELEPHONE	47.27	
MAY 2026	333989743 - MAY 2026	05/07/2026	10-70-280 TELEPHONE	141.82	
MAY 2026	333989743 - MAY 2026	05/07/2026	10-73-280 TELEPHONE	94.55	
MAY 2026	333989743 - MAY 2026	05/07/2026	10-76-280 TELEPHONE	47.27	
Total CENTURYLINK:				1,040.03	
CHEMTECH-FORD LLC					
26E0495	CC WWTP - LAB ANALYSIS 25/26	05/19/2026	53-56-313 TESTING	77.00	
26E0496	CC WWTP - LAB ANALYSIS 25/26	05/19/2026	53-56-313 TESTING	508.00	
Total CHEMTECH-FORD LLC:				585.00	
CHEMTEK INC					
001709	UT0023 - STRT - PAVEPRO CLEANER	05/06/2026	10-79-269 MAINTENANCE-CHIP SEALING	2,437.38	
Total CHEMTEK INC:				2,437.38	
CMC TIRE INC					
60053922	6086 - TIRES (4)	04/29/2026	10-78-930 INVENTORY	573.16	
Total CMC TIRE INC:				573.16	
COLLECTIVE COUNSELING AND COACHING					
4.29.26	CCFD - MENTAL HEALTH SVCS - FIRE	04/29/2026	10-73-138 EMPLOYEE HEALTH	910.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total COLLECTIVE COUNSELING AND COACHING:				910.00	
COLOR COUNTRY DIESEL					
S 196349	252- WATER PUMP	05/07/2026	10-78-930 INVENTORY	1,056.01	
W 208900	252- DIAGNOSTICS AND PARTS	05/01/2026	10-78-930 INVENTORY	723.55	
W 208921	252- DIAGNOSTICS AND PARTS	05/01/2026	10-78-930 INVENTORY	474.59	
Total COLOR COUNTRY DIESEL:				2,254.15	
CRAFCO INC					
9403716065	2033069 - AUGER MIXER	05/08/2026	10-79-263 MAINTENANCE-STREETS	95.00	
Total CRAFCO INC:				95.00	
CREATIVE PRODUCT SOURCING INC					
168927	CCPD - DARE SUPPLIES	05/06/2026	10-70-641 D.A.R.E AMERICA PROGRAM	1,614.65	
Total CREATIVE PRODUCT SOURCING INC:				1,614.65	
CURTIS & SONS					
INV1065551	C29937 - CCFD - HYDRANT WRENCH	05/04/2026	10-73-450 SPECIAL PUBLIC SAFETY SUPPLIES	400.50	
INV1066790	C29937 - CCFD - BLIND CAP REPLACE	05/07/2026	10-73-252 EQUIPMENT MAINTENANCE	351.00	
INV1069252	C29937 - CCFD - REPLACEMENT SWIT	05/14/2026	10-73-252 EQUIPMENT MAINTENANCE	195.36	
Total CURTIS & SONS:				946.86	
DEMILLE TURF FARM					
01553	CC CMTRY - SOD	05/01/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	270.00	
01567	CC PRK - SOD	05/05/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	405.00	
01596	CC CMTRY - SOD	05/13/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	270.00	
Total DEMILLE TURF FARM:				945.00	
DEX IMAGING LLC					
AR15073783	CC ENG - CANON COPY MACH CONT	04/01/2026	10-81-252 EQUIPMENT MAINTENANCE	631.02	
Total DEX IMAGING LLC:				631.02	
FASTENAL					
UTCED135888	UTCED0056 - MISC FACILITY/SHOP S	05/15/2026	53-56-480 SPECIAL DEPARTMENT SUPPLIES	61.20	
Total FASTENAL:				61.20	
FREEDOM MAILING SERVICE					
52964	CCC - BILL PROCESSING AND POSTA	05/11/2026	51-40-240 OFFICE SUPPLIES & EXPENSE	4,842.36	
52964	CCC - NEWLETTERS/WATER BILLS	05/11/2026	10-43-222 PRINTING & POSTAGE	127.56	
Total FREEDOM MAILING SERVICE:				4,969.92	
GUARDIAN					
JUN 2026	00051182 - INSURANCE	05/14/2026	11-22540 INS PAYABLE - Accident	2,483.58	
Total GUARDIAN:				2,483.58	
HANSEN ALLEN & LUCE INC					
57676	CCC - GENERAL WATER MODELING	05/12/2026	51-40-310 PROF & TECH SERVICES	122.25	
57677	CCC - ENG SVCS CROSS HOLLOW M	05/12/2026	51-40-310 PROF & TECH SERVICES	1,051.65	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
57679	CCC - CHLORINATION SYSTEM FOR	05/12/2026	51-40-740 CAP OUTLAY-EQUIPMENT	3,087.50	
57680	CCC - ENG SVCS EFFLUENT REUSE S	05/12/2026	53-56-310 PROF & TECH SERVICES	8,963.49	
Total HANSEN ALLEN & LUCE INC:				13,224.89	
IMAGE PRO					
157079	433 - CCC BUSINESS CARDS A.RAY	05/05/2026	10-41-240 OFFICE SUPPLIES & EXPENSE	53.00	
Total IMAGE PRO:				53.00	
IMLAY PLUMBING & HEATING					
23791	CC PRK - BATHROOM REPAIRS W CY	05/06/2026	10-83-262 BUILDING & GROUND MAINTENANCE	2,650.00	
Total IMLAY PLUMBING & HEATING:				2,650.00	
INGRAM					
96450866	2046315-BOOKS	05/07/2026	10-87-483 BOOKS-CHILDREN	865.06	
Total INGRAM:				865.06	
INTERMOUNTAIN FARMERS					
1024167903	730181 - PARK FERTILIZERWEED KILL	04/23/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	559.29	
1024288222	730181 - PARK FERTILIZER	05/12/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	883.65	
Total INTERMOUNTAIN FARMERS:				1,442.94	
IRON COUNTY LANDFILL					
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	5.47	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	10-76-270 UTILITIES	5.00	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	53-56-270 UTILITIES-SEWER PLANT	2,209.90	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	53-56-270 UTILITIES-SEWER PLANT	217.36	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	10-76-270 UTILITIES	5.47	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	10-87-270 UTILITIES-LIBRARY	10.94	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	10-90-270 UTILITIES-CROSS HOLLOWS EVENTS	13.68	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	10-92-270 UTILITIES-HERITAGE CENTER	13.68	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	24-40-270 UTILITIES-AIRPORT	19.15	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	28-40-270 UTILITIES	13.68	
APR 2026	LF-0003-LNDFL,BIOSOLIDS APR 26	05/05/2026	10-42-270 UTILITIES	5.49	
Total IRON COUNTY LANDFILL:				2,519.82	
ISOLVED INC					
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	54-40-312 COMPUTER & TECH SERVICES	139.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	55-40-312 COMPUTER & TECH SERVICES	186.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	61-40-312 COMPUTER & TECH SERVICES	46.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	24-40-312 COMPUTER & TECH SERVICES	139.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	28-40-312 COMPUTER & TECH SERVICES	279.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	30-40-312 COMPUTER & TECH SERVICES	46.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	51-40-312 COMPUTER & TECH SERVICES	604.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	52-55-312 COMPUTER & TECH SERVICES	232.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	53-56-312 COMPUTER & TECH SERVICES	465.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-84-312 COMPUTER & TECH SERVICES	46.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-85-312 COMPUTER & TECH SERVICES	93.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-87-312 COMPUTER & TECH SERVICES	186.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-90-312 COMPUTER & TECH SERVICE	93.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-92-312 COMPUTER & TECH SERVICES	139.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	20-40-312 COMPUTER & TECH SERVICES	93.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-76-312 COMPUTER & TECH SERVICES	46.50	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-77-312 COMPUTER & TECH SERVICES	93.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-78-312 COMPUTER & TECH SERVICES	232.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-79-312 COMPUTER & TECH SERVICES	558.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-81-312 COMPUTER & TECH SERVICES	465.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-83-312 COMPUTER & TECH SERVICES	465.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-43-312 COMPUTER & TECH SERVICES	325.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-44-312 COMPUTER & TECH SERVICES	139.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-60-312 COMPUTER & TECH SERVICES	139.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-70-312 COMPUTER & TECH SERVICES	2,557.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-73-312 COMPUTER & TECH SERVICES	744.00	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-75-312 COMPUTER & TECH SERVICES	232.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-41-312 COMPUTER & TECH SERVICES	139.50	
0000003676	APH425174 - PAYROLL PROCESSING	05/06/2026	10-42-312 COMPUTER & TECH SERVICES	46.50	
Total ISOLVED INC:				8,974.00	
JENKINS OIL COMPANY					
0617910	259 - FUEL / OIL	05/08/2026	53-56-251 GAS & OIL	2,256.01	
Total JENKINS OIL COMPANY:				2,256.01	
JOHNSON ARTS CENTER					
RAP TAX 25/26 #2	CCC - RAP TAX 25/26 #2 ALLOCATION	05/11/2026	29-40-100 DISTRIBUTIONS TO ARTS	6,850.00	
Total JOHNSON ARTS CENTER:				6,850.00	
LES OLSON COMPANY					
EA1685205	08-CEDCI -COPIER SERVICE	05/06/2026	53-56-240 OFFICE SUPPLIES & EXPENSE	171.90	
Total LES OLSON COMPANY:				171.90	
LEXISNEXIS					
3096453028	424VCP2H3 - SUBSCRIPTION Y26	04/30/2026	10-44-210 SUBSCRIPTIONS & MEMBERSHIPS	382.00	
Total LEXISNEXIS:				382.00	
LINCOLN AQUATICS					
D8919121	951787 - FLOAT ROPE AND SUPPLIES	04/29/2026	20-40-262 BUILDING & GROUND MAINTENANCE	1,992.67	
D8919301	951787 - POOL EQUIPMENT	05/01/2026	20-40-262 BUILDING & GROUND MAINTENANCE	1,514.81	
Total LINCOLN AQUATICS:				3,507.48	
MARSHALL & EVANS ELECTRIC					
10243	CC ARENA - LIGHT FIX	04/28/2026	10-90-262 BUILDING & GROUND MAINTENANCE	306.43	
Total MARSHALL & EVANS ELECTRIC:				306.43	
M-B COMPANIES INC					
303082	133305 - SWEEPER TIRE REPLACEME	02/27/2026	24-40-252 EQUIPMENT MAINTENANCE	497.34	
Total M-B COMPANIES INC:				497.34	
MERCH MAKER LABS LLC					
873050	CC REC - HATS TBALL/MACH PITCH	05/05/2026	10-84-480 SPECIAL DEPARTMENT SUPPLIES	5,592.95	
Total MERCH MAKER LABS LLC:				5,592.95	

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METERWORKS INC					
11714	CC WTR - WATER METERS / CHANGE	05/19/2026	51-40-740 CAP OUTLAY-EQUIPMENT	714.56	
Total METERWORKS INC:				714.56	
MICROMARKETING LLC ATTN: AR					
1007370	15980-CHILDREN'S BOOKS	05/05/2026	10-87-483 BOOKS-CHILDREN	35.08	
1007697	15980-CHILDREN'S BOOKS	05/05/2026	10-87-483 BOOKS-CHILDREN	19.79	
1007893	15980-YOUNG ADULT BOOKS	05/07/2026	10-87-482 BOOKS-YOUNG ADULT	58.85	
Total MICROMARKETING LLC ATTN: AR:				113.72	
MJG INC					
9124	CCC - R/R MAIN APR 2026	04/30/2026	10-79-265 MAINTENANCE-RAILROAD	825.00	
Total MJG INC:				825.00	
MODERN MARKETING					
MMI168651	MPD84720 - BOOKMARKS	05/06/2026	10-70-640 LIQUOR ENFORCEMENT	924.46	
Total MODERN MARKETING:				924.46	
MONSTER INK & DESIGN					
5273	CCPD - EMBROIDERY PD UNIFORMS	05/11/2026	10-70-451 UNIFORM MAINTENANCE	162.00	
Total MONSTER INK & DESIGN:				162.00	
MOTOROLA SOLUTIONS INC					
8282323500	1036358225 - PAGER REPAIR PARTS	04/30/2026	10-73-252 EQUIPMENT MAINTENANCE	30.95	
8282326467	1036358225 - APX 8500 RADIOS	05/06/2026	10-73-252 EQUIPMENT MAINTENANCE	9,554.02	
Total MOTOROLA SOLUTIONS INC:				9,584.97	
MOUNTAIN WEST COMPUTERS					
90205	CCPD - ATX MID TOWER CASE	04/29/2026	10-70-943 FED GRANT-ICAC	2,145.00	
90288	CCPD - 2 MONITORS	05/06/2026	10-70-246 COMPUTER SUPPLIES	580.00	
90330	CCFD - DESK TOP COMPUTER	05/11/2026	10-73-240 OFFICE SUPPLIES & EXPENSE	1,795.00	
Total MOUNTAIN WEST COMPUTERS:				4,520.00	
NUCO2					
83708294	446694 - BULK CO2 POOL Y26	05/11/2026	20-40-254 CHEMICALS	476.66	
Total NUCO2:				476.66	
PETERBILT OF UTAH					
86029SG	548 - CC FLT - TURN SIGNAL SWITCH	05/08/2026	10-78-930 INVENTORY	505.31	
Total PETERBILT OF UTAH:				505.31	
PINETOP ENGINEERING					
6083	CCC - 600 S 1100 W LIGHT, MAINTENA	04/30/2026	10-79-261 MAINTENANCE-TRAFFIC LIGHTS	704.28	
Total PINETOP ENGINEERING:				704.28	
PRESTON'S SHREDDING					
54041051126	CCC - FY26 SHREDDING	05/11/2026	10-43-240 OFFICE SUPPLIES & EXPENSE	80.00	

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Total PRESTON'S SHREDDING:				80.00	
RDO EQUIPMENT CO					
P13828R3	29670002 - FITTINGS & WASHERS	03/23/2026	10-78-930 INVENTORY	48.60	
P13873R3	29670002 - FITTING	03/25/2026	10-78-930 INVENTORY	17.50	
P14305R3	29670002 - FUEL PUMP, FITTINGS	04/20/2026	10-78-930 INVENTORY	132.52	
Total RDO EQUIPMENT CO:				198.62	
RED MOUNTAIN TECHNOLOGY SOLUTIONS					
20975A	CC PRKS - SECURITY CAMERAS - BIC	05/13/2026	10-83-312 COMPUTER & TECH SERVICES	7,545.88	
Total RED MOUNTAIN TECHNOLOGY SOLUTIONS:				7,545.88	
REPUBLIC SERVICES INC					
0233-000790144	302332300304 - DUMP SVC AQ Y26	04/30/2026	20-40-262 BUILDING & GROUND MAINTENANCE	150.00	
0233-000790145	302332300305 - DUMP SVC PRK/CMTR	04/30/2026	10-83-262 BUILDING & GROUND MAINTENANCE	406.28	
Total REPUBLIC SERVICES INC:				556.28	
RHINEHART OIL COMPANY LLC					
IN-206048-26	114513 - WTR FUEL & OIL	05/12/2026	51-40-251 GAS & OIL	1,581.56	
Total RHINEHART OIL COMPANY LLC:				1,581.56	
ROCKY MOUNTAIN POWER					
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	52-55-270 UTILITIES-SEWER COLLECTION	1,560.11	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	53-56-270 UTILITIES-SEWER PLANT	27,634.65	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	55-40-270 UTILITIES-SOLID WASTE	10.89	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	56-41-270 UTILITIES-EAST PARKING AUTH	388.73	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	491.95	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-92-270 UTILITIES-HERITAGE CENTER	3,434.27	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	20-40-270 UTILITIES-AQUATIC CENTER	8,789.32	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	22-40-270 UTILITIES-CATS	483.24	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	24-40-270 UTILITIES-AIRPORT	5,690.47	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	28-40-270 UTILITIES	3,114.86	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	51-40-270 UTILITIES-WATER	75,687.34	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-73-270 UTILITIES-FIRE	1,237.18	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-79-272 UTILITIES-RAIL ROAD CROSSING	54.11	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-79-271 UTILITIES-STREET LIGHTING	5,347.15	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-83-270 UTILITIES-PARKS & CEMETERY	1,820.66	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-87-270 UTILITIES-LIBRARY	2,943.06	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-90-270 UTILITIES-CROSS HOLLOWS EVENTS	2,990.64	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-42-270 UTILITIES	3,684.89	
APR 2026	75494886-019 4- APR 2026 POWER	05/06/2026	10-60-270 UTILITIES	164.61	
Total ROCKY MOUNTAIN POWER:				145,528.13	
ROCKY RIDGE					
140699	CC PRK - WASTE REMOVAL	05/01/2026	10-83-262 BUILDING & GROUND MAINTENANCE	530.00	
Total ROCKY RIDGE:				530.00	
ROOTS 2 LEAVES LLC					
2097	CC PRKS - TREE PRUNING	05/07/2026	10-83-482 URBAN FORESTRY PROGRAM	2,945.00	
2098	CC PRKS - TREE PRUNING	05/08/2026	10-83-482 URBAN FORESTRY PROGRAM	6,365.00	

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Total ROOTS 2 LEAVES LLC:				9,310.00	
ROYAL AUTOMATION AND CONTROLS					
6695-1125909	CCC - WWTP ANNUAL DRIVES SUPPO	04/14/2026	53-56-310 PROF & TECH SERVICES	3,150.00	
Total ROYAL AUTOMATION AND CONTROLS:				3,150.00	
RUSH TRUCK CENTERS					
3045167190	187984 - A/C HOSE	02/25/2026	10-78-930 INVENTORY	370.00	
3045276181	187984 - A/C HOSE RETURN	03/04/2026	10-78-930 INVENTORY	(285.00)	
3045663174	187984 - CORE RETURN	04/06/2026	10-78-930 INVENTORY	(266.00)	
3045674522	187984 - DEF TANK HEAD UNIT	04/03/2026	10-78-930 INVENTORY	365.00	
3045744508	187984 - NOX SENSOR	04/15/2026	10-78-930 INVENTORY	851.10	
3045756863	187984 - EXHAUST OUTLET MODULE	04/13/2026	10-78-930 INVENTORY	2,385.00	
3045841741	187984 - MODULE RETURN	04/20/2026	10-78-930 INVENTORY	(2,320.00)	
3045944363	187984 - CUMMINS ACM	04/27/2026	10-78-930 INVENTORY	2,259.39	
3046149243	187984 - PROGRAM MODULE	05/12/2026	10-78-930 INVENTORY	307.80	
Total RUSH TRUCK CENTERS:				3,667.29	
SALTY PEAKS SOLUTIONS					
1037	CCFD - REPLACE TRUCK TRANSMITT	05/05/2026	10-73-252 EQUIPMENT MAINTENANCE	1,006.00	
1042	CCFD - VEHICLE EXHAUST SYS STATI	05/11/2026	10-73-720 CAP OUTLAY-BUILDINGS	8,933.00	
Total SALTY PEAKS SOLUTIONS:				9,939.00	
SIDDONS MARTIN EMERGENCY GROUP LLC					
S14950	1252784 - SKEETER TYPE 5 BRUSH T	05/05/2026	10-73-741 CAP OUTLAY-VEHICLES	328,975.41	
Total SIDDONS MARTIN EMERGENCY GROUP LLC:				328,975.41	
SIMONFEST THEATRE COMPANY					
RAP TAX 25/26 #2	CCC - RAP TAX 25/26 #2 ALLOCATION	05/11/2026	29-40-100 DISTRIBUTIONS TO ARTS	10,000.00	
Total SIMONFEST THEATRE COMPANY:				10,000.00	
SKAGGS PUBLIC SAFETY EQUIPMENT					
450_A_341277_1	270427 - CCFD - SHIRT	05/14/2026	10-73-451 UNIFORM ALLOWANCE	488.85	
Total SKAGGS PUBLIC SAFETY EQUIPMENT:				488.85	
SOUTH CENTRAL COMMUNICATIONS					
MAY 26 FD	9192600 - MAY 2026 INTERNET	05/01/2026	10-73-270 UTILITIES-FIRE	378.67	
Total SOUTH CENTRAL COMMUNICATIONS:				378.67	
SOUTHERN UTAH MUSEUM OF ART					
RAP TAX 25/26 #2	CCC - RAP TAX 25/26 #2 ALLOCATION	05/11/2026	29-40-100 DISTRIBUTIONS TO ARTS	22,500.00	
Total SOUTHERN UTAH MUSEUM OF ART:				22,500.00	
SOUTHWEST PLUMBING SUPPLY					
S5157271.001	113 - PRKS - FALCONS, SOLENOID RE	04/09/2026	10-83-262 BUILDING & GROUND MAINTENANCE	828.41	
S5161676.002	113 - WTR - GATE VALVE, STEEL TUBE	04/15/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,170.56	
S5162457.001	113 - ARENA - DOWNSPOUTS	04/16/2026	10-90-730 CAP OUTLAY-IMPROVEMENTS	408.71	
S5177210.001	113 - CMTRY - SPRINKLERS	05/06/2026	10-83-262 BUILDING & GROUND MAINTENANCE	1,026.02	

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Total SOUTHWEST PLUMBING SUPPLY:				4,433.70	
SOUTHWEST UTAH PUBLIC HEALTH DEPT					
418284	CC WTR - WATER SAMPLES	05/04/2026	51-40-255 WATER SYSTEM MAINTENANCE	1,290.00	
Total SOUTHWEST UTAH PUBLIC HEALTH DEPT:				1,290.00	
SPECTRUM					
12191153	1410486 - STREET PROJECTS BID AD	04/12/2026	10-79-312 COMPUTER & TECH SERVICES	98.00	
Total SPECTRUM:				98.00	
STAKER PARSON COMPANIES					
6849028	260116 - FLOWABLE FILL	05/06/2026	10-79-266 MAINTENANCE-STRIPING	2,735.70	
6851780	260116 - FLOWABLE FILL	05/11/2026	51-40-255 WATER SYSTEM MAINTENANCE	670.00	
6853647	260116 - FLOWABLE FILL	05/13/2026	51-40-255 WATER SYSTEM MAINTENANCE	920.00	
Total STAKER PARSON COMPANIES:				4,325.70	
STATE BANK OF SOUTHERN UTAH					
MAY 2026 RENTAL	CCC-RENTAL BOND SERIES 2016 PRI	05/15/2026	57-40-820 DEBT SERVICE-INTEREST	3,031.75	
MAY 2026 RENTAL	CCC-RENTAL BOND SERIES 2016 PRI	05/15/2026	57-40-810 DEBT SERVICE-PRINCIPAL	181,000.00	
Total STATE BANK OF SOUTHERN UTAH:				184,031.75	
STATE OF UT-SCHOOL TRUST LANDS					
SULA 1984 26/27	SULA 1984 - ANNUAL 2026/2027	05/01/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,000.00	
Total STATE OF UT-SCHOOL TRUST LANDS:				2,000.00	
SUNCORE CONSTRUCTION AND MATERIALS					
004CINV000088652	C114473 - CMTRY - SAND	04/28/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	1,110.11	
Total SUNCORE CONSTRUCTION AND MATERIALS:				1,110.11	
SYSCO LAS VEGAS INC					
517576598	291385 - AQUATIC CONCESSIONS	05/05/2026	20-40-482 MERCHANDISE-CONCESSIONS	2,263.06	
Total SYSCO LAS VEGAS INC:				2,263.06	
TACTEC					
17958	CC CATS - RADIO SERV 25/26	04/30/2026	22-40-270 UTILITIES-CATS	180.00	
Total TACTEC:				180.00	
THE LINCOLN NATIONAL LIFE INSURANCE CO					
4967257759	1777579 - AD & D	04/28/2026	11-22555 INS PAYABLE - AD&D	1,354.35	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	52-55-132 EMPLOYEE INSURANCE	169.05	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	53-56-132 EMPLOYEE INSURANCE	333.97	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	54-40-132 EMPLOYEE INSURANCE	99.60	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	55-40-132 EMPLOYEE INSURANCE	119.56	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	61-40-132 EMPLOYEE INSURANCE	28.63	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-92-132 EMPLOYEE INSURANCE	87.83	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	20-40-132 EMPLOYEE INSURANCE	63.27	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	24-40-132 EMPLOYEE INSURANCE	96.08	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	28-40-132 EMPLOYEE INSURANCE	210.00	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	30-40-132 EMPLOYEE INSURANCE	38.37	

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4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	51-40-132 EMPLOYEE INSURANCE	402.52	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-81-132 EMPLOYEE INSURANCE	501.17	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-83-132 EMPLOYEE INSURANCE	297.90	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-84-132 EMPLOYEE INSURANCE	30.26	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-85-132 EMPLOYEE INSURANCE	74.13	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-87-132 EMPLOYEE INSURANCE	121.19	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-90-132 EMPLOYEE INSURANCE	73.72	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-73-132 EMPLOYEE INSURANCE	158.25	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-75-132 EMPLOYEE INSURANCE	124.90	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-76-132 EMPLOYEE INSURANCE	28.93	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-77-132 EMPLOYEE INSURANCE	86.74	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-78-132 EMPLOYEE INSURANCE	187.77	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-79-132 EMPLOYEE INSURANCE	363.74	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-41-132 EMPLOYEE INSURANCE	188.26	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-42-132 EMPLOYEE INSURANCE	32.99	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-43-132 EMPLOYEE INSURANCE	250.32	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-44-132 EMPLOYEE INSURANCE	136.08	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-60-132 EMPLOYEE INSURANCE	79.78	
4970381300	1777486 - LIFE, LTD INSURANCE	05/08/2026	10-70-132 EMPLOYEE INSURANCE	1,921.78	
4970381302	1778508 - VOLUNTARY LIFE	05/08/2026	11-22550 INS PAYABLE - Vol Life	4,219.63	
Total THE LINCOLN NATIONAL LIFE INSURANCE CO:				11,880.77	
THE PUB SPIRITS AND CRAFT KITCHEN					
000116	CCPD - CATERING AWARDS BANQUE	04/13/2026	10-70-611 EMPLOYEE RECOGNITION	3,213.00	
Total THE PUB SPIRITS AND CRAFT KITCHEN:				3,213.00	
TROY SUNDQUIST					
MAY 2026	CCC - PUBLIC DEFENDER 25/26	05/31/2026	10-44-310 PROF & TECH SERVICES	6,250.00	
Total TROY SUNDQUIST:				6,250.00	
UNIFIRST CORPORATION					
2310079726	1895630 - PRK UNIFORM SERVICE	04/30/2026	10-83-451 UNIFORM SERVICE	134.86	
2310080270	1895630 - PRK UNIFORM SERVICE	05/07/2026	10-83-451 UNIFORM SERVICE	125.86	
2310080794	1895630 - PRK UNIFORM SERVICE	05/14/2026	10-83-451 UNIFORM SERVICE	125.86	
Total UNIFIRST CORPORATION:				386.58	
UNITED RENTALS INC					
261825234-001	6091461 - EVENTS GENERATOR RENT	05/04/2026	30-40-221 EVENT SPONSORSHIP	683.00	
Total UNITED RENTALS INC:				683.00	
UPPER CASE PRINTING INK					
4384	CCC - NEWSLETTER PRINTING	05/05/2026	10-43-222 PRINTING & POSTAGE	704.46	
Total UPPER CASE PRINTING INK:				704.46	
UTAH BARRICADE COMPANY INC					
46318	CE8140 - TCP FOR JULY JAMBOREE	04/06/2026	30-40-221 EVENT SPONSORSHIP	45.00	
Total UTAH BARRICADE COMPANY INC:				45.00	
UTAH MIDSUMMER RENAISSANCE FAIR INC					
636	CCC - ANNUAL DONATION	05/06/2026	30-40-222 EVENT RECRUITMENT	600.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total UTAH MIDSUMMER RENAISSANCE FAIR INC:				600.00	
UTAH OUTDOOR POWER EQUIP					
249794	CC WATER - WEED EATER REPAIRS	04/07/2026	51-40-255 WATER SYSTEM MAINTENANCE	235.92	
249795	CC WATER - WEED EATER REPAIRS	05/04/2026	51-40-255 WATER SYSTEM MAINTENANCE	326.12	
Total UTAH OUTDOOR POWER EQUIP:				562.04	
VELOCITY HOMES INC					
125	CCC - SPECIAL SWR CONSTR 3000 N	05/11/2026	51-40-711 CAP OUTLAY-WELLS	39,107.16	
Total VELOCITY HOMES INC:				39,107.16	
WATERFORD SERVICES LLC					
193089	WWTP - SAF T FLO QUILL, HOSE ASS	05/06/2026	53-56-252 EQUIPMENT MAINTENANCE	2,948.00	
Total WATERFORD SERVICES LLC:				2,948.00	
WES TECH ENGINEERING					
S-INV106189	CO1185 - WWTP CLARIFIER	05/18/2026	53-56-730 CAP OUTLAY-IMPROVEMENTS	367,286.15	
Total WES TECH ENGINEERING:				367,286.15	
WHEELER MACHINERY COMPANY					
SS000614920	015002 - FLT - SERVICE CALL DOZER	04/18/2026	10-78-930 INVENTORY	319.68	
Total WHEELER MACHINERY COMPANY:				319.68	
WILKINSON SUPPLY					
514987	29728 - MOWING HEAD MODULE CON	05/11/2026	10-83-252 EQUIPMENT MAINTENANCE	658.75	
515126	29728 - MOWING HEAD CONTROL	05/12/2026	10-83-252 EQUIPMENT MAINTENANCE	606.93	
Total WILKINSON SUPPLY:				1,265.68	
ZION SUN FLORAL					
007254	CCC - MEMORIAL DAY FLOWERS	05/11/2026	10-83-481 L. PERRY LEGACY EXPENDITURE	450.00	
Total ZION SUN FLORAL:				450.00	
Grand Totals:				1,727,422.74	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: Ambu Ray

City Treasurer: Rhean Carlson

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.

CEDAR CITY 15
CITY COUNCIL AGENDA ITEM
STAFF INFORMATION SHEET

To: Mayor and City Council

From: Jonathan Stathis

Council Meeting Date: May 27, 2026

Subject: **Consider an ordinance modifying City Ordinance 26-V-18 regarding driveway requirements.**

Discussion: The information in the City Council packet last week did not contain the correct information regarding the text of the proposed ordinance change for this item.

Please find attached to this Information Sheet the text of the proposed ordinance change regarding driveway widths in the Residential Estates (RE) Zone.

CEDAR CITY
ORDINANCE 0527-26

AN ORDINANCE AMENDING 26-V-18 ALLOWING DRIVEWAY WIDTHS IN THE RESIDENTIAL ESTATES ZONE TO BE THIRTY-THREE PERCENT OF FRONTAGE UP TO FIFTY FEET

WHEREAS, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enable Cedar City to pass ordinances as are necessary and proper to provide for the safety, promote the prosperity, improve the peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city; and

WHEREAS, Cedar City has adopted Chapter 26 of the ordinance of Cedar City, Utah, and said provisions contain specific requirements governing the control of property through zoning laws; and

WHEREAS, the Cedar City Council desires to update and amend Chapter 26 Article V to modify the allowed width of driveways in the Residential Estates Zone; and

WHEREAS, the City Council finds that it is in the best interests of the health, safety, and general welfare of the citizens of Cedar City to make these changes to the City's code regarding driveway widths in the Residential Estate Zone.

NOW THEREFORE, be it ordained by the City Council of the Cedar City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "Section 26-V-18 Access To Parking Facilities" of the Cedar City Municipal Code is hereby *amended* as follows:

AMENDMENT

Section 26-V-18 Access To Parking Facilities

A. Driveways: Access driveways shall be provided for ingress to and egress from all parking and loading facilities. Each parking and loading space shall be easily accessible to the intended user. The width of driveway entrances and exits from a public street shall be measured from the bottom of curb taper to bottom of curb taper and shall comply with the following standards unless specific exemptions are made by the Board of Adjustment for exceptional circumstances:
    1. Residential Uses:
        a. Minimum driveway width: l0 feet.
        b. Maximum driveway width: 34 feet.
        c. Maximum driveway width in Residential Estates Zone: the greater of

34 feet or thirty-three percent (33%) of the property's frontage, not to exceed 50 feet.

2. All Other Uses:
    a. Minimum driveway width for one way entrances, exits and driveways to public utility facilities not requiring a parking space: l2 feet.
    b. Minimum driveway width for two-way entrance and exits: 24 feet.
    c. Maximum driveway width: 50 feet.
3. Water meters shall not be located within the driveway or taper access of the driveway.

B. Access Control: Access to the station or the structure or the parking facility shall be controlled as follows:
    1. Access shall be by not more than two driveways from any one street upon which there is One Hundred Feet (100') of frontage or less. Any structure with more than One Hundred Feet (100') of frontage shall be allowed one (1) additional driveway for every additional One Hundred Feet (100').
    2. Driveways shall not be closer to each other than twelve (12) feet measured four (4) feet on each curb taper and four (4) feet between the curb tapers and no driveway shall be closer to a side lot line than three (3) feet. Twin home lots are not required to have driveway separation when garages are connected. When a commercial or industrial lot abuts any residential zone, a driveway shall be at least twenty feet (20') from the side lot line.
    3. On corner lots no driveway shall be closer than fifteen (l5) feet to the point of intersection of the front property line with the side property line which abuts upon a street. No driveway shall be located across any curved section of frontage lying between said point of intersection and point of tangent.
    4. In all cases where there is an existing curb and gutter and sidewalk on the street, all curb cuts and driveways shall hereafter be made in accordance with these regulations.
    5. Where there is no existing curb and gutter or sidewalk, a curb or fence shall be installed in accordance with these regulations.

Amended by Cedar City Ordinance No. 0213-13

PASSED AND ADOPTED BY THE CEDAR CITY CITY COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Phillips	_____	_____	_____	_____
Cox	_____	_____	_____	_____
Wilkey	_____	_____	_____	_____
Schmidt	_____	_____	_____	_____
Galan	_____	_____	_____	_____

Presiding Officer

_____

STEVE NELSON, MAYOR, Cedar City

Attest

_____

RENON SAVAGE, RECORDER, Cedar City

CEDAR CITY COUNCIL 19

AGENDA ITEM –

TO: Mayor and City Council

FROM: City Attorney

DATE: May 26, 2026

SUBJECT: Requested Development Agreement for Cross Hollow RDO.

DISCUSSION:

I've again updated the proposed development agreement to address the concerns brought up last week. After this many redlines, it's a little hard to track, so here's a rundown of what I changed:

- I modified the first paragraph to collectively call the owners "owner" or "developer" since we don't use "Owner 1" or "Owner 2" anywhere else in the agreement.
- I changed references from "resolution" to "ordinance" since an RDO needs an ordinance, and I've combined both the RDO and development agreement to be approved by the same ordinance.
- (III)(A)(i)(b): Specifically listed the 10-foot setback for the wall along Cody Drive – this matches current ordinance and what a couple of council members said they still wanted.
- (III)(A)(i)(h): Changed "Phase 1" to "Pod 1." Struck examples as redundant.
- (III)(A)(i)(i): added some details to no parking on Cody goal. I'm open to other suggestions, but I figured no private gates and any required guest parking being closer than Cody drive should help.
- (III)(A)(i)(j): created a unit-count timeline for the listed amenities. As I don't know what order the developer or Council prefer to complete the amenities, I designed it to be easy to change. The developer will get through at least phase 1 before he'll need to construct anything, but he won't avoid the final amenity simply by not constructing the last few units.
- (III)(A)(iv)(c): changed "serve or protect" to "for" to allow further discussion post-agreement on the appropriate reimbursement for storm drain facilities.
- (III)(A)(iv)(f): added the one-year warranty exception to the City taking over maintenance of the storm drain facilities.

Please consider the updated development agreement and Cross Hollow RDO.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this _____day of _____ 2026 by and among the City of Cedar City, a Utah municipal corporation, hereafter referred to as "City". T&T Lee LLC, S.J.T. Properties LLC & Ong Family Trust~~, hereafter referred to as "Owner 1". Owner 1~~ is the owner of the property contained in Iron County Parcel Number B-1764-0000-0000, ~~,~~and ~~-~~Sherry E Jones Trust~~, hereafter referred to as "Owner 2". Owner 2~~ is the owner of the property contained in Iron County Parcel Number B-1750-0044-0000, hereafter collectively known as "Owner" or "Developer." The Owner is the owner of 77.38 acres in Cedar City in the Cross Hollows Residential Development Overlay development (the "Project"). The City and Owner are sometimes collectively referred to in this Agreement as the "Parties".

RECITALS

A. Cedar City, acting pursuant to its authority under Utah Code Annotated §10-9a-102(2) as amended and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the Project and, in exercise of its legislative discretion, has elected to enter into this Agreement.

B. Owner is the owner of certain real property located in Cedar City, Utah and desires to develop the property and is willing to design and construct the project in a manner that is in harmony with and intended to promote the long range policies, goals, and objectives of Cedar City's general plan, zoning, and development regulations in order to receive the benefit of zoning designations under the terms of this Agreement as more fully set forth herein.

C. The Project subject to this agreement is located entirely on Iron County Parcel Numbers B-1764-0000-0000 & B-1750-0044-0000 (77.38 acres) located in the vicinity of the southeast corner of the intersection of Cross Hollow Road and Cody Drive, Cedar City, Utah, with the legal description being contained in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

D. Parties acknowledge that the property is zoned Residential-1 (R-1). With the understanding that the parties are bound by the terms of this Agreement. This Agreement is to regulate the intended land use for any undeveloped areas within the Project.

E. The Owner may complete the Project in one or more phases pursuant to one or more complete development applications to the City for development of a portion of the Project.

F. Owner and City desire to allow the Owner to make improvements to the Property and develop the Project pursuant to City ordinance, policies, standards, and procedures.

G. The Cedar City Council has authorized the negotiation of and adoption of a development agreement which advances the policies, goals, and objectives of the Cedar City General Plan, and preserves and maintains the atmosphere desired by the citizens of the City. Moreover, the Owner has voluntarily agreed to the terms of this Agreement and hereby acknowledges the obligations to complete the Project in a manner consistent with the approval of the City Council and the regulations of the land use ordinances.

H. Consistent with the foregoing authorization and the provisions of Utah State law, the City's governing body has authorized execution of this Agreement by ~~Resolution~~ Ordinance ***~~Resolution~~ Ordinance Number***, a copy of which is attached to this Agreement as Exhibit "B".

AGREEMENT

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, IT IS AGREED AS FOLLOWS:

I. Recitals.

The recitals set forth above are incorporated herein by this reference.

II. Exhibits.

The Exhibits and attachments are intended to be included as if in the body of this Agreement and regulated as such:

- Exhibit A - Legal Description of Property
- Exhibit B - Adopting ~~Resolution~~ Ordinance

III. Owner Obligations.

A. Completion of the Project. Owner agrees to construct and complete the RDO in accordance with City Ordinance and the concurrently approved RDO. Nothing in this agreement is intended to modify any requirements of City Ordinance except as specifically modified herein or any of the terms of the RDO. In addition, the Parties hereby agree to satisfy all conditions imposed by this Agreement, namely:

i. Pod 1 Conditions:

a. Pod 1 is limited to a maximum unit count of 250 residential units.

b. With Phase 1, Owner will construct a six-foot, sight-obscuring masonry wall along Cody Drive with the appropriate 10-foot setback, except as needed to meet appropriate sight distances at approved intersections with project entry road locations.

c. Phase 1 of development within Pod 1 shall be limited to single-family residential uses and shall include a minimum of 15 single-family residential units. Developer reserves the right to determine the specific single-family product type within Pod 1, including traditional single-family lots, small-lot single-family homes, patio homes, or similar single-family residential products allowed within the approved RDO/PUD framework. Said 15 single-family residential units will be constructed adjacent to Cody Drive and continue south until said minimum is reached. Nothing herein shall prevent Owner from constructing additional single-family homes in Pod 1 beyond the minimum units required near Cody Drive.

d. If Owner elects to use a small-lot single-family product, the applicable development standards may include a minimum lot size of 4,500 square feet, a 22-foot front setback to garage, a 20-foot front setback to the main structure, and side and rear setbacks as required by Fire Code. Where a lot abuts a public right-of-way, a minimum 20-foot setback shall apply along the public right-of-way. Setbacks along private streets shall be determined based on the applicable front, side, or rear yard condition, and a side yard along a private street may be reduced to 5 feet, except along primary access roads where a minimum 10-foot setback shall be required for the required public utility easement.

e. Guest parking shall not be required for single-family homes constructed on lots meeting the required setbacks on each lot. Guest parking shall be required for all other construction, including, but not limited to any patio homes.

f. The final plat for Phase 1 must be approved by City staff and construction of public improvements begun before the City will consider additional phases in Pod 1.

g. No driveways or rear-lot access points shall be allowed along Cody Drive.

h. No conventional apartments will be allowed in Pod~~hase~~ 1. For purposes of this Agreement, the Parties acknowledge and agree that the restriction on "apartments" is intended only to prohibit a conventional rental apartment complex or institutional rental project, and shall not prohibit residential dwelling units that are individually conveyable, separately financeable, separately owned, or otherwise established as separate residential ownership estates. ~~It is not intended to limit Townhomes, Condominiums, and other residential structures which include detached, attached, shared-wall, stacked, townhouse-style, courtyard, villa-style, compact residential, or similar residential building forms approved through this Agreement, or other applicable City approval.~~

~~h.~~

i. With the understanding that the City will likely prohibit overnight parking on Cody Drive, Owner shall design Pod~~hase~~ 1 to discourage overnight parking on Cody Drive, including not providing any private gates through the wall on Cody Drive and locating required guest parking for any multi-unit housing between that phase's housing and Cody Drive.~~.~~

j. The developer~~s~~ shall complete amenities before final completion of Pod 1, including a pickleball court, gym, hammock park, and grass area with gazebo with the final plats where the following unit counts are reached ~~prior to receiving approval of the final phase of development for Pod1~~:~~.~~

1. 50 units: pickleball court;
2. 100 units: hammock park;
3. 150 units: grass area with gazebo; and
4. 200 units: gym.

~~i.~~

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ii. Pod 2 conditions:

a. Owner intends to dedicate the majority of Pod 2 to the City as natural open space. The precise dedication area is not yet fixed but is expected to range from approximately 30 to 49 acres, with the final acreage and boundaries to be determined after recordation of the applicable final plat(s) for Pod 2.

b. Prior to dedication of the Pod 2 open space to the City, Developer shall complete an initial fire fuel mitigation treatment within the proposed open space area incompliance with the Wildland Urban Interface (WUI) standards. Upon completion of the initial fire mitigation treatment and final determination of the dedication boundaries, the open space shall be dedicated to Cedar City Corporation, subject to City review and acceptance.

c. Owner shall provide public trail access to the dedicated open space from both upper road areas. Such access shall be provided by separate 20-foot-wide public trail access parcels, or similar dedicated access corridors acceptable to the City, located to provide community access from each road to the public open space.

d. Development within Pod 2 shall be subject to the R-1 zoning requirements and shall be restricted to a maximum of twenty (20) single-family residential lots.

e. The Parties acknowledge that development of Pod 2 will require completion and extension of the existing dead-end stub roads, including Sunnyvale Drive and Church Street.

iii. Pod 3 conditions:

a. Pod 3 is limited to a maximum of 80 residential units.

b. Pod 3 shall be permitted to develop with a single access point, provided that such access is located to align with the future signalized intersection along the Project frontage, subject to final engineering and traffic study review.

c. Future amendments to City ordinances, design standards, or access requirements shall not reduce the vested unit count or require a second access for Pod 3, provided the development remains consistent with the approved RDO, this Agreement, the approved traffic study, and applicable public safety requirements in effect at the time of approval.

d. Traditional Apartments are allowed in Pod 3 as defined by Cedar City Ordinance~~3 and only Pod 3~~.

~~d.~~e. Pod 3, if developed as a PUD, will provide private amenities that meet or exceed the requirements per ordinance.

iv. Storm Drain Facilities

a. The Parties acknowledge that the City's adopted 2023 Stormwater Master Plan identifies storm drainage facilities, including facilities with approximate storage capacities of 5 acre-feet and 8 acre-feet, within or affecting the RDO Property.

b. Owner agrees to dedicate the land area necessary for the regional storm drainage basin facilities located on the RDO Property to Cedar City

Corporation at no cost to the City, subject to final design, final platting, and acceptance by the City.

c. The Parties acknowledge that the City will reimburse Owner, pursuant to City ordinance, for any portion(s) of the storm drain facilities not required ~~to serve or protect~~for Owner's property and development.

d. The northern detention basin shall be constructed as part of Phase 1 in Pod 1, and no additional phases shall be recorded in Pod 1 until the northern detention basis is accepted by the City.

e. The southern storm drain facilities shall be constructed prior to or as part of any phase that adds to storm drain needs or requires the southern storm drain facilities to protect the developing phase.

~~e.~~f. Except pursuant to the required one-year warranty, ~~U~~upon dedication and acceptance, the City shall be responsible for maintaining the dedicated and accepted storm drain facilities~~ because they serve the broader regional drainage area~~.

v. Traffic Study

a. Owner shall prepare a traffic study based on the maximum number of residential units allowed under the approved RDO. The results of the traffic study, together with any approved modifications to the City's master planned road network, shall govern the roadway improvements or traffic mitigation measures required for the Project.

b. Owner acknowledges that construction of the RDO-approved units could be limited if the traffic study shows the transportation systems available are inadequate, even with mitigation improvements, for the additional units and/or the location of the units, when added to what the City's General Plan already allows in the area.

c. Owner shall be responsible for mitigation improvements required as a result of Project-generated traffic, as determined by the approved traffic study.

d. The Parties acknowledge that the City will reimburse Owner, pursuant to City ordinance, for any portion(s) of the transportation improvements not required to serve Owner's property and development.

~~vi. Private amenities within the expected future PUD(s), other than those identified in Pod 1, shall include within the open space natural trails for pedestrian and domestic animals, possible development of frisbee golf.~~

~~vi. ….[list specific amenities desired].~~

vii. No sections of required landscaping shall consist solely of gravel, but shall include trees and other plants at regular intervals as approved by the City's Engineering Department..

viii. Except as otherwise stated herein, Owner agrees to satisfy all other requirements and conditions imposed by the City Council pursuant to the City's ordinances, policies, standards, and procedures. Owner acknowledges that over time City ordinances, policies, standards, and procedures may change. Owner's vesting

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rights in City ordinances, policies, standards, and procedures will be determined by City ordinance and the laws of the state of Utah.

IV. Vested Rights and Reserved Legislative Powers.

A. Zoning; Vested Rights. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants Owner all rights to use this property as allowed by this Agreement, but the Parties do not intend to modify, amend, or abridge any of the codes, rules, requirements, benefits, or obligations found within the City's ordinances and the RDO. As of the date of this Agreement, the Parties confirm that the use reflected in this Agreement is agreed upon despite being inconsistent with City's Zo —ning Ordinance

B. Reserved Legislative Powers. Owner acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Owner with respect to use under the zoning designations of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah, which the City's land use authority finds, on the record, are necessary to prevent a physical harm to third parties, which harm did not exist at the time of the execution of this Agreement, and which harm, if not addressed, would jeopardize a compelling, countervailing public interest pursuant to Utah Code Ann. 10-9a-509(1)(a)(i), as proven by the City by clear and convincing evidence. Any such proposed change affecting the vested rights of the Project shall be of general application to all development activity in the City; and, unless in good faith the City declares an emergency, Owner shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

C. Application under City's Future Laws. "Future Laws" means the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a development application is submitted for a part of the Project and which may or may not be applicable to the development application depending upon the provisions of this Agreement. Without waiving any rights granted by this Agreement, Owner may at any time, choose to submit a development application for the entire Project under the City's Future Laws in effect at the time of the development application so long as Owner is not in current breach of this Agreement.

V. Term.

This Agreement shall be effective as of the date of execution, and upon recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the Parties mutually agree to extend the term, this Agreement shall not extend further than a period of twenty (20) years from its date of recordation in the official records of the Iron County Recorder's Office.

VI. General Provisions.

A. Notices. All notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be in writing and shall be sent registered or certified mail to:

If to City: Cedar City Corporation
10 N. Main St.
Cedar City, Utah 84720

If to Owner:
T & T LEE L L C
8820 GREENSBORO LANE
LAS VEGAS, NV 89134

JONES SHERRY E TRUST
4355 N TALMADGE DR
SAN DIEGO, CA 92116

Any such change of address shall be given at least ten (10) days before the date on which the change is to become effective.

B. Mailing Effective. Notices given by mail shall be deemed delivered upon deposit with the U.S. Postal Service in the manner set forth above. Notices that are hand delivered or delivered by nationally recognized overnight courier shall be deemed delivered upon receipt.

C. Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof and no waiver by the parties of the breach of any provision of this Agreement shall be construed as a waiver of any preceding or succeeding breach by the same of any other provision of this Agreement.

D. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any provision this Agreement.

E. Authority. The Parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Owner represents and warrants that each party is fully formed and validly existing under the laws of the State of Utah, and that each party is duly qualified to do business in the State of Utah and each is in good standing under applicable state laws. The Owner and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing.

F. Entire Agreement. This Agreement, including exhibits, constitutes the entire Agreement between the Parties.

G. Amendment of this Agreement. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the Parties to this Agreement or by their successors in interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Iron County Recorder's Office. The Parties agree to, in good faith, apply for, grant, and approve such amendments to this Agreement as may be necessary or reasonably required for future phases consistent with this Agreement and with the approval granted by the Cedar City Council.

H. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement, which shall otherwise remain in full force and effect, provided that the fundamental purpose of this Agreement and the Owner's ability to complete the Project is not defeated by such severance.

I. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The Parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Iron County, Utah, and the Parties hereby waive any right to object to such venue.

J. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

K. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

L. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective heirs, legal representatives, successors in interest and assigns.

M. Assignment. The rights of the Owner under this Agreement may be transferred or assigned, in whole or in part. Owner shall give notice to the City of any assignment at least thirty (30) days prior to the effective date of the assignment. The provisions of this paragraph shall not prohibit the granting of any security interests for financing the acquisition and development of the Project, subject to the Owner complying with applicable law and the requirements of this Agreement. The provisions of this paragraph shall also not prohibit Owner's sale of completed subdivision lots within the Project.

N. Third Parties. There are no third-party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

O. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the Parties.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year set forth above:

OWNER:

T&T LEE LLC, S.J.T. PROPERTIES LLC & ONG FAMILY TRUST

By:_____

Printed Name: KENNETH ONG

Title: _____

STATE OF)

:ss.

COUNTY OF)

On this _____ day of _____ 2026, _____personally appeared before me and duly acknowledged to me that s/he signed the above and foregoing document.

_____

NOTARY PUBLIC

SHERRY E JONES TRUST

By:_____

Printed Name:_____

Title: _____

STATE OF)

:ss.

COUNTY OF)

On this _____ day of _____ 2026, _____personally appeared before me and duly acknowledged to me that s/he signed the above and foregoing document.

_____

NOTARY PUBLIC

CITY:

_____

STEVE NELSON

MAYOR

[SEAL]

ATTEST:

_____

RENON SAVAGE

CITY RECORDER

STATE OF UTAH)

:ss.

COUNTY OF IRON)

This is to certify that on the ____ day of _____ 2026, before me, the undersigned, a Notary Public, in and for the State of Utah, duly commissioned and sworn as such, personally appeared Steve Nelson, known to me to be the Mayor of Cedar City Corporation, and Renon Savage, known to me to be the City Recorder of Cedar City Corporation, and acknowledged to me that he the said Steve Nelson and she the said Renon Savage executed the foregoing instrument as a free and voluntary act and deed of said corporation, for the uses and purposes therein, and on oath state that they were authorized to execute said instrument, and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.

_____

NOTARY PUBLIC

Exhibit A

RDO BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTH QUARTER CORNER SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°34'02"W, ALONG THE SECTION LINE 1829.21 FEET; THENCE ALONG THE NORTH RIGHT OF WAY CROSS HOLLOW ROAD THE FOLLOWING FOUR CALLS N62°22'25"W, 52.79 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 11°33'38"; THENCE ALONG THE ARC OF SAID CURVE 131.15 FEET; THENCE N73°56'03"W, 198.62 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 549.96 FEET AND A CENTRAL ANGLE OF 06°58'34"; THENCE ALONG THE ARC OF SAID CURVE 66.96 FEET; THENCE N00°00'00"E, 921.50 FEET; THENCE N89°53'22"E, 20.07 FEET; THENCE N00°06'13"W, 1227.48 FEET TO A POINT ON THE SOUTH R.O.W CODY DR.; THENCE N89°05'42"E, ALONG CODY DR. 658.94 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 23°57'24"; THENCE ALONG THE ARC OF SAID CURVE 112.89 FEET; THENCE DEPARTING CODY DRIVE S24°03'27"W, 925.24 FEET; THENCE S06°12'26"W, 254.31 FEET; THENCE S61°20'51"E, 629.35 FEET; THENCE N00°02'58"E, 303.49 FEET TO A POINT ON THE CARMEL CANYON ESTATES PUD SUBDIVISION; THENCE ALONG SAID CARMEL SUBDIVISION THE FOLLOWING FIVE CALLS N68°57'03"E, 251.46 FEET; THENCE N66°23'41"E, 498.46 FEET; THENCE S74°20'31"E, 369.17 FEET; THENCE N66°15'00"E, 250.59 FEET; THENCE S89°47'51"E, 45.09 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE; THENCE S00°12'09"W, ALONG SAID QUARTER LINE 1437.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 77.38 ACRES MORE OR LESS.

Exhibit B

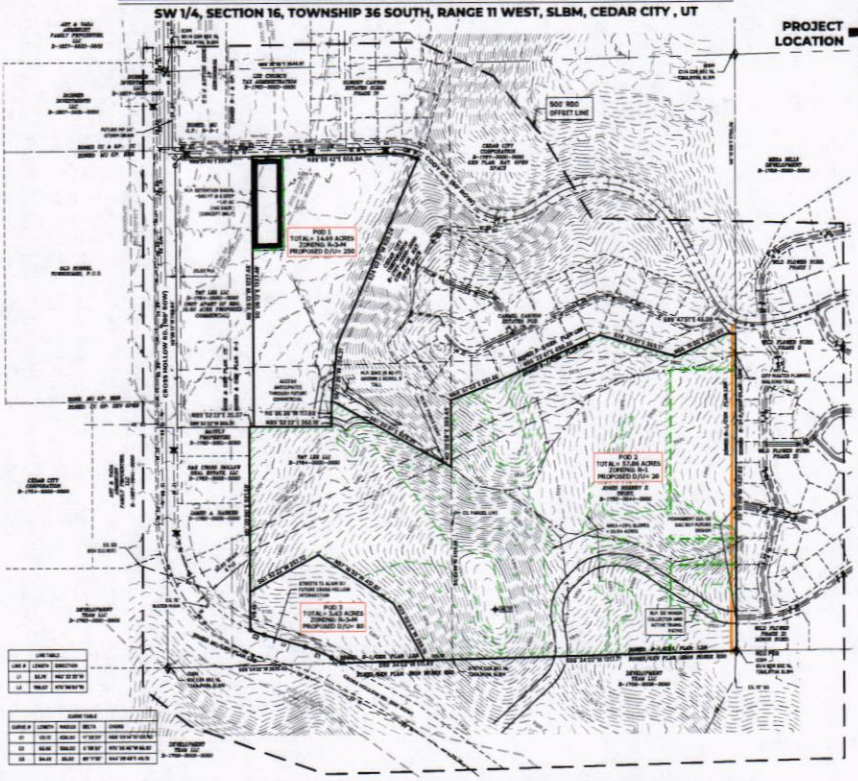
Adopting ~~Resolution~~Ordinance

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT

SW 1/4, SECTION 16, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SLBM, CEDAR CITY , UT

N

SCALE IN FEET



STORM DRAIN MASTER PLAN

TRANSPORTATION MASTER PLAN

WATER MASTER PLAN

TRAIL MASTER PLAN

SEWER MASTER PLAN (NONE)

ACTIVE TRANS. MASTER PLAN

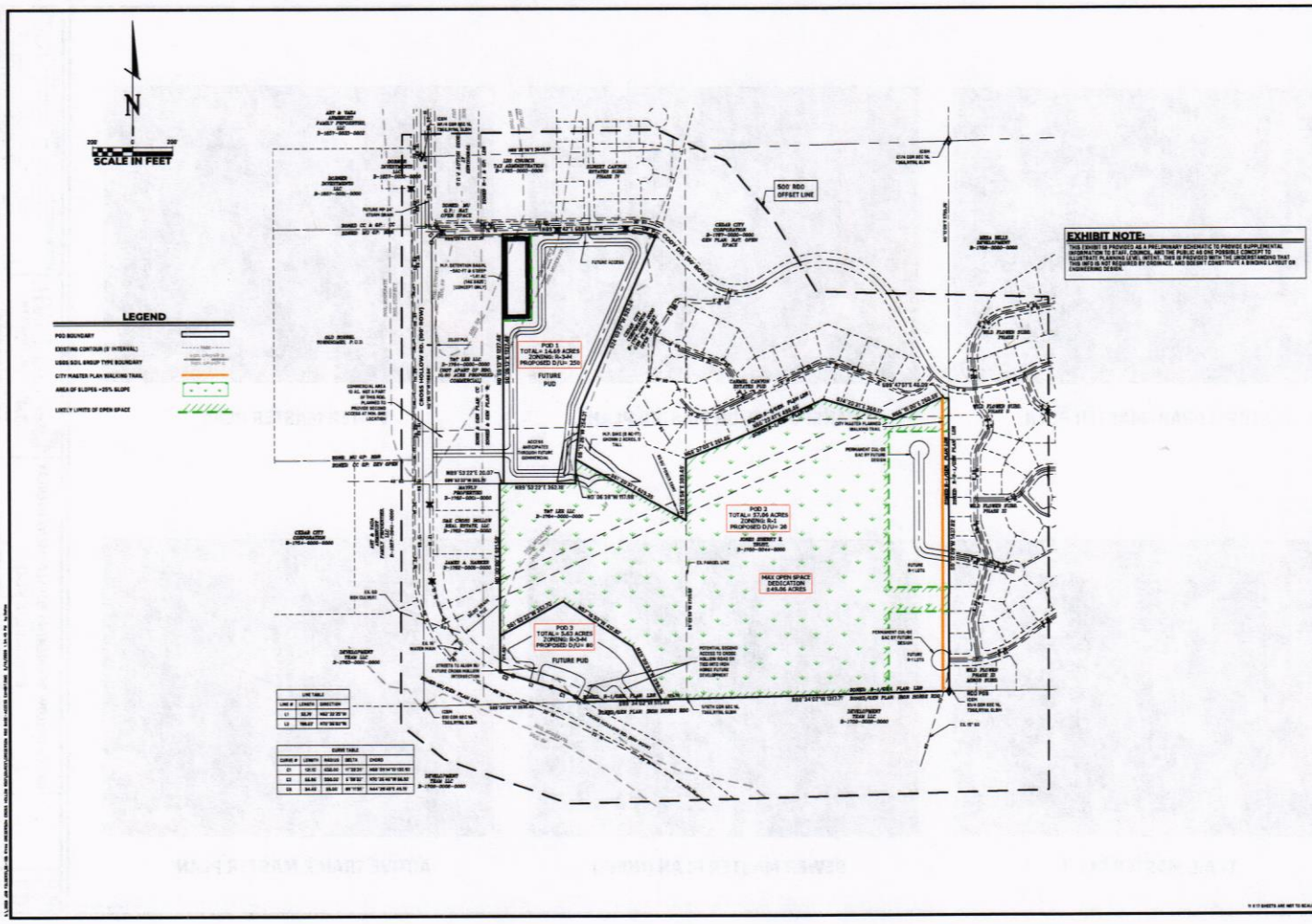
1" = 1" SHEETS ARE NOT TO SCALE

NO.	DESCRIPTION	DATE
	REVISIONS	

GO CIVIL ENGINEERING
590 N. 800 W. CEDAR CITY, UT 84721
435.586.3030 WWW.GOCIVIL.NET

CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT
SW1/4, SECTIONS, TOWNSHIPS & SOUTH, RANGE 5 WEST, SLB&M, CEDAR CITY, UT

CHECKED:	
SCALE: N.T.S.	DRAWN: DM
DATE: 1/11/24	SHEET: 2 OF 2


N
200 0 200
SCALE IN FEET
LEGEND
POD BOUNDARY
EXISTING CONTOUR (2' INTERVAL)
USGS SOIL GROUP TYPE BOUNDARY
CITY MASTER PLAN WALKING TRAIL
AREA OF SLOPES >25% SLOPE
LIKELY LIMITS OF OPEN SPACE
500' RDO OFFSET LINE
POD 1
TOTAL= 14.69 ACRES
ZONING: R-3/4
PROPOSED D/U= 200
FUTURE PUD
POD 2
TOTAL= 27.06 ACRES
ZONING: R-2
PROPOSED D/U= 38
MAX OPEN SPACE DEDICATION 3.45-06 ACRES
POD 3
TOTAL= 3.43 ACRES
ZONING: R-3/4
PROPOSED D/U= 80
FUTURE PUD
EXHIBIT NOTE:
THIS EXHIBIT IS PROVIDED AS A PRELIMINARY SCHEMATIC TO PROVIDE SUPPLEMENTAL INFORMATION TO STAFF, COUNCIL, AND THE PUBLIC AS ONE POSSIBLE CONCEPT TO ILLUSTRATE PLANNING LEVEL INTENT. THIS IS PROVIDED WITH THE UNDERSTANDING THAT THIS INFO IS NOT REQUIRED BY ORDINANCE, AND DOESN'T CONSTITUTE A BINDING LAYOUT OR ENGINEERING DESIGN.
LINE TABLE
CURVE TABLE
REVISIONS
NO. DESCRIPTION BY DATE
GO CIVIL ENGINEERING
595 N. 800 W. CEDAR CITY, UT 84721
(435) 586-3996 WWW.GOCIVIL.NET
ACCESS / OPEN SPACE CONCEPTUAL EXHIBIT
CROSS HOLLOW RESIDENTIAL DEVELOPMENT OVERLAY
FOR
EROS DEVELOPMENT
SW 1/4, SECTION 16, TOWNSHIP 36 SOUTH, RANGE 13 WEST, SLB&M, CEDAR CITY, UT
CHECKED:
SCALE: 1" = 80'
DRAWN: BR
DATE: 8/29/2025
SHEET: 2 OF 2

CEDAR CITY ORDINANCE NO. 0513-26

AN ORDINANCE OF THE CEDAR CITY COUNCIL ADOPTING THE RESIDENTIAL DEVELOPMENT OVERLAY (RD0) PLAN FOR THE CROSS HOLLOW RDO LOCATED ON APPROXIMATELY 77.38 ACRES OF PROPERTY LOCATED IN THE AREA OF CODY DRIVE AND CROSS HOLLOW ROAD.

WHEREAS, the owners of property located in the vicinity of Cody Drive and Cross Hollow Road have petitioned Cedar City to adopt the Residential Development Overlay (RDO) plan on approximately 77.38 acres of property, the property is more particularly described as shown in the Cross Hollow RDO, attached as Exhibit A:

WHEREAS, after providing public notice as required by City ordinance the Cedar City Planning Commission considered the proposed RDO plan adoption and found that the adoption is reasonably necessary, in the best interest of the public, and in harmony with the objectives and purposes of Cedar City's zoning ordinance. On April 21, 2026, the Planning Commission gave the proposed RDO plan adoption a positive recommendation conditioned upon the petitioner's agreement that they will not put any more units on this property than what the approved RDO plan allows;

WHEREAS, the landowner consents that Cedar City adopt the RDO on the above described property and the landowner further agrees to limit the total number of dwelling units constructed within the RDO boundary to the number units allowed and number of dwelling units within each pod according to the designated zoning on the RDO plan and as referenced in the table on the RDO plan, said plan included in this ordinance by reference and binding upon all parties;

WHEREAS, the City Council after duly publishing and holding a public hearing to consider the proposed RDO plan finds the proposed RDO plan furthers the City's policy of establishing and maintaining sound, stable, and desirable development within the City, promoting more fully the objectives and purposes of the City's general plan, zoning ordinances, and/or correcting manifest errors.

NOW THEREFORE BE IT ORDAINED by the City Council of Cedar City, State of Utah, that the City's general plan is amended to adopt the RDO plan on the approximately 77.38 acres described herein, and City staff is hereby directed to make the necessary changes to the City's land use map; showing the Cross Hollow RDO name and boundary on the city's land use maps. The City Council approves the RDO and Development Agreement with all the terms and conditions contained in the RDO plan, attached as Exhibit A, and Development Agreement, attached as Exhibit B.

This ordinance, Cedar City Ordinance No. 0513-26, shall become effective immediately upon passage by the City Council and published in accordance with State Law.

Council Vote:

Phillips -
Cox -
Wilkey -
Schmidt -
Galan -

Dated this _____ day of May, 2026.

_____
STEVEN NELSON
MAYOR

[SEAL]
ATTEST:

_____
RENON SAVAGE
RECORDER