



Cedar City

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SPECIAL CITY COUNCIL WORK MEETING

MAY 11, 2026

12:00 P.M.

Mayor
Steve Nelson

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

City Manager
Paul Bittmenn

The Special City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

- I. FY 2026-27 Budget Presentations
- 12:00 COLA / Merit / Retire / Health
 - 12:40 Aimal Control
 - 1:00 Police
 - 1:20 Recreation
 - 1:40 Cross Hollows
 - 2:00 Aquatic Center
 - 2:20 Golf
 - 2:40 Parks
 - 3:00 Leisure
 - 3:20 Engineering
 - 3:40 Building
 - 4:00 Fire
 - 4:20 Legal
 - 4:40 Administration / Finance

Dated this this 7th day of May, 2026.



Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 7th day of May, 2026.



Renon Savage, MMC
City Recorder

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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 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 conversation 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 peers 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 were 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 Poiiock** – 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 then 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-time 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 HOLLOWES: **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't 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 \$36,000 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 now 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, we 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 a 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 finding 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

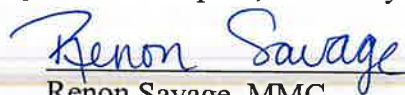
probably \$20,000 a year. We use 2-4 volunteers every weekend. On holidays we have 6 scheduled, we pay \$275 a night. **Wilkey** – how many volunteers? **LaNor** – 41. **Schmidt** – about how many hours? **Mike** – we don't track hours, it is illegal. **Schmidt** – they say they make \$11 an hour. **Mike** – 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.


Renon Savage, MMC
City Recorder



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

