



Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcityut.gov

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 **June 17, 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
 - America 250 Events. Councilmember Phillips
 - Strategic Plans for Departments. Councilmember Galan
- Staff Comments

IV. Business Agenda

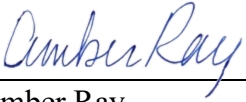
Public

1. Concerns regarding speed bump on South Mountain Drive. Matt Gangola
2. Public Hearing to consider approval of a Deferral/Development Agreement for property located at approx. 1150 N 3900 W (Magnolia Fields Subdivision Phase 2) deferring some public improvements. Watson Engineering/ Randall McUne

V. Staff

3. Consider bids for the Cross Hollow Outdoor Covered Arena Pre-Engineered Metal Building. Shane Johnson
4. Consider the purchase of a Type 3/1 Engine in the amount of \$865,865. Mike Shurtz
5. Consider a resolution amending the City's personnel policy provisions related to out-of-class pay. Natasha Hirschi
6. Consider a resolution amending the City's personnel policy provisions related to compensation time. Paul Bittmenn
7. Consider an ordinance adopting an impact fee facility plan, impact fee analysis, and setting impact fee rates. Paul Bittmenn
8. Consider a resolution increasing the base water rate fee, and increasing and setting fees for the Heritage Center and Festival Hall. Matt Baker/Jason Clark
9. Consider a revision of the Fixed Asset Management Policy. Lindey Matheson/ Terri Marsh
10. Consider a resolution adopting the Certified Tax Rate for the 2026-2027 fiscal year. Terri Marsh
11. Consider a resolution for revisions to the 2025-2026 fiscal year budget. Terri Marsh
12. Consider rollover projects for the 2025-2026 fiscal year. Terri Marsh

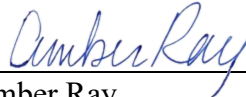
Dated this 12th day of June 2026.



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 12th day of June 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.

CEDAR CITY COUNCIL
AGENDA ITEMS –#2
DECISION PAPER

TO: Mayor and City Council
FROM: City Attorney
DATE: June 11, 2026
SUBJECT: Development/Deferral Agreement for Magnolia Fields Ph 2 (3900 West)

DISCUSSION:

Stranglehold LC, the owner of the Magnolia Fields Subdivision, and Watson Engineering are seeking a deferral agreement to delay the installation of the public improvements fronting their property along 3900 West near 1150 North. They wish to complete improvements within Phase 2 and to delay the remaining improvements until Phase 3. Due to multiple ordinances, all of the improvements on 3900 West would need to be installed with Phase 2 unless a development or deferral agreement is granted by the Council.

The Planning Commission recommended giving a deferral if bonding is put in place, but the Planning Commission added an additional trigger that the 3900 West improvements be installed within two years if Phase 3 hasn't advanced that far yet. I've drafted the proposed deferral agreement pursuant to the conditions recommended by the Planning Commission.

Please note the non-rectangular line drawing between Phases 2 and 3 and the statement by Watson Engineering that the line drawing was intended to avoid putting in some of the improvements at this stage. The primary goal of what I often call the Public Improvement Avoidance Ordinance is to discourage line drawing between phases just to avoid master plan improvements. While some of their line drawing was clearly to delay those improvements, which we want to avoid generally, the final lots in Phase 3 will still be regularly sized, buildable lots avoiding the primary harms the Public Improvement Avoidance Ordinance was primarily designed to prevent – unusable strips of land and never developed public improvements.

Please consider approving the proposed Deferral Agreement with Stranglehold LC for Magnolia Fields Phase 2

2. PUBLIC HEARING

Developmental Agreement Appx 1150 N 3900 W Watson Engineering
Public Improvements Magnolia Fields Phase 2
(Recommendation)

Davis: We have a public hearing for a Developmental agreement for public improvements at 1150 N 3900 W. Magnolia Fields.

Daryl: Good evening, Daryl Brown with Watson Engineering. Good to be here with you tonight. So, this item we are bringing is a deferral of public improvements along 3900 West. Right now, we are in the process of plan approval for Phase 2 of Magnolia Fields. Phase 1 here on the south side of phase 2. So, phase 2 is just on the north side. It does not physically front 3900 West but according to the current ordinance, because of our north boundary of phase 2, we have to, per the ordinance, improve all of 3900 West to the North boundary of our phase. We're asking for a deferral. This deferral of installing these improvements is not a matter of if he going to put it in or not because he will. We're asking if we can defer that to be installed as a part of phase 3 which physically fronts 3900 West. A few things to consider is that 1. It doesn't physically front 3900 West but also, I know there's been some concern of 3900 West and some of the zigzagging because of the different developments going on either side of the road. The current existing edge of asphalt runs right along our, basically proposed edge of asphalt all the way up 3900 West. So, really whether we develop this right now or not, there's no zigzagging on our side of 3900 West. Then also up here on the north end of 3900 West as we tie into Equestrian point. If we were to improve to about this point here that I'm showing on the screen, we'd have to tie back to the existing asphalt which makes it a little awkward. If we were to install these improvements during phase 3 it could all be installed all at once and be a very clean transition and not have to worry about any zigzagging maneuvering or anything like that. So, those are a couple of things to consider as we look at a positive recommendation for this deferral. As a part of that our phase line ends here at the north end. But we are being required by the engineering, one of the comments is to run our water line and loop it and tie it back into 3900 West. Right now, we don't have the exact numbers of how much pressure we have out there, but the contractor who's working out there says that they actually do have quite a bit of pressure. We're planning on getting an actual number on that, on how much pressure we actually have out there. The point from the city is to loop it back into this 3900 West just so that we have enough pressure in these two streets for phase 2. But what we're actually seeing out there is that it appears that there is quite a bit of pressure right now without having to tie or to loop that back into 3900 West. So, we would request that the installation of that water line also be deferred to be installed as a part of phase 3.

Jett: Just a quick clarification, you'll bond it?

Daryl: Yep, this would be a part of the bond for phase 2, but he would defer the actual installation of improvements as a part of phase 3. Currently phase 3 we're currently in process to get that approved through the city. So, it's just that we want to get phase 2 approved right now

and that this is all a part of that. So, are there any questions?

Lunt: When is phase 2, what's your date? Do you have a date on phase 2 when you want to start?

Daryl: 4 months ago

Davis: That's fair.

Daryl: As soon as possible. We're trying to get all of this approved as soon as possible. We want to be able to get our plat recorded. There's some interest in property out here and so as soon as we can get a plat recorded

Lunt: Phase 3, do you have a guesstimate?

Daryl: Phase 3 we're currently in our first cycle of city review and approval. So, I mean we're hoping to be able to move dirt here in the next, you know, by the end of the year or if not, the first part of the year.

Lunt: Are there any improvements on the other side of your property to 3900?

Daryl: No, so Point West right now, this kind of drive approach or this street approach here leads to Point West phase 2 right now, is in the city getting their approval right now as well. So, that's the only thing across the street from us that is in progress.

Lunt: Okay, but none of that's been improved either.

Daryl: It has not been improved yet.

Davis: Have you discussed some of your plans for deferment on these improvements with the city?

Daryl: We have

Davis: And what are their concerns?

Daryl: I don't know all of their concerns right now. I know that it has to be done as a part of the current ordinance, right? And so, phase 2 doesn't physically front that. So, we wanted to defer this as a part of a future phase. But I think the main concern is that it's a part of the current ordinance to improve that road as a part of a phase even though it doesn't physically front it.

Randall: Two things if I may, so, number one, in looking at the agreement, it does not refer to the water line. So, we would need to add that in. We'd add that in that the agreement doesn't refer to the water line. So, if they're asking to defer that as part of this, then we'd need to add that in. The next part is, and maybe this is just more of an engineering question for you, for the engineering side and for your client, why don't you have phase 2 go all the way up to Laurel Street?

Burgess: Because that's already part of phase 1, isn't it?

Randall: It looks like it's part of phase 3.

Daryl: So, Laurel Street is part of phase 3. So, phase 3 is kind of this L shape or seven.

Randall: So, what's the benefit to your client in drawing a weird line like that rather than just doing phase 2 all the way up in?

Daryl: So, if we did phase 2 all the way up, then we'd have to improve everything along that street. So, right now it's just I don't know if it pencils out or not, but it makes more sense to end the phase here. We don't have to have a second access into the development because we are well under 80 lots.

Randall: So, even if you added those like four lots, you'd still be under?

Daryl: If we added those, I believe it's four lots or if it's just the two lots, we would still be under that. But if we added those, we'd have to improve. And it just doesn't make sense to improve a small section of street right now, you know, just to sit there and not improve it all the way out to 3900 West.

Randall: I am not for or against – I don't really care because you're bonding, this is one of the reasons why the ordinance exists, is because smart developers draw these lines. Sometimes in odd situations it can result in the road never getting done.

Jett: You don't necessarily have to be smart.

Randall: I'm not going to say anything. I think Daryl is smart, so I'm going to say Daryl's doing it because he's smart for his client. But just so you know, that's the goal when we were doing this was to try and have a little bit more orderly construction as they go through it. If these phases weren't so close, I think we'd have a bigger issue, right? You get these odd drawings because they're trying to avoid some of the improvements sometimes just for a little while longer, some for long term. Sorry, third question for you; I hadn't thought of this one before. So, the easterly side of phase 3, those lots, are they the same depth as the other lots across the street?

Daryl: Yes, they are the same.

Randall: Ok, perfect. One of the issues we ran into, and no this isn't yours, Tom, 4B Ranch was one of the reasons why we passed the ordinance. One of the concerns was they had created that last strip as a separate phase and it was going to be less than 90 ft deep and right onto a 100-foot master plan road, meaning no private driveways would work on it anyway. So that's one of the things that we want to make sure of as these go through, because you'll get more, please make sure you're not allowing them to leave a remainder that is essentially unbuildable. Just things to consider as you go through these please.

Lunt: On 3900, your driveways would not exit 3900? They would have to exit that, whatever the name is

Randall: I don't know about 3900. What's the width for 3900?

Daryl: It's a 75 ft.

Lunt: So, on 3900, is there just going to be a fence for all of those backyards?

Daryl: That is correct. So, there is no backing out on a 75 ft right of way. Also, a part of this the

water line because of construction sequencing, typically the sewer is installed first because it's lower in elevation and the water. If we were to install the water now, coming back in and installing the sewer on the opposite side of the street, it's just a little more dangerous and doesn't make sense to install something at a higher elevation, then come back in and install a sewer at a lower elevation. I know the city's comment is that then you just install both at the same time. It just doesn't make sense to do that.

Burgess: So, Laurel Street, I am trying to remember what it looks like currently is it already in there at all?

Daryl: No, it's not platted right now and there's no improvement right now on that. So, right now, the only thing that's platted and that's improved is everything south of this line, which is phase 1.

Then also, a part of the reason why we also had to originally had these lots as a part of the phase, but we have a temporary ditch, so point west here on the east side of the street drains over here into a storm drain up the street and then it crosses. We've got a private detention pond, right now at the very west side of Magnolia Fields. Originally, we were in discussion with the city and that was going to be a public detention pond, but after recent meetings it's been decided that pond would be a private pond. The storm drain here was going to run a master plan storm drain in our Laurel Street, but because the city didn't want to take over the pond, that master planned storm drain line would then need to run along our north property line, which is how it's shown on the master plan. So, because of that we've got some temporary ditches that need to run over to the pond and our cul-de-sacs would run into that and just make that not as workable.

Lunt: Do you own both sides of Laurel Street? Your phase 3 would be both sides?

Daryl: Yes, both sides.

Burgess: Is that just north? Is that phase four or is that just future phase, undetermined?

Davis: Is that phase 3?

Daryl: So, he does not own north of this line.

Burgess: So, phase 3 would include that one line on Laurel Street, but not anywhere north of that?

Daryl: Yep, that's correct.

Lunt: Come Phase 3 he's going to have some major expenses.

Daryl: Yep, and because of that discussion with the storm drain we don't know what the city is going to have us do at this intersection here. Currently it's a highline ditch. So, the ditch sits 3 or 4 feet above natural ground. So, in order to install that we need to come up with a plan or the city needs to come up with a design of that storm drain and that would affect this intersection. So, that's one of the reasons why we would ask to defer this until phase 3 when things can be decided upon.

Lunt: Do we as a city have a right to put a date on this? Phase 3, by...date?

Randall: I doubt you could do it for phase 3, but you could do it as a trigger for when the bond completions have to be done, right? So, they're trying to defer their public improvements.

Lunt: We will grant your deferment based upon phase 3 being started or approved by a certain date.

Randall: You would probably do it with two different triggers. You would do it as phase 3 or by this date, whichever comes sooner. That's how we've worded it on the previous one because we don't want to force them to do phase 3 if the market doesn't support it because that's millions.

Lunt: We don't want to get caught with unimproved roads.

Randall: Right, you just add it as a trigger that you say, let's give them, if they got a bond for 18 months, and if in 18 months they haven't put it in as part of phase 3, then they're going to put in or we're going to pull the bond.

Lunt: Have you talked about that with your client? I understand why he wants to do phase 2 and I understand why he started at the back of the property and works forward is that phase 3 is the most expensive.

Daryl: We didn't necessarily start at the back we've got four more streets that go all the way to the back of the development. So, we were starting at the front end of it

Lunt: You're trying to get a war chest so when you do go into phase 3 there's going to be some money there because that's a big expense.

Daryl: It is a big expense.

Jett: Do you think if we said 48 months? That's the trigger

Daryl: I think so, that is a big time frame.

Randall: Do you know what kind of bonding your client wants to use?

Daryl: Letter of credit

Randall: You might want to check with the bank to see if they will let you do one for four years. You can renew it, but know that's added expense, every time they renew it, it's 3%

Don: Daryl, I have a question, obviously we're going to bond for the roadway improvements, but if phase 3 never happens, the city cashes the bond, we do the improvements, does that leave any other issues hanging as far as those master plan improvements, those ditches, that infrastructure that would impact the remaining folks that are living there on phase 2 besides the extra long cul-de-sacs there?

Daryl: No, I mean our ditches are pretty big ditches, they're pretty deep, because we were planning to install large 36 to 42 inch storm drain pipes. So, those are pretty big ditches. I don't see there being any impact to the folks in phase 2 from any drainage there.

Burgess: No one is going to go that way because their access is from the south of there anyway.

Randall: For example, where is Phase 2 draining too if it's not done.

Daryl: Phase 2 we've got ditches that go from these cul-de-sacs out to the west.

Randall: You'll already have those in place?

Daryl: Yep, that'll be part of phase 2, because we have to get the drainage out. We've got underground storm drain that we need a daylight out there.

Lunt: I would be in favor of this, but I think we need to share the risk. The developer and the city need to share the risk. I don't know that four years, I think four years is too long.

Jett: Let me tell you my logic, they're sitting on millions of dollars in real estate right now. They have no financial reason not to completely develop this as fast as possible, right? To give peace of mind and Jennifer had a very valid comment about can they get a bond that long, they could always get that extended possibly at their financial institution or switch to a cash bond if they wanted. But I don't want to be us, if things have a hiccup, that causes more grief, because stress causes cause adds price and cost for mitigation of co developers go well it's going to be this much of a risk then they're going to add cost to offset theirs and mitigate their risk. So, that's the only reason, and Jim I don't disagree with you.

Lunt: I just don't want the city to stuck with a bunch of zig zaggy roads out there as each little individual phase goes in, whether it's your property, somebody else's, we're going to end up with that wide narrow wide narrow stuff again that we don't want.

Daryl: Yeah sure, and part of my point early on, whether we improve this right now or not, it's going to be the same edge of asphalt. It's not expanding the size of that. We're not expanding it on our side. It's going to be in the same location.

Randall: Daryl, what is your client actually seeking, how long does he want this deferred for? So, we're throwing out timelines, but it probably doesn't matter if your client doesn't actually even want that.

Daryl: Two years, I think would be adequate.

Randall: Keep in mind, in two years he comes back needs more time, he's convincing you and he's convincing the council, right? It's not an impossibility, it just means he's got to come back and justify why, right?

Lunt: Four years doesn't put any urgency on it, but maybe two years would say let's go to the city let's go through Watson's, let's get it done. I realize it's a big expense, but if he's going to sell phase 2 lots, then he needs to develop a war chest.

Burgess: And if it's bonded for it doesn't bother me.

Davis: Yeah, what's the risk?

Jett: Sometimes we keep on pointing to the developer as the boogeyman and it comes back to

bite us later

Burgess: Cause if the world continues on, as is, it's not going to be two years before it's done anyway.

Two years is a ceiling, and I would be comfortable with that as long as they're moving up on it.

Lunt: Well, you're a developer, would you as a developer when you look at these phases and the amount of work that has to go in there, would you be comfortable with that?

Burgess: Yeah, and I would probably try to do the exact same thing they're doing. Defer that until I had to tie into that waterline, (you) don't have more than 80 lots, so (you) don't need a second access. So, it's not going to affect anybody that lives there because they're all going to enter and exit from the south anyway. Once you sell all of Phase 2 and you start working towards Phase 3, you've already got all your crews out there. It's better to do it all at once than to do half of it.

Lunt: You would prefer to just tear up the roads once, put it in.

Burgess: It would be one thing if 3900 was suffering because of it, but I think that's moot because it's the same size currently as it will be.

Decker: I have a question, if this was deferred, there would be a time later on that the improved water line would go in, correct?

Daryl: Correct, as part of phase 3.

Decker: I got a kick out of your phrase, there's quite a bit of pressure. I'm not sure what that means.

Daryl: Right, I totally understand. We will have an actual number, but contractors are dealing with water on a regular basis, and they see the pressures that are there in different areas.

Decker: Is there for sure enough water pressure to handle the phases you want to put in now?

Daryl: I believe so, yes.

Lunt: Between this meeting and the normal council meeting is there enough time to get those pressures?

Burgess: That doesn't bother me either because I know that everybody is going to be calling the developer and not the city during that period of time. So, I feel like they just they're going to get more calls themselves in the meantime.

Daryl: Like I mentioned early on that we will get a pressure test and know an exact number on that.

Decker: Maybe we should make it contingent on making sure that there's enough pressure to handle the developments you want to put in first.

Randall: Daryl, this is in the northwest water reimbursement area, isn't it?

Daryl: Yeah

Randall: So, we have a special section of town, that even if it has enough pressure, doesn't have enough fireflow. So, they're going to have to pay an extra fee, \$1500 per unit to essentially help pay for and reimburse once the city gets it in to add that extra water usage. Because our choices were basically to stop everybody from building out there, make one developer put a bunch of it in.

Daryl: Which was going to be our developer.

Randall: Yeah, it was going to be you guys. Yeah, good job Tim, or the city was willing to take some risk and they're working on putting it in. So that's part of our process right now. So, you're right, and everybody going in needs to know that there's not enough fireflow for everything that everybody wants, you guys have got to know that going in. The city will be working on it, we're trying to get compensation for that to make it happen sooner rather than later.

Jett: The board may not know this, the city council has approved something to correct that problem in the interim, for the next couple years or three years till this new pipeline goes through. They, Phil Schmidt came up with a pretty genius idea of reconnecting and rediverting some water over near his project and it's going to give more than adequate fire flow and water pressure. But it's not a fix forever. It's just a fix till we can get the other system up and going.

Davis: Any other questions?

Public Hearing Opened

No comments

Public Hearing Closed

Jett motions to recommend to approve the deferral agreement for a two year extension contingent on the addition of the waterline in deferral agreement; Lunt seconds; all in favor for unanimous vote.

DEFERRAL AGREEMENT

THIS AGREEMENT, is made and entered into this ____ day of _____, 2026, by and between Stranglehold LC, herein referred to as CITIZEN, and Cedar City Corporation, a municipal corporation organized and existing under the laws of the State of Utah, herein referred to as CITY. Collectively the CITIZEN and CITY may be referred to as the PARTIES.

WITNESSETH:

WHEREAS, CITIZEN owns property located at approximately 1150 N 3900 W in Cedar City, Utah (Iron County Parcel ID B-1889-0001-0000); said property being more particularly described as attached in Exhibit A.

WHEREAS, said property, pursuant to Ordinance, will not meet certain prerequisites for development;

NOW THEREFORE, in consideration of the mutual covenants and agreements contained here, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the PARTIES agree as follows:

1. CITIZEN may obtain construction drawing/final plat approval for projects within the portion of the property west of 3900 West Street in Cedar City, Utah (located within Iron County Parcel ID B-1889-0001-0000), subject to the terms and conditions set forth herein.
2. CITY agrees to waive certain requirements temporarily subject to the terms and conditions set forth herein.
3. CITIZEN acknowledges their obligation to install required frontage improvements (curb, gutter, sidewalk, street, street lights) along the west side of 3900 W for a portion of the frontage of the property, extending from Magnolia Fields Ph 1 northerly boundary to the northerly boundary of Magnolia Fields Ph 2 (currently in design review with the City Engineering Department) and the required looping waterline to 3900 W (collectively "Improvements"). CITIZEN agrees to provide adequate bonding to guarantee completion of the Improvements. CITIZEN further agrees that installation of the Improvements shall occur (1) in conjunction with the development of Magnolia Fields Phase 3 or (2) within two years, whichever comes first.
4. The Parties acknowledge that 3900 West is a master planned road and reimbursements will occur pursuant to City ordinance for required upsizing of improvements.
5. CITIZEN acknowledges that no written notice or reminder by CITY is required to start the 30-day time period. If CITIZEN does not improve said property with the improvements outlined under term 3, CITIZEN acknowledges and consents that CITY may elect to install the improvements and utilize the bond and record a lien against said

property to secure the repayment of the costs associated with the CITY installing the improvements that exceed the bond provided.

- 6. This Agreement shall be recorded in the office of the Iron County Recorder.
- 7. This Agreement shall be binding upon the respective heirs, legal representative, successors, and assigns to the PARTIES hereto.
- 8. This agreement shall run with the title to the property and be binding on any successor in interest.

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

CITIZEN:

Stranglehold, LLC

By: _____

Signature: _____

Title: _____

STATE OF UTAH)

:ss.

COUNTY OF IRON)

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:

STEVEN 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 Steven 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 Steven 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

- legal description -

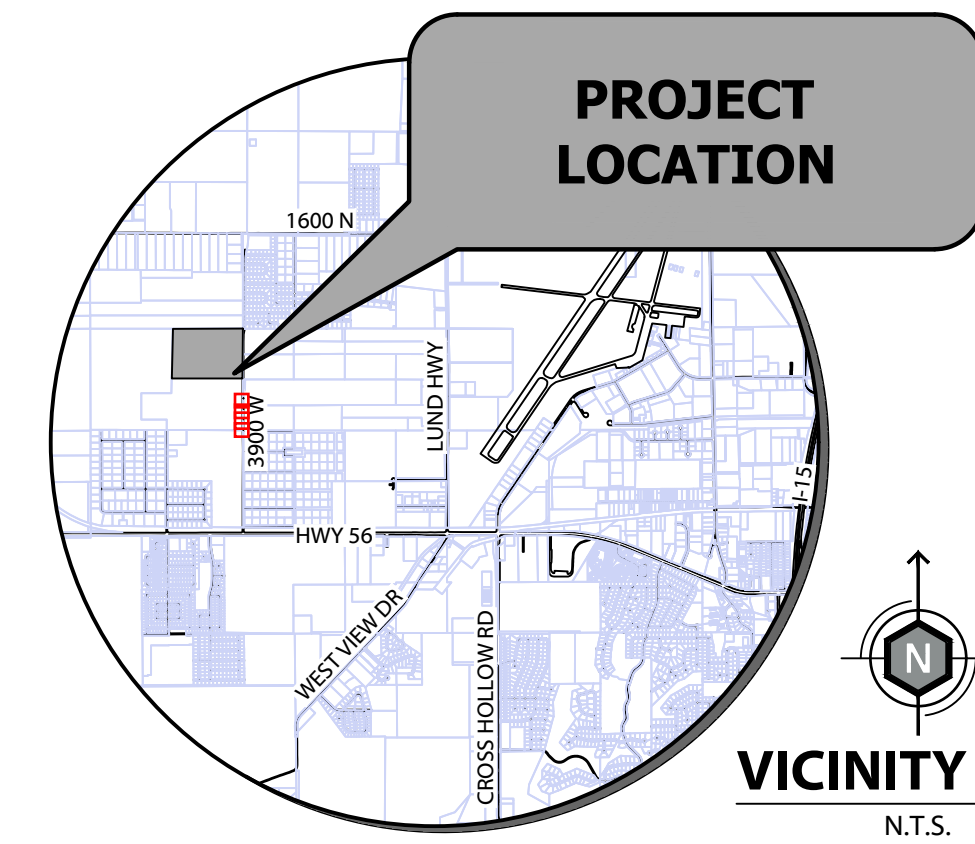
BEG AT CNTR 1/4 COR SEC 6,T36S,R11W, SLM; ALG E-W 1/4 SEC LN OF SD SEC N89°56'02"E 1326.27 FT TO CNTR-E 1/16 COR OF SD SEC; ALG E 1/16 LN OF SD SEC S00°00'29"W 1327.91 FT TO SE 1/16 COR OF SD SEC; ALG S 1/16 LN OF SD SEC N89°57'08"W 1323.80 FT TO CNTR-S 1/16 COR SD SEC; ALG S 1/16 LN OF SD SEC S89°56'23"W 544.13 FT; N01°18'00"E 1325.60 FT TO PT ON SD E-W 1/4 SEC LN OF SD SEC; ALG SD E-W 1/4 SEC LN N89°56'02"E 511.77 FT TO POB. LESS ANY PART LYING WITHIN 3900 WEST STREET. LESS LOTS 1-34, MAGNOLIA FIELDS PHASE 1. SUBJ TO EASE DESC REC BK 1660/1024.

Parcel Number B-1889-0001-0000

PRELIMINARY PLAT

MAGNOLIA FIELDS, PHASE 2 & 3

WITHIN THE SE 1/4 & SW 1/4 OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN
CEDAR CITY, IRON COUNTY, UTAH



**WATSON
ENGINEERING
COMPANY, INC.**

472 N 2150 W, Suite 7
Cedar City, UT 84721

Tel. (435) 586-3004

www.wecinc.com

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Watson Engineering Co.

PRELIMINARY PLAT
MAGNOLIA FIELDS, PHASE 2 & 3
PREMIER DEVELOPMENT
 WITHIN SEC. 6, T. 36 S., R. 11 W., S.L.M.
 CEDAR CITY, IRON COUNTY, UTAH

11x17 SHEETS NOT TO SCALE

~ PRELIMINARY ~
FOR REVIEW

DRAWN BY:
C. A. SWASEY

CHECKED BY:
T. G. WATSON

DATE:
May 30, 2024

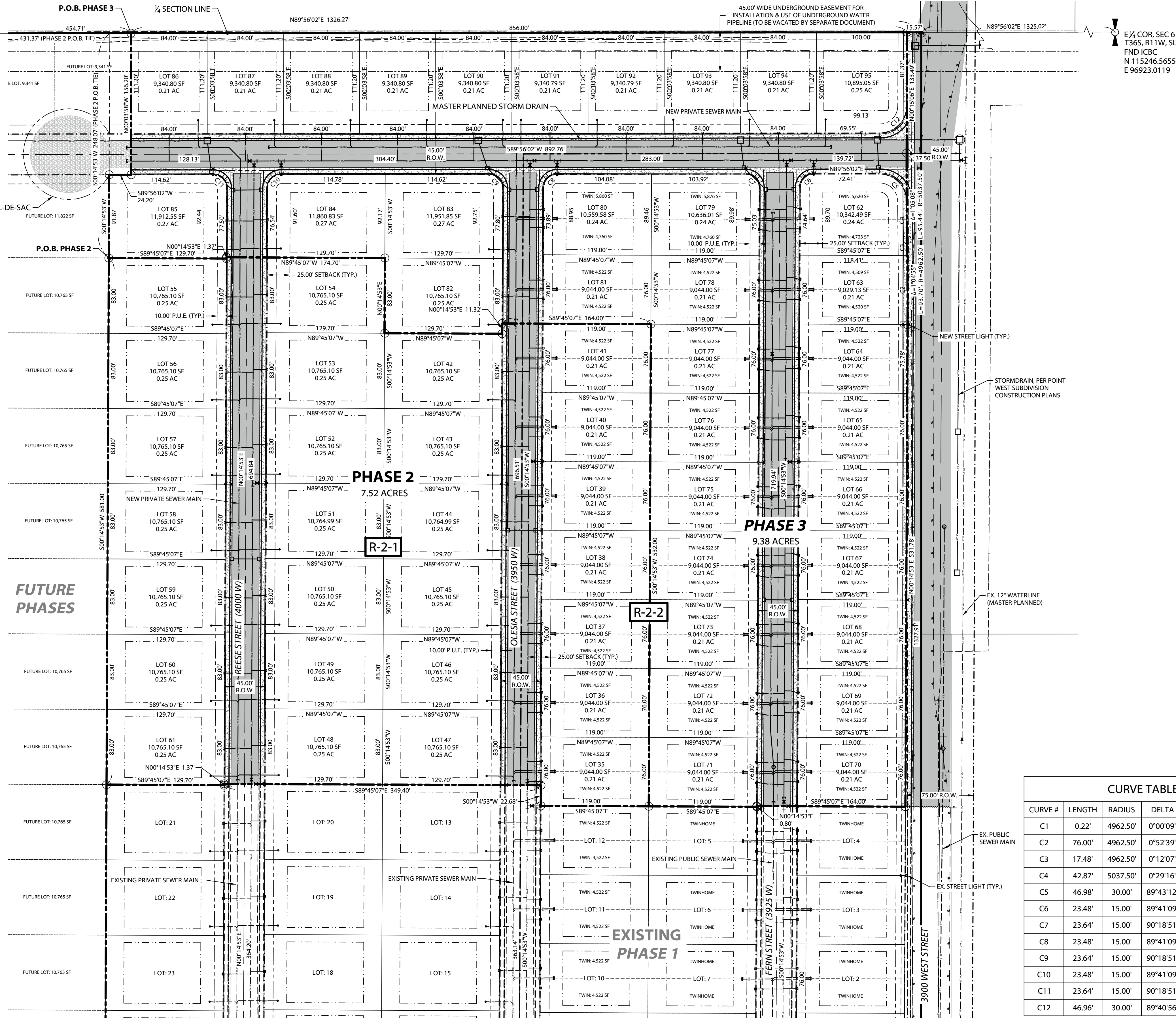
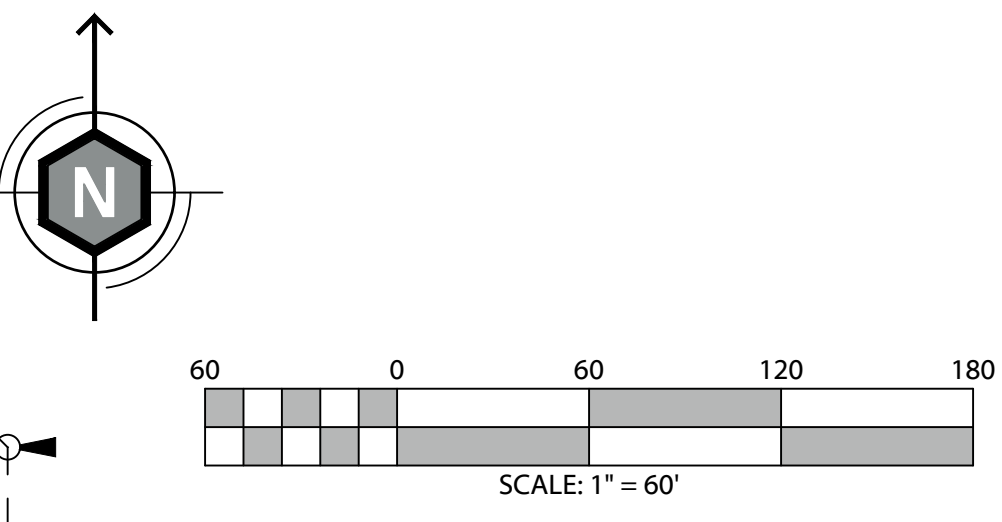
SCALE:
1:60

WATSON PROJECT No.:
24-6940

FILE:
MAGNOLIA FIELDS PH2 & 3 - PRELIMINARY PLATING

SHEET

PP



CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	0.22'	4962.50'	0°00'09"	S0°14'48"W 0.22'
C2	76.00'	4962.50'	0°52'39"	S0°11'36"E 76.00'
C3	17.48'	4962.50'	0°12'07"	S0°43'59"E 17.48'
C4	42.87'	5037.50'	0°29'16"	S0°35'24"E 42.87'
C5	46.98'	30.00'	89°43'12"	S45°12'22"E 42.32'
C6	23.48'	15.00'	89°41'09"	N45°05'27"E 21.15'
C7	23.64'	15.00'	90°18'51"	S44°54'33"E 21.27'
C8	23.48'	15.00'	89°41'09"	N45°05'27"E 21.15'
C9	23.64'	15.00'	90°18'51"	S44°54'33"E 21.27'
C10	23.48'	15.00'	89°41'09"	N45°05'27"E 21.15'
C11	23.64'	15.00'	90°18'51"	S44°54'33"E 21.27'
C12	46.96'	30.00'	89°40'56"	S45°05'34"W 42.31'

LEGAL DESCRIPTIONS

PHASE 2 BEGINNING AT A POINT N89°56'02"E 431.37' ALONG THE QUARTER SECTION LINE AND S00°14'53"W 248.07' FROM THE CENTER QUARTER CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE S00°14'53"W 581.00', TO THE NORTHWEST CORNER OF THE MAGNOLIA FIELDS SUBDIVISION, PHASE 1; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION FOR THE FOLLOWING 5 CALLS: S89°45'07"E 129.70'; THENCE N00°14'53"E 137.13'; THENCE S89°45'07"E 349.40'; THENCE S00°14'53"W 22.68'; THENCE S89°45'07"E 119.00'; THENCE DEPARTING SAID SUBDIVISION BOUNDARY, N00°14'53"E 532.00'; THENCE N89°45'07"W 164.00'; THENCE S00°14'53"W 11.32'; THENCE N89°45'07"W 129.70'; THENCE N00°14'53"E 83.00'; THENCE N89°45'07"W 174.70'; THENCE S00°14'53"W 1.37'; THENCE N89°45'07"W 129.70' TO THE POINT OF BEGINNING AND CONTAINS 7.52 ACRES.

PHASE 3 BEGINNING AT A POINT N89°56'02"E 454.71' ALONG THE QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN; THENCE S00°14'53"W 581.00', TO THE NORTHWEST CORNER OF THE MAGNOLIA FIELDS SUBDIVISION, PHASE 2; THENCE ALONG THE BOUNDARY OF SAID PHASE 2 FOR THE FOLLOWING 8 CALLS: S89°45'07"E 129.70'; THENCE N00°14'53"E 137.13'; THENCE S89°45'07"E 174.70'; THENCE S00°14'53"W 83.00'; THENCE S89°45'07"E 129.70'; THENCE N00°14'53"E 11.32'; THENCE S89°45'07"E 164.00'; THENCE S00°14'53"W 532.00' TO A POINT ON THE NORTHERLY BOUNDARY OF THE MAGNOLIA FIELDS SUBDIVISION, PHASE 1; THENCE DEPARTING SAID PHASE 2 BOUNDARY AND ALONG SAID PHASE 1 BOUNDARY FOR THE FOLLOWING 3 CALLS: S89°45'07"E 119.00'; THENCE N00°14'53"E 0.80'; THENCE S89°45'07"E 164.00'; TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF 3900 WEST STREET; THENCE DEPARTING SAID PHASE 1 BOUNDARY AND ALONG THE SAID RIGHT-OF-WAY FOR THE FOLLOWING 4 CALLS: N00°14'53"E 531.78' TO A TANGENT CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 93.70' WITH A RADIUS OF 4962.50' AND A CENTRAL ANGLE OF 1°04'55" TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 95.44' WITH A RADIUS OF 5037.50' AND A CENTRAL ANGLE OF 1°05'08"; THENCE N00°15'06"E 133.49' TO A POINT ON THE SAID QUARTER SECTION LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG SAID QUARTER SECTION LINE: S89°45'07"W 856.00' TO THE POINT OF BEGINNING AND CONTAINS 9.38 ACRES.

BASIS OF BEARING

THE BASIS OF BEARING IS N00°04'18"W FROM THE SOUTH QUARTER CORNER (BBE REBAR) TO THE NORTH QUARTER CORNER IRON COUNTY ALUMINUM CAP OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 11 WEST, SALT LAKE MERIDIAN.

ELEVATION DATUM

THE ELEVATION DATUM FOR THIS PROJECT IS NGVD29.

NOTES

- SITE INFORMATION:
 - APN#B-1889-0000-0000
- OWNER INFORMATION:
 - STRANGLEHOLD LLC (SCOTT FAYLOR)
 - ADDRESS: 900 SOUTH MAIN STREET, CEDAR CITY, UTAH 84720
 - EMAIL: predev8@gmail.com
 - PHONE: 435-862-6826
- SITE ZONING:
 - R2-2 & R2-1 (BOUNDARIES AS SHOWN HEREON)
 - PHASE 2 LOTS 42 THROUGH 61
 - PHASE 3 LOTS 82 THROUGH 95
 - PHASE 2 LOTS 35 THROUGH 41
 - PHASE 3 LOTS 62 THROUGH 81
- SITE DEVELOPMENT & PHASING
 - FULL DEVELOPMENT
 - PHASE 1: 34 LOTS (12 TWIN HOME LOTS)
 - PHASE 2: 27 LOTS (7 TWIN HOME LOTS)
 - PHASE 3: 34 LOTS (20 TWIN HOME LOTS)
 - FUTURE PHASES: 88 LOTS (SUBJECT TO CHANGE)
 - TOTAL LOTS: 183 (SUBJECT TO CHANGE)
 - MIN LOT SIZE: 9,044.00 SF
 - MAX LOT SIZE: 27,441.37 SF
 - AIRPORT COMPATIBILITY ZONE: TRAFFIC PATTERN ZONE (TPZ)
 - FLOOD ZONE:
 - ZONE C (UNSHADED), PER FIRM MAP# 49007307258
 - SITE SOIL AREA: PER CEDAR CITY RELATIVE HYDROCOMPACTION SUSCEPTIBILITY MAP (PRINTED JANUARY 2011):
 - THIS PROJECT FALLS OUTSIDE THE BOUNDARY OF THE CITY MAPPED SOILS AREA.
 - WATER AND SEWER: PIPE SIZE AND MATERIAL PER CEDAR CITY GIS INFORMATION.
 - EXISTING 10" PVC SANITARY SEWER LOCATED AT THE NORTH END OF 3900 W STREET FRONTAGE.
 - EXISTING 15" SANITARY SEWER AT THE SOUTH END OF 3900 W STREET.
 - EXISTING 12" DUCTILE IRON WATER LINE LOCATED IN 3900 W STREET.
 - EXISTING WATER PRESSURE APPROXIMATELY 122 PSI, PER CEDAR CITY MODEL.
 - CONTOUR INTERVALS: 5 MAJOR, 1 MINOR.
 - NEW CONSTRUCTION OF CULINARY WATER LINES.
 - THE INTERIORS OF PIPES, FITTINGS, AND VALVES INTENDED FOR USE IN THE CULINARY WATER SYSTEM SHALL BE PROTECTED FROM CONTAMINATION BY THE CITY WATER DIVISION. PRESSURE TESTED, CHLORINATED, DECHLORINATED, BACTERIOLOGICAL TESTED AND CONNECTED TO THE ACTIVE DISTRIBUTION SYSTEM PER ANSI/AWWA C651-14 AND THE CURRENT EDITION OF CEDAR CITY CORPORATION ENGINEERING STANDARDS.
 - ALL CONCRETE REACTION BLOCKS SHALL BE IN PLACE BEFORE INITIAL FILLING OF THE LINE PER CITY STANDARDS 4.2.3(III).
 - HYDROSTATIC PRESSURE TESTING OF 200 PSI SHALL BE IN ACCORDANCE WITH CITY STANDARD 4.2.3(III)(A) AND SUPERVISED BY THE CITY WATER DIVISION OR CITY ENGINEERING DEPARTMENT.
 - CHLORINATING SHALL BE OBSERVED AND TESTED BY THE CITY WATER DIVISION. THE PREFERRED METHOD OF DISINFECTING NEW WATER LINES SHALL BE CONTINUOUS FEED. OTHER METHODS ALLOWED WITHIN THIS STANDARD MAY BE ALLOWED WITH PERMISSION AND SUPERVISION OF THE PROCESS BY THE CITY.
 - BACTERIOLOGICAL SAMPLING AND TESTING SHALL BE PER ANSI/AWWA C651-14 SEC. 5.1.
 - TEST LAB RESULTS SHALL BE SUBMITTED TO THE CITY WATER DIVISION.
 - ALL PIPES OVER 12" IN DIAMETER WILL REQUIRE FLOWABLE FILL AS SHOWN ON CEDAR CITY DETAIL R1, SHEET D1.
 - THE COORDINATES SHOWN HEREON ARE ON THE CEDAR CITY ENGINEERS CONTROL NETWORK USING THE CITY'S GPS BASE STATION AND CALIBRATION.
 - STREET LIGHTS TO BE INSTALLED PER CEDAR CITY ORDINANCES.
 - DOUBLE FRONTED LOTS ALONG 3900 W STREET
 - NO BACKING ALLOWED ACROSS MAJOR OR ARTERIAL ROADS.
 - 6' HIGH SITE OBTUSING FENCE REQUIRED, PER CITY ORDINANCE.
 - MASTER PLANNED ITEMS:
 - MASTER PLANNED TRAIL ALONG 3900 W STREET
 - PRESSURE MAIN LOCATIONS: REESE ST, OLESIA ST, ALONG 3900 W STREET.
 - MASTER PLANNED STORM DRAIN ALONG THE NORTH SIDE OF THIS PROPERTY, TO BE INSTALLED IN LAUREL STREET AS SHOWN.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE MATERIALS TESTING FIRM FOR THE QUALITY CONTROL AND SCHEDULING OF TESTS, AND THE COMPLIANCE WITH THE MINIMUM TESTING REQUIREMENTS PER CEDAR CITY STANDARDS. FAILURE TO DO SO BY THE CONTRACTOR SHALL RESULT IN THE REMOVAL OF LIABILITY FROM THE MATERIALS TESTING FIRM FOR ANY UNTESTED SECTIONS.
 - SANITARY SEWER PRESSURE MAIN TO BE PRIVATE.
 - PRESSURE MAIN LOCATIONS: REESE ST, OLESIA ST, FERN ST (NORTH FROM LOTS 68 & 69 OF PHASE 3), & LAUREL ST.
 - PUBLIC SEWER SYSTEM LOCATIONS: FERN ST (SOUTH FROM LOTS 68 & 69 OF PHASE 3)
 - PRIVATE SEWER MAIN TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.)
 - CEDAR CITY TO GRANT PRIVATE SANITARY SEWER EASEMENT AFTER STREETS ARE DEDICATED THROUGH THE FINAL PLAT.
 - BE DUE TO SHALLOW SEWER, ALL LOTS ON THE PUBLIC SEWER SYSTEM WILL REQUIRE "BASEMENT-LESS" BUILDINGS TO BE CONSTRUCTED, LOTS 70 & 71 OF PHASE 3.

11x17 SHEETS NOT TO SCALE

**CEDAR CITY
CITY COUNCIL AGENDA ITEM #3
STAFF INFORMATION SHEET**

To: Mayor and City Council

From: Jonathan Stathis

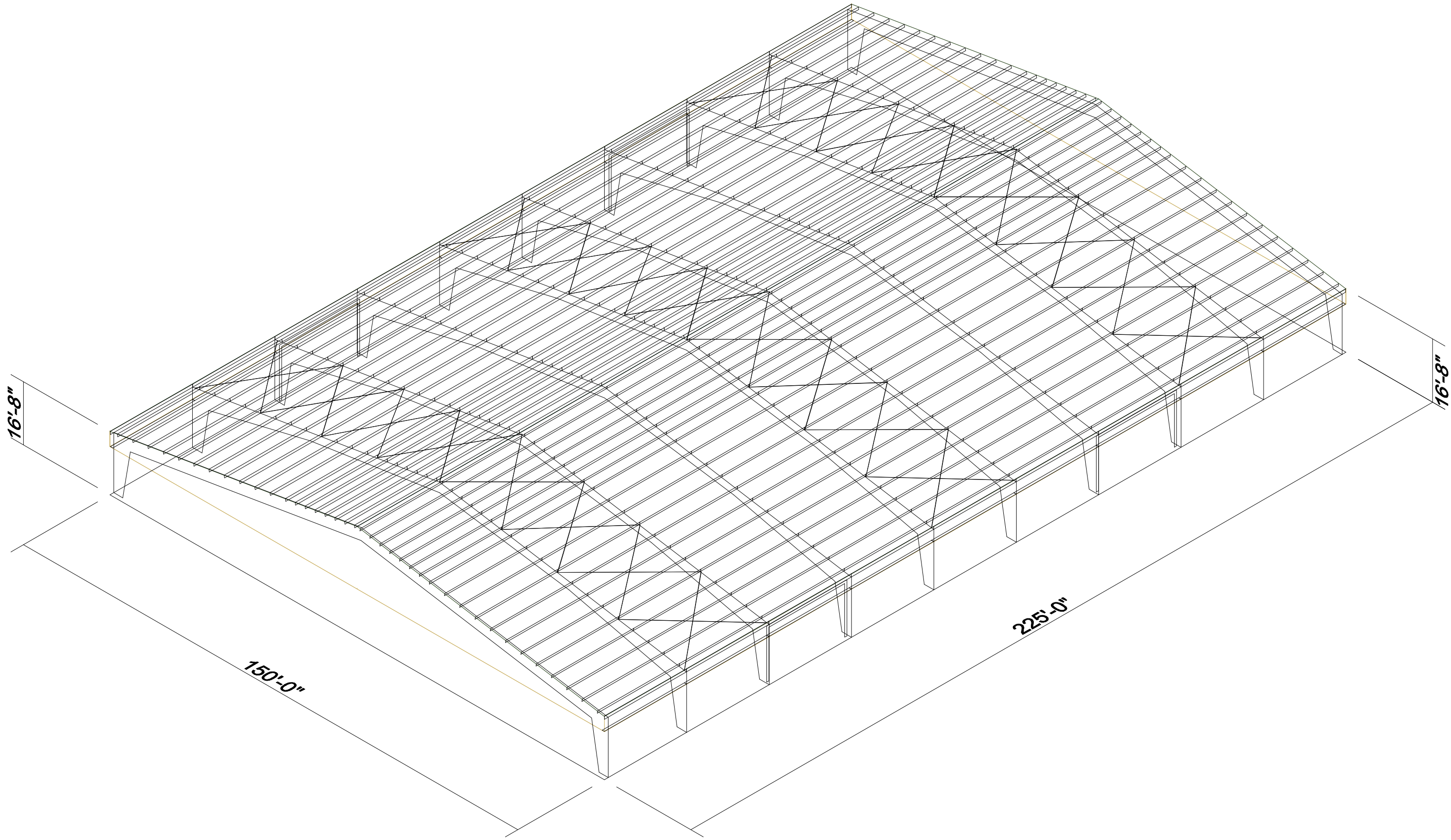
Council Meeting Date: June 17, 2026

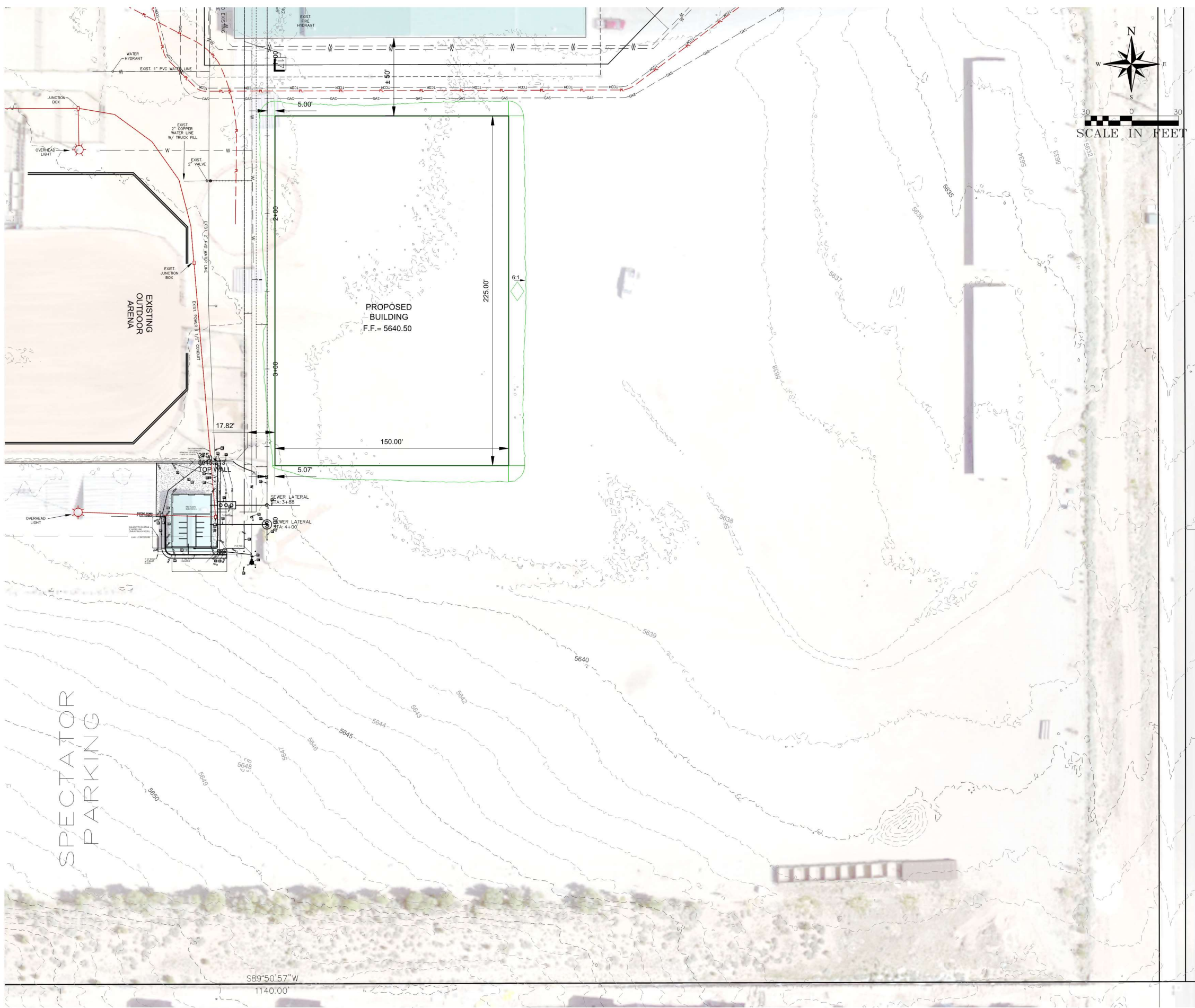
Subject: **Consider bids for the Cross Hollows Covered Arena Pre-Engineered Metal Building.**

Discussion: This bid is for the City to purchase the metal building for a new covered outdoor arena at the Cross Hollows Event Center. Other bids will be received later for the construction of the project.

The dimensions of the proposed covered outdoor arena are 150 feet by 225 feet for a total of 33,750 square feet. Refer to the attached isometric drawing of the proposed building. Also, refer to the attached site plan which shows the location of the proposed covered outdoor arena in relation to the existing outdoor arena. Private donations have been received to cover the cost of purchasing the building and constructing the new covered outdoor arena.

The bids for supplying the metal building have not been received yet. The bids will be received on Friday, June 19th. Information regarding the bid results will be included in the packet for next week's City Council Action meeting.





CONSTRUCTION NOTES:

DATE: 6/2026
CHECKED: S.J.

SCALE: 1" = 30'
DRAWN: T.B.M.

NO	REVISIONS DESCRIPTION	DATE	BY

CEDAR CITY
10 NORTH MAIN STREET
CEDAR CITY, UTAH 84720
PH. (435) 586-2963



PLAN SHEET FOR ARENA SOUTH BUILDING
PROJECT 2026
LOCATED IN THE SE1/4 SEC. 8, T36S, R11W, SLB&M

SHEET NO. 1
FILE:

11X17 SIZE SHEETS
ARE NOT TO SCALE

**CEDAR CITY COUNCIL
AGENDA ITEM #4**

DECISION PAPER

TO: Mayor and City Council

FROM: Mike Phillips

DATE: 11 June 2026

SUBJECT: Request to purchase a Type 3/1 Engine

PROBLEM: The Fire Department was approved to purchase a new Type 3/1 engine in the FY 26/27 budget.

The State bid price on the ladder is \$865,865.00.

Siddons-Martin Emergency Group is on the state bid list as a preferred vendor and through the NASPO ValuePoint Master Agreement.

RECOMMENDATION: To approve the contract with Siddons-Martin for \$865,865.00

Siddons-Martin Emergency Group, LLC
 7285 S. 700 West
 Midvale UT 84047
 Business Number 221B

June 12, 2026

Mike Phillips, Chief



CEDAR CITY FIRE DEPARTMENT
 291 N 800 W, CEDAR CITY, UT 84721

Proposal For: 2026 Cedar City Type 1/3 engine

Siddons-Martin Emergency Group, LLC, is pleased to provide the following proposal to CEDAR CITY FIRE DEPARTMENT. Unit(s) will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB and training on the operation and use of the apparatus.

Description	Amount
Qty. 1 - 1343 - Cedar City Type 1/3 engine	
Unit Price - \$863,865.00	
Delivery within 14-15 months of ordered date	
Quote - 0003379 - 6	
Vehicle Price	\$863,865.00
1343 – Unit Total	\$863,865.00
Subtotal	\$863,865.00
HGAC FS12-23 (FIRE)	\$2,000.00
Total	\$865,865.00

Price guaranteed until 06/30/2026.

Prepayment Discount: To receive the prepayment discount(s), if quoted, above, the Customer must pay the applicable prepayment invoice in full within forty-five (45) days of the invoice date, unless otherwise agreed in writing by Siddons-Martin Emergency Group.

Taxes: Tax is not included in this proposal. If the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Payment Terms: Unless otherwise specifically noted and agreed upon in writing by Siddons-Martin Emergency Group, all invoices are net due upon delivery and acceptance of the apparatus. Any alternate payment terms must be expressly approved in advance and documented in a signed agreement or purchase order executed by both parties. Payments not received when due shall be subject to the late fee provisions stated below, accruing from the date payment was due until paid in full. Siddons-Martin Emergency Group reserves the right to delay delivery, withhold release of title or documentation, or impose additional charges if agreed payment terms are not met. Title and ownership of the apparatus shall not transfer to the Customer until full payment has been received by Siddons-Martin Emergency Group.

If the apparatus and any associated loose equipment, poly components, or upfitting items are purchased under a single purchase order, Siddons-Martin Emergency Group will invoice for the total purchase price upon Customer's acceptance of the apparatus, excluding any ancillary, incidental, or non-essential outstanding items. For purposes of this Agreement, "outstanding items" may include, without limitation, loose equipment, accessories, minor apparatus upfitting, punch-list items, or post-delivery buildout components that do not materially impair the Apparatus's intended operational use.

If Customer requests delivery of loose equipment, poly components, or upfitting items prior to delivery of the apparatus, Siddons-Martin Emergency Group may condition such early delivery on advance payment of the total purchase price or written confirmation that such payment has been authorized by Customer.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due. After 30 days, the late fee increases to .044% per day until the payment is received.

Cancellation: In the event this proposal is accepted then cancelled or terminated by the Customer before completion of the order (meaning before final acceptance, delivery, and payment in full for the apparatus), Siddons-Martin Emergency Group may assess a cancellation fee as liquidated damages to recover costs incurred. All cancellations must be submitted in writing and signed by an authorized representative of the Customer. The following schedule will be applied based on the stage of completion at the time of cancellation:

- (A) 10% of the Purchase Price after the order is accepted and entered by the manufacturer;
- (B) 20% of the Purchase Price after completion of preliminary engineering drawings prepared for Customer review ("Approval Drawings"), whether or not the Customer has yet approved such drawings;
- (C) 30% of the Purchase Price upon any material requisition or the start of production.
- (D) If cancellation occurs after the apparatus has entered the production process, the Customer will

be responsible for the difference between the Purchase Price and any resale price obtained by Siddons-Martin Emergency Group, plus any costs incurred by Siddons-Martin Emergency Group to conduct such resale. Siddons-Martin Emergency Group will make reasonable efforts to mitigate such costs through resale to another purchaser.

For purposes of this section, "Purchase Price" means the total sale price of the apparatus, exclusive of taxes and any approved change order items not yet invoiced. The cancellation fee will increase accordingly as costs are incurred through engineering, materials procurement, or manufacturing. Invoices for cancellation fees are due within thirty (30) days of issuance. Any unpaid balance thereafter will accrue interest or late fees at the same rates and in the same manner as provided under the Late Fee section of this proposal.

Force Majeure: Siddons-Martin Emergency Group shall not be liable for any failure or delay in the performance of its obligations if such failure or delay is due to causes beyond its reasonable control, including but not limited to acts of God, war, natural disasters, armed conflicts, acts of terrorism, labor disruptions, supply chain disruptions, governmental mandates, or any other events that are unforeseeable and unavoidable by Siddons-Martin Emergency Group. Should Siddons-Martin Emergency Group encounter such force majeure event, it shall promptly notify Customer in writing and shall use all reasonable efforts to mitigate the effects of the force majeure event and resume the performance of its obligations as soon as practicable.

Purchase price may be subject to new or increased tariffs, duties, taxes, or other governmental charges levied against, or made applicable to, the vehicle or any component thereof after the date of this proposal. Should such fees be enacted prior to order completion, Siddons-Martin Emergency Group reserves the right to revise the final cost to reflect the additional fees and will provide notice of any such adjustment.

Acceptance: To ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the State of Utah. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

I, _____, the authorized representative of CEDAR CITY FIRE DEPARTMENT, agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

Customer Authorized Representative

Sales Representative

Signature and Date

Mark Hales 06/11/2026

Signature and Date

CEDAR CITY COUNCIL
AGENDA ITEM #5

DECISION PAPER

TO: Mayor and City Council

FROM: Natasha Hirschi

DATE: June 12, 2026

SUBJECT: Consider a resolution amending Chapter 7 Section 7.8.2 of the City's personnel policy pertaining to working out of class.

DISCUSSION: The proposed change provides a detailed definition as to what warrants out of class compensation (See below). The new language gives us flexibility to address current issues without creating additional job titles and positions within our current pay structure.

7.8.2 Out-of-class compensation may be granted to an employee assigned additional responsibilities and duties that are substantially beyond the scope of their regular position and that increase the complexity, accountability, decision-making authority, or workload of the employee's assigned role. ~~to work in a higher classification for an extended period of time.~~ Prior approval of the Department Head and City Manager is required. ~~The pay shall be within the range for the new classification.~~ Additional duties must be assigned and performed for a sustained period of time before additional compensation will be considered. Temporary, incidental, or occasional tasks that do not materially change the nature of the position generally will not qualify for out-of-class compensation.

CEDAR CITY RESOLUTION NO. _____

A RESOLUTION OF THE CEDAR CITY COUNCIL AMENDING CHAPTER 7 OF THE CITY'S PERSONNEL POLICY PERTAINING TO WORKING OUT OFF CLASS.

WHEREAS, the Cedar City Council is the duly elected governing body of Cedar City and has adopted the City's personnel policy; and

WHEREAS, from time to time it is necessary and appropriate to consider new alternatives related to personnel management and City-wide personnel policy; and

WHEREAS, currently, the personnel policy has provisions allowing employees that are working out of class for a sustained period of time to receive additional compensation; and

WHEREAS, the current out of class provisions were adopted using a salary and compensation method no longer used by Cedar City. Cedar City needs to update its working out of class policy to keep up with how it currently compensates employees; and

WHEREAS, the City Council has considered the proposed amendments to the City-wide personnel policy in an open and public meeting and has determined that it is in the best interests of the health, safety, and general welfare of the City to adopt the herein contained amendments to the City's personnel policy.

NOW THEREFORE BE IT RESOLVED, by the City Council of Cedar City, Utah, that the City's personnel policy is hereby amended to remove the language that has been struck through and include the language that is underlined in the attached Exhibit A.

This resolution, Cedar City Resolution No. _____, shall become effective immediately upon passage by the City Council and the signature of the Mayor.

Council Vote:

Phillips -
Cox -
Wilkey -
Schmidt -
Galan -

Dated this ____ day of June 2026.

STEVEN NELSON
MAYOR

[SEAL]

ATTEST:

AMBER RAY
CITY RECORDER

EXHIBIT A.

7.8.2

Out-of-class compensation may be granted to an employee assigned additional responsibilities and duties that are substantially beyond the scope of their regular position and that increase the complexity, accountability, decision-making authority, or workload of the employee's assigned role. ~~to work in a higher classification for an extended period of time.~~ Prior approval of the Department Head and City Manager is required. ~~The pay shall be within the range for the new classification.~~ Additional duties must be assigned and performed for a sustained period of time before additional compensation will be considered. Temporary, incidental, or occasional tasks that do not materially change the nature of the position generally will not qualify for out-of-class compensation.

CEDAR CITY COUNCIL
AGENDA ITEMS - #6
DECISION PAPER

TO: Mayor and City Council

FROM: City Manager

DATE: June 11, 2026

SUBJECT: Compensatory time.

Last month the fire department approached the City Council with a proposal to reduce the maximum amount of compensatory time fire department employees could accumulate. At that time the City Council expressed a desire to consider a proposal that applied city wide to reduce maximum allowable compensatory time balances.

Compensatory time is earned by employees in lieu of overtime pay. Typical employees that work over 80 hours in a pay period have the option to take 1.5 hours of overtime or 1.5 hours of compensatory time for each hour over the 80 hours they work. Currently Cedar City limits the accumulation of compensatory time for public safety to 480 hours and non-public safety to 240 hours. There is no limit as to how many hours roll over from year to year.

The attached resolution cuts the maximum amount of compensatory time that an employee can accumulate in half. The new limit for public safety is 240 and the new limit for non-public safety is 120. This brings Cedar City more in line with the benefits offered by other municipalities and government entities. The resolution recognizes that the compensatory time an employee has earned belongs to the employee and is theirs to use. Earlier this month a report was produced showing 61 out of 144 eligible employees have compensatory time balances that exceed the new limit proposed in the attached resolution. These balances are something the employee has earned and can either use or Cedar City can pay them out. The resolution proposes a phased approach to use of balances that exceed the new limits. Over a maximum of five (5) years an employee with accumulated compensatory time exceeding the new limits would have to use those balances to take time off. The alternative is for Cedar City to pay the employees for their compensatory time that exceeds the new limits. According to the report ran earlier this month, it would cost Cedar City approximately \$343,238.35 at current salary rates to buy out all of the compensatory time accumulated above the newly proposed limits.

Please consider the attached resolution. If you have any questions, please ask. Thank you.

CEDAR CITY RESOLUTION NO. _____

A RESOLUTION OF THE CEDAR CITY COUNCIL AMENDING CHAPTER 7 OF THE CITY'S PERSONNEL POLICY PERTAINING TO COMPENSATORY TIME LIMITS.

WHEREAS, the Cedar City Council is the duly elected governing body of Cedar City and has adopted the City's personnel policy; and

WHEREAS, from time to time it is necessary and appropriate to consider new alternatives related to personnel management and City-wide personnel policy; and

WHEREAS, currently, the personnel policy has provisions allowing the accumulation of compensatory time and sets limits on how much time can be accumulated; and

WHEREAS, the current compensatory time limits carry a steep financial liability for Cedar City and exceed what is typically found in benefit packages provided by municipalities throughout the State; and

WHEREAS, the City Council has considered the proposed amendments to the City-wide personnel policy in an open and public meeting and has determined that it is in the best interests of the health, safety, and general welfare of the City to adopt the herein contained amendments to the City's personnel policy.

NOW THEREFORE BE IT RESOLVED, by the City Council of Cedar City, Utah, that the City's personnel policy is hereby amended to remove the language that has been struck through and include the language that is underlined in the attached Exhibit A.

This resolution, Cedar City Resolution No. _____, shall become effective immediately upon passage by the City Council and the signature of the Mayor.

Council Vote:

Phillips -
Cox -
Wilkey -
Schmidt -
Galan -

Dated this ____ day of June 2026.

STEVEN NELSON
MAYOR

[SEAL]
ATTEST:

AMBER RAY
CITY RECORDER

EXHIBIT A.

7.6 Compensatory Time

7.6.1 Effective July 1, 2026, Compensatory time in lieu of monetary overtime compensation shall be earned at the rate of one and one-half hours of compensatory time for each hour of overtime worked. Employees may accrue up to ~~240~~ 120 hours of compensatory time. ~~(Since compensatory time is accumulated at time and one-half, this is only 160 hours of actual overtime work).~~ Employees who work in a public safety activity or emergency response activity may accumulate up to ~~480~~ 240 hours of compensatory time. Since compensatory time is accumulated at time and one-half, this is only 160 hours of actual overtime work. The ~~480~~240-hour accrual limit does not apply to office personnel or other civilian employees who perform public safety activities in emergency situations, even if they spend substantially all of their time in a particular week on public safety activities.

7.6.2 As of the implementation of the compensatory time limits set above there are many city employees that have earned more compensatory time hours under the previous policy. These employees have earned this benefit. To reduce balances in excess of the above stated limits the following shall apply:

1. An employee that leaves Cedar City's employment or has their position moved to an exempt status shall receive a payout for their entire compensatory time balance at the time they leave the City's employment or have their position moved to exempt status.

2. Effective January 1, 2027, employees that have a compensatory time balance exceeding the limits established in this policy shall be required to use their compensatory time over the next five (5) years until their compensatory time balance is in line with the new limits. Employees may choose to use more compensatory time than required. For non-public safety employees the first twenty-four (24) hours taken off in each calendar year shall use compensatory time. For public safety employees the first forty-eight (48) hours taken off in each calendar year shall use compensatory time. Once the employees' compensatory time balances are in line with the limits established in this policy, they may choose to use any of the time off allowances in the City's policies when they take time off.

CEDAR CITY COUNCIL
AGENDA ITEMS #7
DECISION PAPER

TO: Mayor and City Council

FROM: City Manager

DATE: June 12, 2026

SUBJECT: Impact Fees

In March the Council considered an ordinance amending the City's impact fees. The matter was tabled and brought back to the council in April, where it was tabled again. Staff and the Mayor's office have been working with the council individually and our third-party consultants. There is a new proposal for your consideration. Please consider adopting the impact facilities plan and impact fee analysis as drafted. Adoption of the facilities plan, and analysis will set the upper limit for impact fees Cedar City is legally allowed to charge. Included in your packet there is a spreadsheet titled "impact fees June proposal". At the bottom of this spreadsheet there are comparisons showing the percentage change between existing and proposed by study, and existing and proposed for adoption. Also included in the packet is a copy of the impact fee facility plan and analysis. If there is additional information you would like to see please let me know and it will be provided.

Please consider adopting the impact fee facility plan and analysis. Also please consider adopting the proposed rates. Thank you.

Drainage - No change from initial proposal

Existing Fees	Runoff (cfs)/Unit	Proposed	Existing	% Change
Single Family Dwelling Unit	6.40%	\$393	\$294	33.67%
Multi Family Dwelling Unit	1.40%	\$85	\$63	34.92%
Commercial (per 1,000 SF)	20.30%	\$1,256	\$941	33.48%
Industrial (per 1,000 SF)	21.90%	\$1,354	\$1,015	33.40%
Institutional (per 1,000 SF)	6.10%	\$378	\$283	33.57%
Agricultural (per 1,000 SF)	9.70%	\$597	\$447	33.56%

Mayors Proposal	% Recommendation
\$393	0%
\$85	0%
\$1,256	0%
\$1,354	0%
\$378	0%
\$597	0%

Fire - No change from initial proposal

Unit	Cost per Call	Calls per Unit	Total Impact Fee per Unit	Existing Fee	% Change
Single Family	Per Resident	\$19,455	0.03	\$603	\$404.00 -49%
Multi-Family	Per Resident	\$19,455	0.04	\$778	\$185.00 -321%
Commercial	Per 1K SF of E	\$28,448	0.05	\$1,422	\$199.00 615%
Office	Per 1K SF of E	\$28,448	0.03	\$768	NA NA
Industrial	Per 1K SF of E	\$28,448	0.01	\$142	\$482.00 -71%
Institutional	Per 1K SF of E	\$28,448	0.02	\$569	\$362.00 57%

Mayors Proposal	% Recommendation
\$603	0%
\$778	0%
\$1,422	0%
\$768	0%
\$142	0%
\$569	0%

Parks - No change from initial Proposal

Household Type	Persons per HH	Recommended Fee per HH	Existing Fee per HH	% Change
Average	3.01	\$4,052		
Single Family	3.05	\$4,106	\$1,350	204.20%
Multi-Family (including Mobile Homes)	2.31	\$3,110	\$1,290	141.10%

Mayors Proposal	% Recommendation
\$4,052	0%
\$4,106	0%
\$3,110	0%

Police - recommended no change from 2020 adopted fee, percentage shows difference from initial proposal

Police	Animal LOS	Animal Cost Per Call	Total Police Impact Fee	Existing Fee	Total % Change
Single Family Residential	0.00	\$50.75	\$394	\$99.00	342%
Multi-Family Residential	0.06	\$39.38	\$549	\$71.00	674%
Commercial	0.05	\$31.90	\$510	\$107.00	377%
Office	0.01	\$5.41	\$81	NA	
Industrial	0	\$1.83	\$19	\$56.00	-66%
Institutional	0.28	\$0.00	\$107	\$33.00	224%

Mayors Proposal	% Recommendation
\$89.00	-77%
\$71.00	-57%
\$107.00	-79%
NA	
\$19.00	0%
\$33.00	-69%

sewer - reduction based on fewer projects, percentage shows difference from initial proposal

Existing/Proposed Fee Comparison by Meter Size	AWWA Multiplier	Proposed	Existing	% Increase
1"	1	\$5,632	\$1,935	191.05%
1.5"	2.5	\$14,082	\$4,837	191.13%
2"	4	\$22,532	\$7,740	191.11%
3"	5.83	\$32,857	\$11,281	191.26%
4"	8.67	\$48,818	\$16,776	190.99%
6"	14.67	\$82,611	\$28,386	191.02%

Mayors Proposal	% Recommendation
\$4,596	-18%
\$11,491	-18%
\$18,387	-18%
\$26,813	-18%
\$39,837	-18%
\$67,413	-18%

transportation - no change from initial proposal

Category	Fee
Single Family	\$1,169
Multi Family	\$835
Commercial	\$5,337
Industrial	\$604
Institutional	\$941

Mayors Proposal	% Recommendation
\$1,169	0%
\$835	0%
\$5,337	0%
\$604	0%
\$941	0%

water - no change from 2020 adopted number, percentage shows difference from initial proposal

Existing/Proposed Fee Comparison by Meter Size	AWWA Multiplier	Proposed	Existing	% Increase
1"	1	\$8,594	\$3,892	120.81%
1.5"	2.5	\$21,483	\$9,730	120.79%
2"	4	\$34,374	\$15,568	120.80%
3"	5.83	\$50,127	\$22,690	120.92%
4"	8.67	\$74,476	\$33,744	120.71%
6"	14.67	\$126,036	\$57,096	120.75%

Mayors Proposal	% Recommendation
\$3,892	-55%
\$9,730	-55%
\$15,568	-55%
\$22,690	-55%
\$33,744	-55%
\$57,096	-55%

Total proposed

	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per 1K SF)	Industrial (Per 1K SF)	Institutional (Per 1K SF)
Parks and Recreation	\$4,106	\$3,110	-	-	-
Fire	\$603	\$778	\$1,422	\$142	\$569
Police	\$89	\$71	\$107	\$19	\$33
Storm Water	\$393	\$85	\$1,256	\$1,354	\$378
Wastewater*	\$4,596	\$4,596	\$4,596	\$4,596	\$4,596
Culinary Water*	\$3,892	\$3,892	\$3,892	\$3,892	\$3,892
Transportation**	\$1,169	\$835	\$5,337	\$604	\$941
Per Unit Increase	\$14,848	\$13,367	\$16,610	\$10,607	\$10,409
% Increase	42%	41%	42%	26%	28%

Total existing

	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per 1K SF)	Industrial (Per 1K SF)	Institutional (Per 1K SF)
Parks and Recreation	\$1,350	\$1,290	-	-	-
Fire	\$404	\$185	\$199	\$482	\$362
Police	\$89	\$71	\$107	\$56	\$33
Storm Water	\$294	\$63	\$941	\$1,015	\$283
Wastewater*	\$1,935	\$1,935	\$1,935	\$1,935	\$1,935
Culinary Water*	\$3,892	\$3,892	\$3,892	\$3,892	\$3,892
Transportation	\$636	\$435	\$2,516	\$486	\$979
Per Unit	\$8,600	\$7,871	\$9,590	\$7,866	\$7,484

total max allowed by study

	Single Family (Per Unit)	Multi-Family (Per Unit)	Commercial (Per 1K SF)	Industrial (Per 1K SF)	Institutional (Per 1K SF)
Parks and Recreation	\$4,106	\$3,110	-	-	-
Fire	\$603	\$778	\$1,422	\$142	\$569
Police	\$394	\$549	\$510	\$19	\$107
Storm Water	\$393	\$85	\$1,256	\$1,354	\$378
Wastewater*	\$5,632	\$5,632	\$5,632	\$5,632	\$5,632
Culinary Water*	\$8,594	\$8,594	\$8,594	\$8,594	\$8,594
Transportation	\$1,169	\$835	\$3,254	\$604	\$941
Per Unit	\$20,891	\$19,583	\$20,668	\$16,345	\$16,221

total increase allowed by study

% Increase	59%	60%	54%	52%	54%
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PUBLIC
FINANCE
ADVISORS



CEDAR CITY,
UTAH
FEBRUARY 2026

IMPACT FEE FACILITIES PLAN (IFFP)
& IMPACT FEE ANALYSIS (IFA)

PARKS AND RECREATION, FIRE, POLICE,
STORM WATER, WASTEWATER, CULINARY
WATER AND TRANSPORTATION

PREPARED BY:

LRB PUBLIC FINANCE ADVISORS
FORMERLY LEWIS YOUNG ROBERTSON & BURNINGHAM INC.

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IMPACT FEE CERTIFICATION

IFFP CERTIFICATION

LRB Public Finance Advisors (formerly Lewis Young Robertson & Burningham, Inc.) and Cedar City jointly certify that the Impact Fee Facilities Plan (IFFP) prepared for Parks and Recreation, Fire, Police, Storm Water, Wastewater, Culinary Water, and Transportation:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; and
3. complies in every relevant respect with the Impact Fees Act.

LRB PUBLIC FINANCE ADVISORS & CEDAR CITY

IFA CERTIFICATION

LRB Public Finance Advisors certifies that the Impact Fee Analysis (IFA) prepared for Parks and Recreation, Fire, Police, Storm Water, Wastewater, Culinary Water and Transportation includes only the costs of public facilities that are:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities; or
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
3. offsets costs with grants or other alternate sources of payment; and
4. complies in each and every relevant respect with the Impact Fees Act.

LRB Public Finance Advisors makes this certification with the following caveats:

1. All the recommendations for implementation of the IFFP made in the IFFP documents or in the IFA documents are followed by City staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LRB PUBLIC FINANCE ADVISORS



DEFINITIONS

The following acronyms or abbreviations are used in this document:

AADT: Average Annual Daily Trips

AAGR: Average Annual Growth Rate

AWWA: American Water Works Association

AF: Acre Foot

BO: Buildout

CFS: Cubic Feet per Second

ERU: Equivalent Residential Unit (Culinary Water & Wastewater)

GAL: Gallons

GPD: Gallons per Day

GPM: Gallons per Minute

HH: Household

IFA: Impact Fee Analysis

IFFP: Impact Fee Facilities Plan

ITE: Institute of Traffic Engineers

KSF: 1,000 Square Feet

LOS: Level of Service

LRB: LRB Public Finance Advisors

MG: Million Gallons

MGD: Million Gallons per Day

SF: Square Feet

TAZ: Traffic Area Zone

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SECTION 1: EXECUTIVE SUMMARY

The purpose of this Impact Fee Facilities Plan (IFFP), with supporting Impact Fee Analysis (IFA), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act," and help Cedar City (the "City") fund necessary capital improvements for future growth. This document will address the Parks, Fire, Police, Storm Water, Wastewater, Culinary Water and Transportation needed to serve the City through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service (LOS) for Parks, Fire, Police, Storm Water, Wastewater, Culinary Water and Transportation.

- **Impact Fee Service Area:** The Service Area for the parks, fire, police, storm water, wastewater, culinary water, and transportation impact fees includes all areas within the current municipal boundaries of the City and future annexation areas as they are annexed into the City. **Figure 3.1** illustrates the proposed City-wide Service Area. This document identifies the necessary future system improvements for the Service Area that will maintain the existing LOS into the future.
- **Demand Analysis:** The demand units utilized in this analysis include population and household growth, acreage, calls for service, ERUs, and trip generation. As new development and redevelopment occur within the City, it generates increased demand on City infrastructure. The system improvements identified in this study are designed to maintain the existing LOS for any new or redeveloped property within the City.
- **Level of Service:** The existing LOS is defined throughout each section of this document. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS that is provided to a community's existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development.
- **Excess Capacity:** The demand analysis, existing facility inventory, and LOS analysis allow for the development of a list of capital facilities necessary to serve new growth and to maintain the existing level of service. This list includes any excess capacity of existing facilities, as well as future system improvements necessary to maintain the LOS. The inclusion of excess capacity is known as a "buy-in." Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities. This analysis calculates the buy-in component where applicable.
- **Capital Facilities Analysis:** Due to the projected new development and redevelopment within the City, additional capital improvements will be necessary as they relate to parks, fire, police, storm water, wastewater, culinary water and transportation.
- **Funding of Future Facilities:** This analysis assumes future growth-related facilities will be funded through a combination of impact fee revenues and other funds. The analysis includes future debt-related interest expenses for Police and Fire.



SUMMARY OF PROPOSED IMPACT FEES

The impact fees proposed in this analysis will be assessed within the designated Service Areas. **Table 1.1** provides a general summary of the calculated impact fees for illustrative purposes only. Detailed fee schedules can be found in the following sections of this analysis.

TABLE 1.1: PROPOSED MAXIMUM IMPACT FEE PER UNIT

	SINGLE FAMILY (PER UNIT)	MULTI-FAMILY (PER UNIT)	COMMERCIAL (PER 1K SF)	INDUSTRIAL (PER 1K SF)	INSTITUTIONAL
Parks and Recreation	\$4,106	\$3,110	-	-	-
Fire	\$603	\$778	\$1,422	\$142	\$569
Police	\$394	\$549	\$510	\$19	\$107
Storm Water	\$393	\$85	\$1,256	\$1,354	\$378
Wastewater*	\$5,632	\$5,632	\$5,632	\$5,632	\$5,632
Culinary Water*	\$8,594	\$8,594	\$8,594	\$8,594	\$8,594
Transportation**	\$1,169	\$835	\$3,254	\$604	\$941

*Fee is for 1 ERU, larger meters will be assessed a higher fee

**Represents a general fee for commercial (ITE Code 820), institutional (ITE Code 560), and industrial (ITE Code 110). See Table 10.6 for details.

NON-STANDARD IMPACT FEES

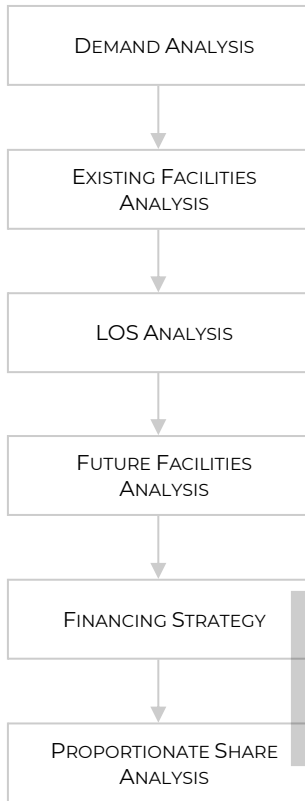
The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.¹ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis.

¹ 11-36a-402(1)(c)



SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFFP and IFA. The IFFP is designed to identify the existing LOS and the demands placed upon existing public facilities by future development and evaluate how these demands will be met. The IFFP is also intended to outline the system improvements which are intended to be funded by impact fees. The IFA is designed to proportionately allocate the cost of the new public facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. Each component must consider the existing level of service (LOS) provided to existing development and ensure that impact fees are not used to raise that level of service. The following elements are important considerations when completing an IFFP and IFA.

DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. This element focuses on a specific demand unit related to each public facility – the existing demand on public facilities and the future demand as a result of new development that will impact public facilities.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, to the extent possible, the Impact Fee Facilities Plan provides an inventory of the existing public facilities. The inventory valuation should include the original construction cost and estimated useful life of each facility. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing “Level of Service” (“LOS”). Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the level of service which is provided to a community’s existing residents and ensures that future facilities maintain these standards. Any excess capacity identified within existing facilities can be apportioned to new development. Any demand generated from new development that overburdens the existing public facilities beyond the existing capacity justifies the construction of new public facilities.

EXCESS CAPACITY AND FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory, and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing LOS. This list includes any excess capacity of existing facilities as well as future system improvements necessary to maintain the level of service.

FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources, and the dedication of system improvements, which may be used to obtain or



finance system improvements.² In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to maintain the existing LOS.³

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis (IFA) is required under the Impact Fees Act and must identify the impacts placed on public facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis (IFA) must include a proportionate share analysis, clearly detailing that the cost of future or existing (that have excess capacity) public facilities improvements are roughly proportionate to the reasonably related to the service demands needed for any new development activity. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to maintain the existing level of service (UCA 11-36a-302 (3)). The City has determined that assessing impact fees on development activities is necessary to maintain the existing level of services in the future.

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² 11-36a-302(2)

³ 11-36a-302(3)

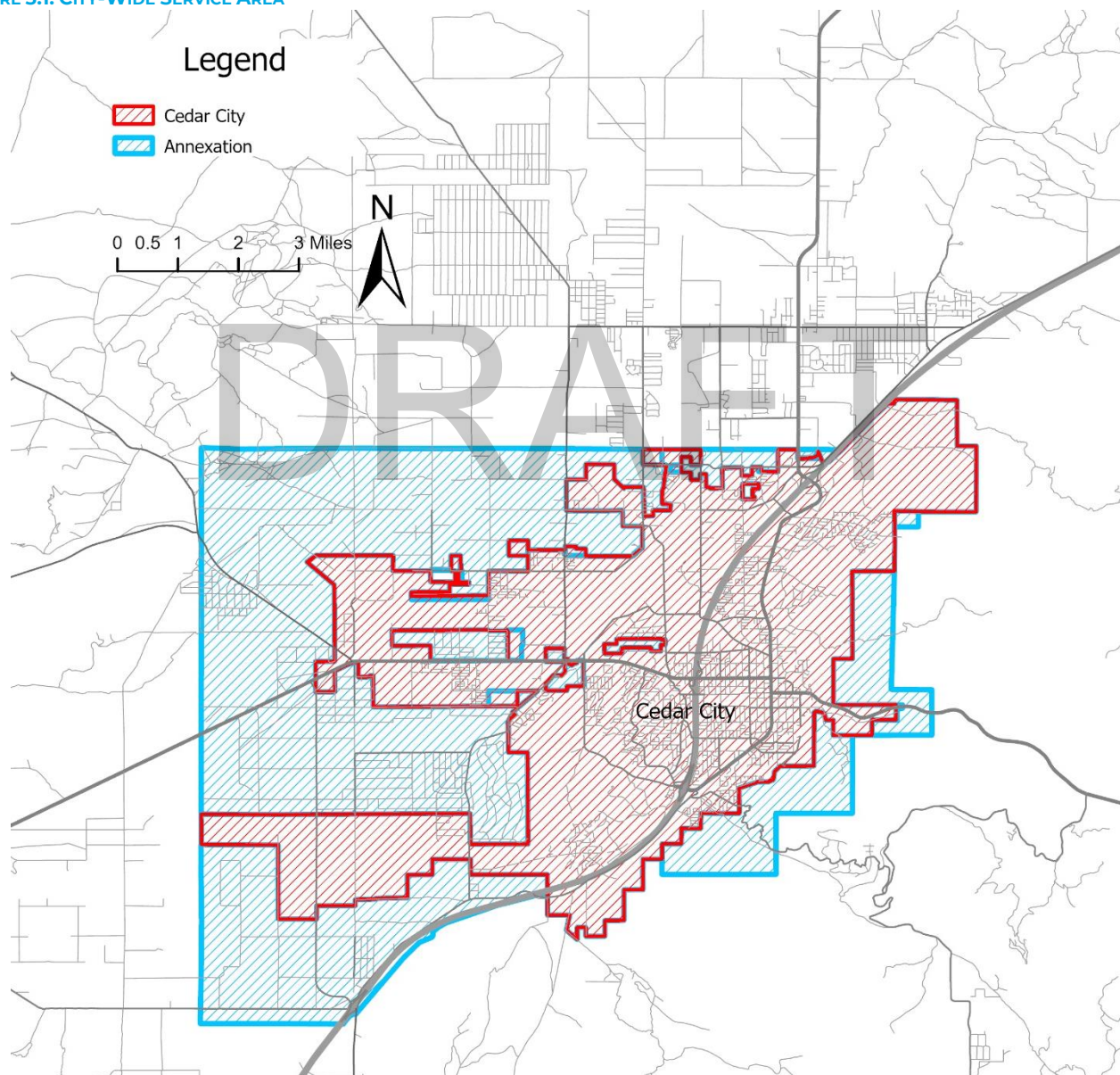


SECTION 3: OVERVIEW OF SERVICE AREA AND GENERAL DEMAND FIGURES

SERVICE AREAS

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁴ The Service Area for all impact fees includes all areas within the current municipal boundaries of the City and future annexation areas as they are annexed into the City, as shown in **Figure 3.1**. This document identifies the necessary future system improvements for the Service Area that will maintain the existing LOS in the future.

FIGURE 3.1: CITY-WIDE SERVICE AREA



⁴ UC 11-36a-402(1)(a)



DEMAND ANALYSIS

The demand units utilized in this analysis include acreage, water ERUs, wastewater ERUs, fire/EMS calls, police calls, trips, and population. As new development occurs within the City, it generates increased demand on City infrastructure. As of 2025, the City's fully occupied population was estimated at 42,264 based on census household size data and total households.

TABLE 3.1 CEDAR CITY DEMAND PROJECTIONS

YEAR	POPULATION	CULINARY WATER ERUs	WASTEWATER ERUs	POLICE CALLS	FIRE CALLS	TRIPS
2025	42,264	14,897	13,291	39,186	1,238	148,422
2026	43,532	15,344	13,690	40,362	1,275	152,875
2027	44,838	15,804	14,101	41,572	1,314	157,461
2028	46,183	16,278	14,524	42,820	1,353	162,185
2029	47,569	16,767	14,960	44,104	1,394	167,051
2030	48,996	17,270	15,409	45,427	1,436	172,063
2031	50,466	17,788	15,871	46,790	1,479	177,225
2032	51,980	18,321	16,347	48,194	1,523	182,542
2033	53,539	18,871	16,837	49,640	1,569	188,018
2034	55,145	19,437	17,342	51,129	1,616	193,659
2035	56,800	20,020	17,862	52,663	1,664	199,469
AAGR	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
IFFP Increase	14,535	5,123	4,571	13,477	426	51,047

TABLE 3.2: CEDAR CITY FULL OCCUPANCY ADJUSTED POPULATION

	2020 CENSUS HOUSEHOLDS (HH)	NEW HOUSING UNITS (2020-2024)	TOTAL HH UNITS	HH SIZE	ESTIMATED POPULATION
Single Family	8,610	1,308	9,918	3.05	30,250
Multi-Family	4,372	829	5,201	2.31	12,014
Total	12,982	2,137	15,119		42,264

Source: 2020 Census, 2020 American Community Survey, Ivory Boyer Construction Database, LRB

TABLE 3.3: CALCULATION OF HH SIZE

	POPULATION	HOUSING UNITS
Owner Occupied Units:	21,696	1-unit, detached or attached
1, detached or attached	20,953	2 units
2 or more	224	3 or 4 units
Mobile home, boat, RV, van, etc.	519	5 to 9 units
Renter Occupied:	14,518	10 to 19 units
1, detached or attached	5,715	20 or more units
2 or more	8,592	Mobile home
Mobile home, boat, RV, van, etc.	211	Boat, RV, van, etc.
Single Family Population	26,668	Single Family Units
Multi-Family Population	9,546	Multi-Family
Average HH Size: Single Family	3.05	
Average HH Size: Multi-Family	2.31	

Source: US Census (ACS 2023) Table B25033 Census DP04

The growth rate of three percent (rounded) was recommended by the City and derived from Census population and the latest Kem C. Gardner Policy Institute population projections. This reflects the substantial population growth the City has experienced since 2020. The projections show the City reaching a population of 56,800 within the 10-year planning horizon, an increase of 14,535 people.



SECTION 4 : PARKS AND RECREATION IFFP AND IFA

The purpose of this section is to address the parks and recreation IFFP, with supporting IFA, and to help the City plan for capital improvements necessary for future growth. This section will address the future parks and recreation infrastructure needed to serve the City through the next ten years, as well as the appropriate parks and recreation impact fees the City may charge to new growth to maintain the existing LOS.

DEMAND ANALYSIS

The specific demand unit used for the parks and recreation IFFP and IFA is population. The population projections used are based on several sources including Census and building permit data. As of 2025, the City's population was estimated at 42,264. It is anticipated that the City's population will increase by 14,535 people within the 10-year planning horizon.

The future population in the City is used to determine the additional parks and recreation needs. The LOS standards for each type of improvement have been calculated, with a combined LOS determined for the future population, giving the City flexibility to provide future residents with the types of improvements that are desired. If growth projections and land use change significantly in the future, the City will need to update the demand projections, the IFFP, and the impact fees.

TABLE 4.1: POPULATION PROJECTIONS

YEAR	CENSUS
2025	42,264
2026	43,532
2027	44,838
2028	46,183
2029	47,569
2030	48,996
2031	50,466
2032	51,980
2033	53,539
2034	55,145
2035	56,800

EXISTING FACILITY INVENTORY AND EXCESS CAPACITY

The City's existing inventory for parks and recreation is shown in **Table 4.2**. See **Appendix A** for a detailed list of facilities and amenities. The City-owned acreage and estimated City-funded improvements illustrated below will be the basis for the LOS analysis discussed later in this section.

TABLE 4.2: PARKS EXISTING FACILITIES

PARK TYPE	CITY-OWNED ELIGIBLE ACREAGE	EST. LAND VALUE	EST. IMPROV. VALUE
Parks	103.17	\$15,475,500	\$33,112,313
Trails	12.55 Miles	\$0	\$3,140,673
Combined		\$15,475,500	\$36,252,986

LAND VALUATION

Current costs are used to determine the actual cost, in today's dollars, of duplicating the current LOS for future development in the City and do not reflect the value of the existing improvements within the City. For the purposes of this analysis, the cost to acquire new land is approximately \$150,000 per acre. This is based on land value details provided by the City based on recent land appraisals.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing parks and public lands infrastructure has been funded through a combination of General Fund revenues, grants, other governmental funds and donations. General Fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available General Fund revenues. While the



City has received some donations to fund parks and trails facilities, all park land and improvements funded through donations have been excluded in the impact fee calculations.

LEVEL OF SERVICE ANALYSIS

The LOS for this analysis is based on maintaining the existing level of investment in current parks and recreation amenities. The LOS consists of two components – the land value per capita and the improvement value per capita funded by the City (or the cost to purchase the land and make improvements in today’s dollars), resulting in a total value per capita for parks and recreation. This approach uses current construction costs to determine the current value and allows the City to maintain the current LOS standard through the collection and expenditure of impact fees. **Table 4.3** shows the LOS for parks and recreation within the Service Area. The LOS analysis is based on the estimated total household population from both occupied and unoccupied housing units, since park facilities have been constructed from impact fees collected on all housing units, including those that are unoccupied.

TABLE 4.3: LEVEL OF SERVICE SUMMARY

SUMMARY LOS (COST PER CAPITA)	LAND VALUE PER CAPITA	IMPROVEMENT VALUE PER CAPITA	TOTAL VALUE PER CAPITA
Combined Parks and trails	\$366	\$858	\$1,224

The timing of construction for growth-related park facilities will depend on the rate of development and the availability of funding. For purposes of this analysis, a specific construction schedule is not required. The construction of park facilities can lag behind development without impeding continued development activity. This analysis assumes that construction of needed park facilities will proceed on a pay-as-you-go basis.

EXCESS CAPACITY

The City currently has excess capacity in the Aquatic Center and Cross Hollow Arena which are designed to serve development through buildout. The calculation of the buy-in component is shown in **Table 4.4**. The buildout population of approximately 123,781 people is calculated by applying the current population-to-ERU ratio to the ERU buildout of 44,640.

TABLE 4.4: PARK BUY-IN

RECREATION FACILITIES	ACRES	LAND	IMPROVEMENT VALUE
Subtotal Aquatic Center	9.01	\$1,351,500	\$10,624,636
Subtotal Cross Hollow Arena	29.99	\$4,498,500	\$3,948,485
Interest Expense			\$505,335
Total Cost - Park Facilities			\$15,078,457
		Population Served	123,781
		Per Capita	\$122

FUTURE CAPITAL FACILITIES ANALYSIS

Future planning for parks and recreation is an ongoing process based on the changes in population and community preference. The City will purchase and improve parks and recreation amenities to maintain the LOS defined in this document. Actual future improvements will be determined as development occurs and the opportunity to acquire and improve parks and recreation amenities arise. Impact fees will only be assessed to maintain the existing LOS.

Based on the expected changes in population over the planning horizon, the City will need to invest approximately \$17.8 million in parks, including amenities, to maintain the existing LOS as shown in **Table 4.5**.



The City may invest in parks and recreation at a higher level; however, impact fees cannot be used to increase the existing LOS.

TABLE 4.5: FUTURE INVESTMENT BASED ON CURRENT LOS

PARK TYPE	TOTAL VALUE PER CAPITA	POPULATION INCREASE IFFP HORIZON	COST TO PARKS & PUBLIC LANDS OVER IFFP HORIZON
Combined Parks, Trails, and Open Space	\$1,224	14,535	\$17,790,274

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed to provide services to the community at large.⁵ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.⁶ The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis. Only park facilities that serve the entire community are included in the LOS. The following park facility types are considered system improvements:

- Open Space, Trails, Greenbelt and Natural Lands;
- Mini, Neighborhood, and Community Parks;
- Undeveloped Park Space;
- Special-Use Areas; and,
- Park Improvements and Amenities.

PROPOSED PARKS AND RECREATION IMPACT FEE

The calculation of the park impact fee is based on the growth-driven approach, which is based on the **growth** in residential demand. The growth-driven methodology utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities). Utilizing the estimated per capita land value and per capita improvement value by park type, the total fee per capita is shown in **Table 4.6** below.

TABLE 4.6: ESTIMATE OF IMPACT FEE VALUE PER CAPITA

	TOTAL PER CAPITA
Active Parks & Trails	\$1,224
Buy-In	\$122
Professional Expense	\$0.59
Estimated Impact Fee per Capita	\$1,346

Based on the per capita fee, the proposed impact fee per household is summarized in **Table 4.7**.

⁵ 11-36a-102(22)

⁶ 11-36a102(15)



TABLE 4.7: PARK IMPACT FEE SCHEDULE

HOUSEHOLD TYPE	PERSONS PER HH	RECOMMENDED FEE PER HH	EXISTING FEE PER HH	% CHANGE
Average	3.01	\$4,052		
Single Family	3.05	\$4,106	\$1,350	204.2%
Multi-Family (Including Mobile Homes)	2.31	\$3,110	\$1,290	141.1%

Source: Household Size Figures Calculated from US Census 2023 American Community Survey 5-Year Estimates

NON-STANDARD IMPACT FEE

The proposed fees are based upon population growth. The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon park facilities.⁷ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD PARKS AND RECREATION IMPACT FEES:

Estimate Population x \$1,346 = Impact fee

DRAFT

⁷ 11-36a-402(1)(c)



SECTION 5: FIRE IFFP AND IFA

This section will address the fire IFFP, and supporting IFA, to help the City plan for the necessary capital improvements for future growth. This will address the fire infrastructure and apparatus, both existing and future, needed to serve the City through the next ten years, as well as address the appropriate fire impact fees the City may charge to new growth to maintain the existing LOS.

DEMAND

The primary demand unit related to the fire IFA is growth in calls for service. The annual call volume for the City for 2024 was 1,175 calls for service. Call data used to determine the average calls for residential and non-residential development is from 2024.

TABLE 5.1: HISTORIC FIRE CALL DATA BY LAND USE CATEGORY

	MEASUREMENT	DEVELOPED UNITS/KSF	HISTORIC CALLS	EXISTING LOS (CALLS PER DEVELOPED UNIT)
Residential				
Single Family	Per Unit	9,918	307	0.031
Multifamily	Per Unit	5,201	208	0.040
Subtotal Residential:		15,119	515	0.034
Non-Residential				
Commercial	Per 1,000 sf	5,549	277	0.050
Office	Per 1,000 sf	769	21	0.027
Industrial	Per 1,000 sf	2,273	12	0.005
Institutional	Per 1,000 sf	381	8	0.020
Agricultural/Forest/Mining/Other	Per 1,000 sf	124	5	0.042
Subtotal Non-Residential:		9,096	323	0.036
Public & Outside City Boundary			337	
TOTAL			1,175	
TOTAL ATTRIBUTED			838	

In order to determine the demand placed upon existing public facilities by new development, this analysis projects the additional call volume that undeveloped land uses will generate. An in-depth analysis has been prepared to determine the number of developed units or acres of land in each zoning category, and the number of calls per unit or acre of land has been assigned to each land use category. **Table 5.2** illustrates the projected future fire calls based upon the number of historic calls by land use category.

TABLE 5.2: PROJECTED CALLS FOR SERVICE

YEAR	PROJECTED POPULATION	PROJECTED CALLS	NON-RESIDENTIAL
2024	40,104	1,175	660
2025	42,264	1,238	695
2026	43,532	1,275	716
2027	44,838	1,314	737
2028	46,183	1,353	759
2029	47,569	1,394	782
2030	48,996	1,436	805
2031	50,466	1,479	829
2032	51,980	1,523	854
2033	53,539	1,569	880
2034	55,145	1,616	906
2035	56,800	1,664	933
IFFP Growth	14,535	426	238



EXISTING FACILITIES INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. As shown in **Table 5.3** there is a total of 32,720 square feet. The City's depreciation statements include a total original value of \$3.8M of existing fire facilities with \$3.3M included in the impact fee.

TABLE 5.3: EXISTING FACILITIES

DESCRIPTION OF FACILITIES	LAND VALUE	SQ. FT.	% OF BUILDING SERVING FIRE	SF SERVING FIRE	ORIGINAL COST	TOTAL COST (INCL LAND)	TOTAL VALUE TO FIRE	TOTAL ELIGIBLE VALUE
Main Station (Station 1)	\$429,399	13,981	100%	13,981	\$1,664,197	\$2,093,596	\$2,093,596	\$2,093,596
North Station (Station 2)	\$65,100	3,776	100%	3,776	\$449,849	\$514,949	\$514,949	\$514,949
West Station (Station 3)*		7,106	67%	4,737	\$1,310,362	\$1,310,362	\$873,575	\$436,787
Training Center		7,267	100%	7,267	\$203,167	\$203,167	\$203,167	\$203,167
Life Safety House		590	100%	590	\$72,156	\$72,156	\$72,156	\$72,156
Total	\$494,499	32,720		30,351	\$3,699,730	\$4,194,230	\$3,757,443	\$3,320,655

*1/3 of station serves airport.

The Impact Fees Act allows Cities to include in the calculation of the impact fee any fire apparatus with a cost of greater than \$500,000. **Table 5.4** lists the qualifying apparatus included in the City's depreciation statement. The City reported an additional apparatus value of \$2.9M. The eligible existing facility and apparatus value total is \$6.2M.

TABLE 5.4: EXISTING APPARATUS

DESCRIPTION OF FACILITIES	% IMPACT FEE ELIGIBLE	TOTAL COST (INCL LAND)	TOTAL ELIGIBLE VALUE
Arial Engine	100%	1,066,239	\$1,066,239
Tactical Tender	100%	\$569,727	\$569,727
Pumper Engine	100%	\$661,730	\$661,730
Pumper Engine	100%	\$602,426	\$602,426
Subtotal Apparatus		\$2,900,121	\$2,900,121

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

No historical financing costs are included in this analysis related to fire.

LEVEL OF SERVICE

TABLE 5.5: EXISTING LEVELS OF SERVICE

	IFFP PLANNING HORIZON
Existing SF	30,351
SF per Call	25.83
IFFP Calls	426
NEW SF NEEDED	11,004

The existing LOS attributed to different land use types is shown in **Table 5.1**. The LOS for purposes of this analysis is calls per development type. **Table 5.5** illustrates both the existing calls for service per capita and the existing square footage level of service. The current square footage LOS for fire is 25.83 SF / call.

EXCESS CAPACITY

The City does not currently have any facilities with excess capacity, based on the impact fee methodology and level of service utilized in this analysis. The apparatus facilities with the associated excess capacity analysis is shown in **Table 5.6**.



TABLE 5.6: APPARATUS EXCESS CAPACITY

	IMPACT FEE ELIGIBLE	% IMPACT FEE ELIGIBLE	DEMAND SERVED	10 YEAR DEMAND	10 YEAR DEMAND AS % OF TOTAL DEMAND SERVED	COST TO 10-YEAR
Existing Apparatus	\$2,900,121	100%	564	238	42%	\$1,224,214

FUTURE CAPITAL FACILITIES ANALYSIS

The City will need to construct new facilities to mitigate the impacts of new development to maintain the square footage LOS. Based on the square footage LOS, a total of 11,004 SF of fire facilities will be required through the IFFP horizon, as shown in **Table 5.5**, which will serve 426 fire calls for service. **Table 5.7** includes costs for future facilities anticipated in the 10-year planning horizon, with the proportion allocated to new demand.

TABLE 5.7: FUTURE FIRE FACILITIES

	PROPOSED SF	ADDED SF	YEAR	CONST. YEAR COST	% TO FIRE IFFP	IFFP COST
Shared Facility Station #4	18,275	18,275	2027	\$9,067,864	100%	\$9,067,864
Station #2 Relocate	23,320	19,544	2028	\$12,254,268	84%	\$10,270,044
Total	41,595	37,819		\$21,322,132	91%	\$19,337,908

TABLE 5.7: FUTURE FIRE FACILITIES (CONT.)

	IFFP COST	DEMAND SERVED	10-YEAR DEMAND	10 YEAR DEMAND AS % OF TOTAL DEMAND SERVED	COST TO 10-YEAR DEMAND
Total	\$19,337,908	1,464	426	29%	\$5,626,638

In addition to physical Facilities, the City will need to acquire additional fire suppression equipment. According to the Impact Fee Act, Section 102, Paragraph 17, public safety impact fee calculations may include a fire suppression vehicle costing in excess of \$500,000. A total of \$2.2M is included in this analysis for fire suppression vehicles attributed to growth. This cost is allocated only to non-residential development.

TABLE 5.8: FUTURE FIRE APPARATUS

	TOTAL COST	YEAR	CONST. YEAR COST	% TO FIRE	IFFP COST
New Type 3/1 Fire Engine	\$980,000	2027	\$1,039,682	100%	\$1,039,682
Replace Ladder 31	\$1,726,000	2027	\$1,831,113	0%	\$0
Replace Engine 41	\$1,380,000	2029	\$1,553,202	0%	\$0
Replace Engine 42	\$1,243,000	2028	\$1,358,260	0%	\$0
Replace Engine 21	\$1,380,000	2031	\$1,647,792	0%	\$0
Replace Rescue 12	\$1,100,000	2033	\$1,393,447	0%	\$0
New Mini Pumper	\$750,000	2035	\$1,007,937	100%	\$1,110,183
Total	\$8,559,000		\$10,301,170		\$2,170,151

TABLE 5.8: FUTURE FIRE APPARATUS (CONT.)

	IFFP COST	DEMAND SERVED	10 YEAR DEMAND	10 YEAR DEMAND AS % OF TOTAL DEMAND SERVED	COST TO 10-YEAR DEMAND
Total	\$2,170,151	934	238	42%	\$916,075

The City anticipates issuing debt to fund the anticipated new fire facilities. Based on a 20-year level amortization and four percent interest, this results in a total cost of \$21.3M for the new fire facilities. A total of \$10M of associated interest and debt issuance cost is included in this analysis.



PROPOSED FIRE IMPACT FEE

The fire impact fees proposed in this analysis will be assessed within the entire Service Area. The fire impact fee utilizes the plan-based approach, which is based on a defined set of capital costs specified for future development. The City's proposed future facilities are proportionately allocated to future development based on the existing LOS. It is anticipated that the combined existing and future facilities will be used to respond to calls for service from new development activity. The fire impact fees area proposed in this analysis will be assessed throughout the entire Service Area, which incorporates the entire municipal boundaries and future annexation areas as they are annexed into the City.

TABLE 5.9: ESTIMATE OF IMPACT FEE COST PER CALL

	TOTAL COST	% TO IFFP	COST TO IMPACT FEES	% TO GROWTH	COST TO GROWTH	TOTAL CALLS	COST PER CALL
Existing Facilities	\$3,757,443	88%	\$3,320,655	0.0%	\$0	426	\$0
Future Facilities	\$21,322,132	100%	\$21,322,132	26.4%	\$5,626,638	426	\$13,208
Future Interest	\$10,056,264	100%	\$10,056,264	26.4%	\$2,653,719	426	\$6,229
Subtotal: Facilities	\$35,135,839		\$34,699,052		\$8,280,357		\$19,437
APPARATUS							
Existing Apparatus	\$2,900,121	100%	\$2,900,121	42.2%	\$1,224,214	238	\$5,144
Future Apparatus	\$10,301,170	21%	\$2,170,151	42.2%	\$916,075	238	\$3,849
Subtotal: Apparatus	\$13,201,291		\$5,070,273		\$2,140,289		\$8,993
OTHER							
Professional Expense	\$7,830	100%	\$7,830	100.0%	\$7,830	426	\$18
Subtotal: Other	\$7,830		\$7,830		\$7,830		\$18
						Residential	\$19,455
						Non-Residential	\$28,448

The cost per call is then multiplied by the actual demand unit of measurement or calls per unit for each development type as shown in **Table 5.10**. The total cost per call includes the cost per call for facilities and professional expenses.

TABLE 5.10: PROPOSED FIRE IMPACT FEE BY LAND-USE TYPE

	UNIT	COST PER CALL	CALLS PER UNIT	TOTAL IMPACT FEE PER UNIT	EXISTING FEE	% CHANGE
Single Family	Per Residential Unit	\$19,455	0.03	\$603	\$404.00	49%
Multifamily	Per Residential Unit	\$19,455	0.04	\$778	\$185.00	321%
Commercial	Per 1K SF of Building	\$28,448	0.05	\$1,422	\$199.00	615%
Office	Per 1K SF of Building	\$28,448	0.03	\$768	NA	NA
Industrial	Per 1K SF of Building	\$28,448	0.01	\$142	\$482.00	-71%
Institutional	Per 1K SF of Building	\$28,448	0.02	\$569	\$362.00	57%

NON-STANDARD FIRE IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon fire facilities.⁸ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee is found below.

FORMULA FOR NON-STANDARD FIRE IMPACT FEES:

Residential: Estimate of Annual Call Volume per Unit x \$19,455 = Impact Fee per Unit

Non-Residential: Estimate of Annual Call Volume per Unit x \$28,448 = Impact Fee per Unit

⁸ 11-36a-402(1)(c)



SECTION 6: POLICE IFFP AND IFA

The purpose of this section is to address the police IFFP, with supporting IFA, and to help the City plan the necessary capital improvements for future growth. The City's police services include animal control, with sworn officers responding to animal-related calls and managing animal intake. While animal control is administered under the police department, it is evaluated separately in this study with its own level of service and square footage assumptions and is then combined with police services to calculate the overall police impact fee. This section will address the future police infrastructure needed to serve the City through the next ten years, as well as address the appropriate police impact fees the City may charge to new growth to maintain the existing LOS.

DEMAND

The primary demand unit related to the police IFA is growth in calls for service. The calls are separated into animal calls and all other call types. A separate level of service is also calculated for the two categories of calls. The total annual call volume for the City in 2024 was 37,183 calls for service. **Table 6.1** illustrates animal control and non-animal call ratios per developed unit. In the data set, events where multiple officers respond are documented as a call per responding officer. This is captured in both the historic and projected call numbers.

TABLE 6.1: HISTORIC POLICE CALL DATA BY LAND USE CATEGORY

	MEASUREMENT	DEVELOPED UNITS OR 1,000 SF	CALLS LESS ANIMAL	EXISTING LOS (CALLS PER DEVELOPED UNIT)	ANIMAL CALLS	ANIMAL LOS
Residential						
Single Family	Per Unit	9,918	10,629	1.072	811	.08
Multifamily	Per Unit	5,201	8,301	1.596	330	.06
Subtotal Residential:		15,119	18,930	1.252	1,140	.075
Non-Residential						
Commercial	Per 1,000 sf	5,549	8,295	1.495	285	0.05
Office	Per 1,000 sf	769	183	0.238	7	0.01
Industrial	Per 1,000 sf	2,273	121	0.053	7	0.00
Agricultural/Forest/Mining/Other	Per 1,000 sf	124	39	0.318	6	0.05
Institutional	Per 1,000 sf	381	128	0.336	108	0.28
Subtotal Non-Residential:		9,096	8,768	0.964	0.0454	1.009
Public & Outside City Boundary			7,932			
TOTAL			35,630		1,553	
TOTAL ATTRIBUTED			27,698		1,553	

In order to determine the demand placed upon existing public facilities by new development, this analysis projects the additional call volume that undeveloped land uses will generate. An in-depth analysis has been prepared to determine the number of developed units or acres of land in each zoning category, and the number of calls per unit or acre of land has been assigned to each land use category. **Table 6.2** illustrates the projected future police calls based on the number of historic calls.

TABLE 6.2: FUTURE CALLS

YEAR	PROJECTED POPULATION	TOTAL PROJECTED CALLS	CALLS LESS ANIMAL	ANIMAL CALLS
2024	40,104	37,183	35,630	1,553
2025	42,264	39,186	37,549	1,637
2026	43,532	40,362	38,676	1,686
2027	44,838	41,572	39,836	1,736
2028	46,183	42,820	41,032	1,788



YEAR	PROJECTED POPULATION	TOTAL PROJECTED CALLS	CALLS LESS ANIMAL	ANIMAL CALLS
2029	47,569	44,104	42,262	1,842
2030	48,996	45,427	43,530	1,897
2031	50,466	46,790	44,836	1,954
2032	51,980	48,194	46,181	2,013
2033	53,539	49,640	47,567	2,073
2034	55,145	51,129	48,994	2,135
2035	56,800	52,663	50,463	2,200
IFFP Growth	14,535	13,477	12,914	563

EXISTING FACILITIES INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the IFFP provides an inventory of the City's existing facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. As shown in **Table 6.3**, there is a total of 22,900 square feet of building space attributed to police, with 7,500 of the square footage attributed to animal services. According to existing financial records, the total original value attributed to police facilities is \$4,575,806.

TABLE 6.3: EXISTING FACILITIES

DESCRIPTION OF FACILITIES	TOTAL BUILDING Sq Ft.	POLICE Sq. Ft.	ORIGINAL COST	% TO POLICE	COST TO POLICE
City Hall Police Station	34,764	15,400	\$3,608,527	44%	\$1,598,531
Animal Shelter	7,500	7,500	\$2,997,276	100%	\$2,977,276
Total	42,264	22,900	\$6,585,803		\$4,575,806

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

No historical financing costs are included in this analysis related to police.

LEVEL OF SERVICE

The level of service for police facilities focuses on the specific demand unit related to police services – calls for service. The demand analysis identifies the existing demand placed on public facilities and the anticipated future demand generated from new development, based on historic trends. The demand analysis considers growth in demand units over the planning horizon of the IFFP and ultimate build-out. The call data used to determine the average calls for residential and non-residential development is from 2024. The existing LOS attributed to different land use types is shown in **Table 6.1**. The LOS for purposes of this analysis is calls per development type. **Table 6.4** illustrates the total existing calls for service and illustrates the existing square footage level of service. The current square footage LOS for police is 0.43 SF / call and 4.83 SF / Call for animal services. Animal control also provides animal intake services, but those numbers are not included because they are not attributable to any specific land use. Based on the historic LOS, the City anticipates an additional 12,914 police and 563 animal calls attributed to new development.

TABLE 6.4: NON-ANIMAL EXISTING AND PROJECTED LOS

	GENERAL POLICE SERVICE IFFP PLANNING HORIZON	ANIMAL CONTROL SERVICE IFFP PLANNING HORIZON
Existing SF	15,400	7,500
SF per Call	0.43	4.83
IFFP Calls	12,914	563
NEW SF NEEDED	5,582	2,718



EXCESS CAPACITY

Excess capacity is calculated for both police stations and animal control facilities. The City police station does not currently have any excess capacity, based on the impact fee methodology and level of service utilized in this analysis. The animal control existing and remaining capacity with the associated excess capacity analysis is shown below.

TABLE 6.5: ANIMAL CONTROL EXCESS CAPACITY

	SF	IMPACT FEE ELIGIBLE	% IMPACT FEE ELIGIBLE	DEMAND SERVED	10 YEAR DEMAND	10 YEAR DEMAND AS % OF TOTAL DEMAND SERVED
Total Facilities	7,500	7,500	100%	4,793	563	12%

FUTURE CAPITAL FACILITIES ANALYSIS

This analysis assumes the City will need to construct new facilities to mitigate the impacts of new development to maintain the square footage LOS. Based on the square footage LOS calculated in **Table 6.4**, a total of 5,582 SF of police facilities will be required through the IFFP horizon which will serve 12,914 police calls for service.

TABLE 6.6: FUTURE POLICE FACILITIES

FACILITIES	PROPOSED SF	ADDED SF	YEAR	CONSTRUCTION YEAR COST	% TO POLICE IFFP	IFFP COST
Shared Public Safety Facility	5,042	5,042	2027	\$2,491,459	100%	\$2,491,459
Police Headquarters	23,000	7,600	2028	\$11,642,342	33%	\$3,847,035
Total	28,042	12,642		\$14,133,801		\$6,338,493

TABLE 6.6: FUTURE POLICE FACILITIES (CONT.)

FACILITIES	IFFP COST	DEMAND SERVED	10 YEAR DEMAND	10 YEAR DEMAND AS % OF TOTAL DEMAND SERVED	COST TO 10-YEAR DEMAND
Total	\$6,338,493	29,249	12,914	44%	\$2,798,596

The City anticipates issuing debt to construct the anticipated new police facilities. Based on a 20-year level amortization and four percent interest, this results in a total cost of \$14.1M for the new police facilities. A total of \$6.7M of associated interest and cost of issuance is included in this analysis.

PROPOSED POLICE IMPACT FEE

The police impact fee is based on the plan-based methodology. Using this approach, impact fees are calculated based on a defined set of capital costs specified for future development. The improvements are identified in a capital plan or impact fee facilities plan as growth-related system improvements. The City's existing facilities are proportionately allocated to the new development calls for service. Since the existing police station facilities are at capacity, no percentage is attributed to growth and 12% of the existing animal control facilities is attributed to growth. The total cost is divided by the total demand units the improvements are designed to serve. Under this methodology, it is important to identify the existing level of service and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality and level of service.

TABLE 6.7: ESTIMATE OF IMPACT FEE COST PER CALL

	TOTAL COST	% TO IFFP	COST TO IMPACT FEES	% TO GROWTH	COST TO GROWTH	TOTAL CALLS	COST PER CALL
Existing Facilities	\$1,598,531	100%	\$1,598,531	0%	\$0	12,914	\$0.00
Future Facilities	\$14,133,801	100%	\$14,133,801	20%	\$2,798,596	12,914	\$217.00



	TOTAL COST	% TO IFFP	COST TO IMPACT FEES	% TO GROWTH	COST TO GROWTH	TOTAL CALLS	COST PER CALL
Future Interest	\$6,665,995	100%	\$6,665,995	20%	\$1,319,916	12,914	\$102.00
Facilities Subtotal	\$15,732,332		\$15,732,332		\$2,798,596		\$319.00
Other							
Professional Expense	\$8,550	100%	\$8,550	100%	\$8,550	12,914	\$0.66
Total	\$15,740,882		\$15,740,882		\$2,807,146		\$320
Animal Control							
Existing Facilities	\$2,977,276	100%	\$2,977,276	12%	\$349,617	563	\$621

Table 6.8 shows the recommended impact fee by property type.

TABLE 6.8: RECOMMENDED POLICE FACILITIES IMPACT FEE SCHEDULE

POLICE	UNIT	COST PER CALL	CALLS PER UNIT	IMPACT FEE PER UNIT
Single Family Residential	Per Residential Unit	\$320	1.07	\$343.00
Multifamily Residential	Per Residential Unit	\$320	1.60	\$510.00
Commercial	Per 1K SF of Building	\$320	1.49	\$478.00
Office	Per 1K SF of Building	\$320	0.24	\$76.00
Industrial	Per 1K SF of Building	\$320	0.05	\$17.00
Institutional	Per 1K SF of Building	\$320	0.34	\$107.00

TABLE 6.8: RECOMMENDED POLICE IMPACT FEE SCHEDULE (CONT.)

POLICE	ANIMAL LOS	ANIMAL COST PER CALL	TOTAL POLICE IMPACT FEE	EXISTING FEE	TOTAL % CHANGE
Single Family Residential	0.08	\$50.75	\$394	\$89.00	342%
Multifamily Residential	0.06	\$39.38	\$549	\$71.00	674%
Commercial	0.05	\$31.90	\$510	\$107.00	377%
Office	0.01	\$5.41	\$81	NA	
Industrial	0.00	\$1.83	\$19	\$56.00	-66%
Institutional	0.28	\$0.00	\$107	\$33.00	224%

NON-STANDARD POLICE IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon police facilities.⁹ This adjustment could result in a different fee if the City determines that a particular user may create different impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis. The formula for determining a non-standard impact fee, assuming the fair share approach, is found below.

FORMULA FOR NON-STANDARD POLICE IMPACT FEES:

(Estimate of Annual Police Calls per Unit x \$320) + (Estimate of Annual Animal Control Calls per Unit x \$621) = Impact Fee per Unit

⁹ UC 11-36a-402(1)(c)



SECTION 7: WASTEWATER IFFP AND IFA

Impact fees are calculated based on many variables centered on proportionality and LOS. Future demands were identified previously in this document, and this section will discuss the existing and proposed level of service, the availability of excess capacity, the needed future facilities to serve new development, and the appropriate impact fee to be assessed to new development to maintain the existing LOS. This analysis deals with both the City's wastewater collection system and the treatment facility. The information utilized in this analysis is based off the City's existing Wastewater Master Plan which was last updated in 2024, and data provided by City staff.

DEMAND

Wastewater demand is measured in Equivalent Residential Units (ERUs). The City's wastewater system services 13,291 ERUs. It is anticipated that 4,571 ERUs will be added to the system in the next ten years.

TABLE 7.1: PROJECTED GROWTH IN DEMAND UNITS

	ERUs
2025 ERUs	13,291
2035 ERUs	17,862
Buildout ERUs	47,250
IFFP ERUs	4,571
New ERUs through BO	33,959

EXISTING FACILITIES INVENTORY

The collection system collects wastewater flows from all areas within the Service Area and portions of Iron County (the County) within reach of City wastewater collection system outfall lines which the city operates and maintains. The existing system consists of approximately 1,163,795 linear feet of wastewater main with majority of the pipe's capacity containing a flow that is less than ½ the diameter of the pipe. There are also multiple lift stations currently in operation. Collection facilities contain a total of \$36M in original system value included in this analysis when determining buy-in value. The table below illustrates the total value attributed to each Service Area as defined in the IFFP.

TABLE 7.2 EXISTING FACILITIES

TREATMENT FACILITIES	ORIGINAL COST
Treatment	\$35,197,278
Collection	\$36,188,629
Total	\$71,385,907

Source: City Deprecation Schedule

The City's treatment facility has a daily average inflow of 3.242 Million Gallons per Day (MGD) and has a maximum capacity of 4.8 MGD. The industry standard is to expand at 75% of design capacity, which reduces the capacity to 3.6 MGD. The facility serves the City's municipal boundaries and has contracts with both the City of Enoch and the County. Enoch contracts with the City to use 8.5 percent of the plant's capacity, and the County contracts to utilize 12.3 percent of the treatment facility. The value of the treatment facility is \$35M according to the City's depreciation statements.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing wastewater infrastructure has been funded through a combination of utility rate revenues and other governmental funds. No historical financing costs are included in this analysis related to wastewater.

LEVEL OF SERVICE

Impact fees cannot be used to finance an increase in the level of service (LOS) for current or future users of capital improvements. Therefore, it is important to identify the wastewater LOS to ensure that the new capacities of projects financed through impact fees do not exceed the established standard. This analysis considers the level of service based on actual flows from the City and County connections contributing to the wastewater system at 225.75 GPD per ERU for treatment.



EXCESS CAPACITY

Excess capacity is calculated for both treatment and collection. The design capacity is used for determining overall capacity. According to the City, the design capacity of the current treatment facility is 3.6 MGD as shown. .36 MGD of the total capacity is not utilized by the City, Enoch City, or Iron County. The existing and remaining capacity with the associated excess capacity analysis is shown below. No historic financing costs are included in this analysis related to wastewater infrastructure. The collection system buy-in is allocated based on the assumption that this system will serve development through buildout, with the IFFP demand totaling 9.7 percent of the total system capacity, multiplied by the original value shown in **Table 7.2**.

TABLE 7.3: EVALUATION OF EXCESS TREATMENT CAPACITY

	MGD
Total Capacity (MGD)	4.80
Design Capacity	3.60
Enoch Contract	8.5%
Enoch Capacity (MGD)	0.28
County Demand (MGD, Based on Actual Flow Reports)	0.40
Existing Demand (MGD, City) (Based on Actual Flow Reports)	2.57
Excess Capacity Available (MGD, Based on Actual Flow Data)	0.36
Excess Capacity as % of Total	9.9%
Additional ERUs to be Served by Excess Capacity	2,007
IFFP ERUs	4,571
Remaining ERUs to Serve	2,564
Total ERUs Served by Treatment	26,981
IFFP % of Total Capacity	16.9%

FUTURE CAPITAL FACILITIES ANALYSIS

The wastewater IFFP calls for approximately \$47.1 million in future wastewater collection and \$101.2 M in future treatment improvements within the 10-year planning horizon. This IFFP considers only projects that will be constructed in the ten-year time horizon, and the wastewater impact fees will be based on these numbers. The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns. From this analysis, a portion of future development costs were attributed to new growth and included in the impact fee analysis. **Table 7.4** summarizes the capital costs based on each Service Area by component. The construction year calculation includes a four percent inflationary increase based on the year of each project outlined in the IFFP. **Appendix B** illustrates the full capital projects list from the wastewater IFFP.

TABLE 7.4: FUTURE WASTEWATER FACILITIES

	CONSTRUCTION YEAR COST	ATTRIBUTED TO NEW DEVELOPMENT	WITHIN IFFP PLANNING HORIZON	TOTAL IFFP COST
Treatment System	\$101,225,521	\$101,225,521	9.8%	\$9,929,690
Collection System	\$106,015,397	\$47,099,544	13.5%	\$6,339,763

The City has recently invested in treatment plant upgrades to produce Type I water for irrigation. Additional investment will be required to convey this water from the plant back to the City. Although these costs are not included in this study, the irrigation reuse project should be evaluated for inclusion once more detailed information becomes available.



PROPOSED WASTEWATER IMPACT FEE

This analysis has identified the future demand, the existing and proposed LOS, the availability of excess capacity, and summarizes the future facilities needed to serve new development. The following section identifies the appropriate impact fee to be assessed to new development to maintain the existing LOS. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth. Impact fees are then calculated based on many variables centered on proportionality share and LOS. The wastewater impact fees proposed in **Table 7.5** will be assessed throughout the City. The “total impact fee” shown—**\$5,632** per ERU—illustrates the maximum allowable per-unit impact fee to maintain the existing LOS, based on the assumptions identified in this document, including the applicable buy-in, future facility, and other costs.

TABLE 7.5: WASTEWATER IMPACT FEE PER UNIT

	TOTAL COST	% TO GROWTH	\$ TO IFFP GROWTH	% TO IFA	COST TO IFA	DEMAND SERVED	COST PER ERU
Buy In							
Treatment Buy-In	\$35,197,278	16.9%	\$5,962,866	100.0%	\$5,962,866	4,571	\$1,304
Collection Buy-In	\$36,188,629	9.7%	\$3,500,915	100.0%	\$3,500,915	4,571	\$766
Subtotal: Buy-In							\$2,070
Future Facilities							
Treatment IFFP Cost	\$101,225,521	9.8%	\$9,929,690	100.0%	\$9,929,690	4,571	\$2,172
Collection IFFP Cost	\$47,099,544	13.5%	\$6,339,763	100.0%	\$6,339,763	4,571	\$1,387
Subtotal: Future Facilities							\$3,559
Other							
Professional Expense	\$11,430	100.0%	\$11,430	100.0%	\$11,430	4,571	\$3
Subtotal: Other							\$3
Total							\$5,632

Table 7.6 shows the maximum impact fee allowable allocated by meter size.

TABLE 7.6: RECOMMENDED IMPACT FEE SCHEDULE

EXISTING/PROPOSED FEE COMPARISON BY METER SIZE	AWWA MULTIPLIER	PROPOSED	EXISTING	% INCREASE
1"	1.00	\$5,632	\$1,935	191.06%
1.5"	2.50	\$14,082	\$4,837	191.13%
2"	4.00	\$22,532	\$7,740	191.11%
3"	5.83	\$32,857	\$11,281	191.26%
4"	8.67	\$48,818	\$16,776	190.99%
6"	14.67	\$82,611	\$28,386	191.02%

NON-STANDARD IMPACT FEE

The City reserves the right under the Impact Fees Act¹⁰ to assess an adjusted fee that more closely matches the true impact that the land use will have upon the wastewater system. This adjustment could result in a lower impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The formula for a non-standard impact fee calculation is shown below.

FORMULA FOR NON-STANDARD WASTEWATER IMPACT FEES:

Number of ERUs x \$5,632 = Impact Fee per Unit

¹⁰ 11-36a-402(1)(c)



SECTION 8: STORM WATER IFFP AND IFA

The purpose of this section is to assess the storm drainage IFFP, with supporting IFA, and to help the City plan for the necessary capital improvements for future growth. This section will address the future storm water infrastructure needed to serve the City through the next ten years, as well as address the appropriate storm water impact fees the City may charge to new growth to maintain the existing LOS. The information utilized in this analysis is based off the City's existing Storm Water Master Plan, which was last updated in 2023, and data provided by City staff.

DEMAND

The demand unit used in this analysis is cubic feet per second. As residential and commercial growth occurs within the Service Area, the impervious surfaces within the City will increase, resulting in additional run-off. The storm drain capital improvements identified in this study are based on maintaining the current level of service as defined in the IFFP. The proposed impact fees are based upon the projected growth in CFS, which is used to quantify the impact that future users will have upon the City's system. By 2035, it is estimated that the runoff within the City will increase by 1,108 CFS.

TABLE 8.1: EXISTING AND PROJECTED DEMAND

STORM RUNOFF WITHIN CITY SERVICE AREA	CFS	% OF BUILD-OUT	% OF FUTURE DEMAND
Existing Storm Runoff 2025	3,635	28.18%	
Build-out Runoff	12,900		
Future Runoff (through Build-out)	9,265	71.82%	
Future Runoff (through IFFP timeframe)	1,108	8.59%	11.96%
ERU	3,600	SF impervious area	
Annual Growth Assumption	3.00%		

Source: City Staff

EXISTING FACILITIES INVENTORY

To quantify the demands placed upon existing public facilities by new development activity, the City's existing depreciation schedule provides an inventory of the City's existing facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. A total of **\$17.2M** in original system value is considered in this analysis when determining buy-in value.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing storm water infrastructure has been funded through a combination of utility rate revenues, other governmental funds, and debt. According to the City, \$1,010,377 of associated interest is evaluated in the analysis, based on the total interest paid related to the Series 2020 Storm Water Revenue Bond.

LEVEL OF SERVICE

Impact fees cannot be used to finance an increase in the level of service to current or future users of capital improvements. Therefore, it is important to identify the storm drain level of service to ensure that the new capacities of projects financed through impact fees do not exceed the established standard.



The methodology in determining what storm water facilities will be required is based on standard engineering practices that are widely used in the industry. The City's LOS is based on a 25-year storm event. In general terms, the developer is expected to pay for the infrastructure to collect and detain the runoff generated in the 25-year return frequency storm. For example, development is required to install and pay for the equivalent cost of a 24" storm drain. The City (generally through impact fees) pays for the upsizing of infrastructure beyond the 24" storm drain infrastructure. In addition, the LOS is based on a run-off coefficient by land-use type, which measures the average impact of different development types within the Service Area. The runoff coefficient by land use type is shown below.

TABLE 8.2: EXISTING RUNOFF

LAND USE CATEGORY	DEVELOPED UNITS	DEVELOPED ACRES	UNITS/AC	RUNOFF/AC	ALLOWED RUNOFF/AC	REMAINING RUNOFF/AC	RUNOFF/UNIT	TOTAL RUNOFF
Single Family Unit	9,918	5,549.03	1.79	0.50	0.2	0.30	0.17	1,664.71
Multi Family Unit	5,201	293.46	17.72	0.75	0.2	0.55	0.03	161.40
Commercial	6,319	1,430.84	4.42	0.95	0.2	0.75	0.17	1,073.13
Industrial	2,273	479	4.74	0.90	0.2	0.70	0.15	335.56
Institutional	381	5,311.07	0.07	0.85	0.2	0.65	9.06	3,452.20
Agricultural	124	45.10	2.75	0.294	0.2	0.09	0.03	4.24
Total:								6,691.24

EXCESS CAPACITY

For the purposes of this analysis, excess capacity has been defined based on the proportion of cfs within the IFFP relative to buildout. It is anticipated that the existing system will serve new development through buildout. There will be an increase of 1,108 cfs in the next ten years, with an estimated total of 12,900 cfs at buildout. The increase in cfs in the IFFP planning horizon represents approximately 8.59 percent of the anticipated buildout system. A buy-in component is applied including existing facilities utilized by growth, and interest expense from existing bonds.

FUTURE CAPITAL FACILITIES ANALYSIS

The following table identifies the system improvements costs needed to maintain the stated LOS, according to the City within the 10-year planning horizon. The estimated costs attributed to new growth were analyzed based on existing development versus future development patterns. From this analysis, a portion of future development costs were attributed to new growth and included in the impact fee analysis. **Table 8.3** summarizes the capital costs based on each Service Area. All improvement plans can be found in **Appendix C**. The construction year calculation includes four percent inflation based on the year of each project outlined in the IFFP.

TABLE 8.3: FUTURE STORM WATER FACILITIES

	CONSTRUCTION YEAR COST	ATTRIBUTED TO NEW DEVELOPMENT	WITHIN IFFP PLANNING HORIZON	TOTAL IFFP COST
System Improvements	\$160,907,866	\$44,088,772	11.96%	\$5,271,858

PROPOSED STORM WATER IMPACT FEE

This analysis has identified the future demand, the existing and proposed LOS, the availability of excess capacity, and the future facilities needed to serve new development. The following section identifies the appropriate impact fee to be assessed to new development to maintain the existing LOS. The storm water impact fees proposed in **Table 8.4** will be assessed throughout the City. The proposed impact fee is the appropriate impact fee to maintain the existing LOS and the maximum allowable impact fee assignable to new



development. It is based on the assumptions identified in this document, including the applicable buy-in, future facility, and other costs.

TABLE 8.4: STORM WATER IMPACT FEE PER UNIT

	TOTAL COST	% ELIGIBLE COST	TOTAL ELIGIBLE VALUE	% TO IFA	COST TO IFA	IFFP DEMAND (CFS)	COST PER CFS
Buy-In							
Existing Systems	\$17,247,192	100.0%	\$17,247,192	8.59%	\$1,481,187	1,108	1,337
Existing Debt	\$1,010,377	100.0%	\$1,010,377	8.59%	\$86,771	1,108	\$78
Buy-In Subtotal	\$18,257,570		\$17,247,192		\$1,481,187		\$1,415
Future Facilities							
Future Storm Drain Projects	\$160,907,866	27.4%	\$44,088,772	11.96%	\$5,271,858	1,108	\$4,759
Other Costs							
Professional Expense	\$8,910	100.0%	\$8,910			1,108	\$8
Other Costs Subtotal	\$8,910		\$8,910				\$8
Total	\$179,174,346		\$61,344,874				\$6,182

Table 8.5 shows the maximum allowable impact fee by land use.

TABLE 8.5: STORM WATER IMPACT FEE BY LAND USE

EXISTING FEES	RUNOFF (CFS)/UNIT	PROPOSED	EXISTING	% CHANGE
Single Family Dwelling Unit	6.4%	\$393	\$294	33.67%
Multi Family Dwelling Unit	1.4%	\$85	\$63	34.92%
Commercial (per 1,000 Sf)	20.3%	\$1,256	\$941	33.48%
Industrial (per 1,000 Sf)	21.9%	\$1,354	\$1,015	33.40%
Institutional (per 1,000 Sf)	6.1%	\$378	\$283	33.57%
Agricultural (per 1,000 Sf)	9.7%	\$597	\$447	33.56%

NON-STANDARD IMPACT FEE

The City reserves the right under the Impact Fees Act¹¹ to assess an adjusted fee that more closely matches the true impact that the land use will have upon the storm system. This adjustment could result in a lower impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The formula for a non-standard impact fee calculation is shown below.

FORMULA FOR NON-STANDARD STORM WATER IMPACT FEES:

Total Runoff (CFS) x \$6,182 = Impact Fee

¹¹ 11-36a-402(1)(c)



SECTION 9: CULINARY WATER IFFP AND IFA

The purpose of this section is to address the culinary water IFFP, with supporting IFA and to help the City plan for the necessary capital improvements for future growth. This section will address the future culinary water infrastructure needed to serve the City through the next ten years, as well as address the appropriate culinary water impact fees the City may charge to new growth to maintain the existing LOS. The City has elected to exclude the cost of water rights in the impact fee analysis as the acquisition process is addressed separately. The information utilized in this analysis is based off the City's existing 2023 Water Master Plan, population projections, and updated information provided by the City's engineer and staff.

DEMAND ANALYSIS

The primary demand unit related to the water IFA is equivalent residential units (ERUs). It is anticipated that 5,123 ERUs will be added to the system in the next ten years. Based on input from the City, the growth projections in this analysis have been updated from the Master Plan to account for higher growth.

TABLE 9.1: PROJECTED ERUS

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	BO	IFFP GROWTH
14,897	15,344	15,804	16,278	16,767	17,270	17,788	18,321	18,871	19,437	20,020	44,640	5,123

LEVEL OF SERVICE

Impact fees cannot be used to finance an increase in the LOS to current or future users of capital improvements. Therefore, it is important to identify the culinary LOS to ensure that the new capacities of projects financed through impact fees do not exceed the established standard. The existing LOS for source is based on an average peak day demand of 290 gpd/ERU, and storage LOS is based on indoor usage of 250 gpd/ERU. Fire suppression requires a minimum of 1,000 gpm for 1 hour.

EXISTING FACILITIES INVENTORY

The City's culinary water is supplied by springs and wells. There are three springs and eight groundwater wells throughout the City. All sources have a combined design production capacity of 14,450 GPM. The City's tanks have a combined total storage capacity of 17.2 Million Gallons (MG) and 3.42 MG for fire. A full inventory of source and storage is found in **Appendix D**.

The value of the existing system is shown in **Table 9.2**. This value represents the original cost of infrastructure based on the City's existing depreciation schedule.

TABLE 9.2: VALUE OF EXISTING SYSTEMS

	DEPRECIATION VALUE
Source	\$7,875,868
Storage	\$8,237,557
Transmission	\$52,072,705

EXCESS CAPACITY AND EXISTING FACILITIES

An analysis of current capacity based on the proposed LOS illustrates that there is excess capacity related to distribution facilities and no available capacity within the existing system related to source or storage. This analysis does include a proportionate share analysis and buy-in component for the distribution system (see **Table 9.3**).



TABLE 9.3: CALCULATION OF DISTRIBUTION SYSTEM EXCESS CAPACITY

	SOURCE		STORAGE		DISTRIBUTION
Updated 2025		Gal per ERU (Existing)	863.80	Existing ERUs	14,897
GPM per ERU (Existing)	0.71	ERUs	14,897	IFFP ERUs	20,020
ERUs	14,897	Existing Demand	12,867,923	BO ERUs	44,640
Existing Demand	10,624	Existing Storage	17,200,000	New ERUS in IFFP	5,123
Existing Supply	10,610	Excess	4,332,077	IFFP ERUs as % of Total System	11.5%
Excess	(14.31)	ERUs Served	5,015	IFFP ERUs as % of New Growth	17.2%
% Excess Capacity	0%	% Excess Capacity	25%*		

*City has indicated that while there is excess capacity, it is not available to new development due to location.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City has funded its existing capital infrastructure through a combination of different revenue sources, including the General Fund, utility fund revenues, the issuance of debt, and revenues received from other governmental agencies. This analysis has removed all funding that has come from federal grants and donations from non-resident citizens to ensure that none of those infrastructure items are included in the level of service. No interest buy-in component is included in this analysis.

FUTURE CAPITAL FACILITIES ANALYSIS

The estimated costs attributed to new growth were analyzed based on existing development versus future development needs. From this analysis, a portion of future development costs were attributed to new growth and included in this impact fee analysis. Capital projects related to curing existing deficiencies were not included in the calculation of the impact fees. The costs of projects related to curing existing deficiencies cannot be funded through impact fees. A total future project costs summary is shown in **Table 9.4**. A detailed list of projects is provided in **Appendix D**.

TABLE 9.4: FUTURE CULINARY WATER FACILITIES

	CONSTRUCTION YEAR COST	ATTRIBUTED TO NEW DEVELOPMENT	WITHIN IFFP PLANNING HORIZON	TOTAL IFFP COST
System Improvements	\$297,940,292	\$162,088,394	23.5%	\$38,034,566*

*For the purposes of the final fee calculation, pump stations are allocated to new development based on the same proportionate allocation as the general distribution system, thus reducing the overall cost attributed to new growth from this category.

PROPOSED CULINARY WATER IMPACT FEE

Impact fees can be calculated based on a defined set of costs specified for future development. The improvements are identified in a capital plan as growth-related projects. The total project costs are divided by the total demand units the projects are designed to serve. Impact fees are then calculated based on many variables centered on proportionality share and level of service. Since the culinary water system uses a controlled release and retention system, new development improvements will benefit the whole system. Therefore, new development will be allocated a proportionate share of the new culinary water infrastructure based on the remaining undeveloped acreage in the Service Area. The proposed impact fee is **\$8,594** per ERU as shown in **Table 9.5**.



TABLE 9.5: CULINARY WATER IMPACT FEE PER UNIT

	TOTAL COST	% TO IFFP	COST TO IFFP	COST TO IFA	IFA COST	FUTURE ERUs	COST PER ERU
Buy-In							
Source Buy-In	\$7,875,868	0.0%	\$0	100.0%	\$0	5,123	\$0
Storage Buy-In	\$8,237,557	0.0%	\$0	100.0%	\$0	5,123	\$0
Distribution Buy-In	\$52,072,705	11.5%	\$5,988,361	100.0%	\$5,988,361	5,123	\$1,169
Subtotal	\$68,186,130		\$5,988,361		\$5,988,361		\$1,169
Future Facilities							
Future Source	\$79,795,179	55%	\$43,641,647	42.3%	\$18,469,139	5,123	\$3,605
Future Storage	\$30,304,759	71%	\$21,646,377	13.5%	\$2,915,763	5,123	\$569
Future Pump Stations	\$24,019,929	100%	\$24,019,929	17.2%	\$4,131,428	5,123	\$806
Future Transmission/Distribution	\$163,820,425	44%	\$72,780,441	17.2%	\$12,518,236	5,123	\$2,443
Subtotal	\$297,940,292		\$162,088,394	23.5%	\$38,034,566		\$7,423
Other							
Professional Expense	\$11,430	100%	\$11,430	100.0%	\$11,430	5,123	\$2
Interest Credit	\$0	100%	\$0	100.0%	\$0	5,123	\$0
Subtotal	\$11,430		\$11,430		\$11,430		\$2
Total per ERU							\$8,594

Table 9.6 shows the maximum impact fee allowable allocated by meter size.

TABLE 9.6: RECOMMENDED IMPACT FEE SCHEDULE

EXISTING/PROPOSED FEE COMPARISON BY METER SIZE	AWWA MULTIPLIER	PROPOSED	EXISTING	% INCREASE
1"	1.00	\$8,594	\$3,892	120.81%
1.5"	2.50	\$21,483	\$9,730	120.79%
2"	4.00	\$34,374	\$15,568	120.80%
3"	5.83	\$50,127	\$22,690	120.92%
4"	8.67	\$74,476	\$33,744	120.71%
6"	14.67	\$126,036	\$57,096	120.75%

NON-STANDARD CULINARY WATER IMPACT FEES

The City reserves the right under the Impact Fees Act¹² to assess an adjusted fee that more closely matches the true impact that the land use will have upon the City’s culinary water system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category.

FORMULA FOR NON-STANDARD CULINARY WATER IMPACT FEES:

Number of ERUs x \$8,594 = Impact Fee

¹² 11-36a-402(1)(c)



SECTION 10: TRANSPORTATION IFFP AND IFA

The purpose of this section is to address the transportation IFA and IFFP and to help the City plan for the necessary capital improvements for future growth. This section will also address the appropriate transportation impact fees the City may charge to new growth to maintain the existing LOS. The information utilized in this analysis is based off the City's existing 2022 Transportation Master Plan, population projections, and updated information provided by the City's engineer and staff.

DEMAND

The primary demand unit related to the transportation impact fee is growth in trips. The projection of the trips is based on undeveloped residential and commercial land. As residential and commercial growth occurs within the City, additional trips will be generated within the transportation system. The transportation capital improvements identified in this study are based on maintaining the current LOS as defined by the City. The proposed impact fees are based upon the projected growth in demand units which are used to quantify the impact that future users will have upon the City's system. The demand unit used in the calculation of the transportation impact fee is based upon each land use category's impact expressed in the number of trips generated.

TABLE 10.1: PROJECTED TRIP DEMAND

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	IFFP INCREASE
148,422	152,875	157,461	162,185	167,051	172,063	177,225	182,542	188,018	193,659	199,469	51,047

Based on the growth in trips, the City will need to expand its current facilities to accommodate new growth. New development will create an additional 51,047 trips in the next ten years, as shown in **Table 10.1**. It is important to note that future trips will consist of auto, transit and non-motorized trips.

EXISTING FACILITIES INVENTORY

According to the City, the existing system consists of the following types of amenities: roadways (lane miles), curb and gutter, sidewalks, accessible ramps, drive approaches, traffic signals, and crosswalk lights. The total value of these improvements, based on the City's existing depreciation statements, equals **\$86.8M**.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing infrastructure has been funded through a combination of General Fund revenues, impact fees, bonds, and other governmental revenue. General Fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available General Fund revenues. There are no General Obligation Bonds outstanding related to transportation system improvements. Therefore, credit is not required for this component of the impact fee analysis.



LEVEL OF SERVICE (LOS) ANALYSIS

LOS assesses the level of congestion on a roadway segment or intersection. LOS is measured using a letter grade A through F, where A represents free flowing traffic with absolutely no congestion and F represents grid lock. The demand units utilized in this analysis are based on current residential and commercial land use and the trips generated from these land-use types. LOS D is the planning goal for Cedar City with varying LOS on a street-by-street basis. As residential and commercial growth occurs within the City, additional trips will be generated within the transportation system. The transportation capital improvements identified in this study are based on maintaining the current LOS as defined by the City.

TABLE 10.2: LOS STANDARDS

LEVEL OF SERVICE	DELAY (SECONDS)
A	0 < 10
B	10-20
C	20-35
D	35-55
E	55-80
F	> 80

EXCESS CAPACITY

A buy-in component is justified in the calculation of an impact fee when there is excess capacity in existing system improvements that can help meet the demands placed on the system by new growth and development. A buy-in component is contemplated in this analysis for the system improvement roadways that have sufficient capacity to handle new growth while maintaining safe and acceptable levels of service.

TABLE 10.3: EXISTING CAPACITY ATTRIBUTED TO GROWTH

	TOTAL SYSTEM VALUE	TOTAL TRIPS (BUILD-OUT)	TRIPS DURING IFFP	% TO IMPACT FEES	COST TO IFFP	BUY-IN COST PER TRIP
Buy-In Calculation	\$86,823,453	444,761	51,047	11.5%	\$9,965,075	\$195

FUTURE CAPITAL FACILITIES ANALYSIS

The City has identified the growth-related projects needed within the next ten years. Capital projects related to curing existing deficiencies were not included in the calculation of the impact fees. Total future projects applicable to new development are shown in **Table 10.4**, which illustrates the estimated cost of all future capital improvements within the Service Area, as identified in the IFFP. The total construction cost of these projects is \$104M. The cost funded by the City is **\$23.2M**.

TABLE 10.4: SUMMARY OF FUTURE SYSTEM IMPROVEMENTS WITHIN IFFP PLANNING HORIZON

PROJECT	TYPE	COST	FUNDING	YEAR	CONST. YEAR COST	% TO CITY	COST TO CITY
SR-130	Widen with Sidepath	\$12,585,000	UDOT	2028	\$14,156,413	0%	\$0
Westview Drive	Widen with Bike Lane	\$23,285,000	City, County, Development	2031	\$29,462,953	19%	\$5,692,390
Coal Creek Road	Widen	\$1,004,000	Development	2029	\$1,174,538	60%	\$704,723
Kitty Hawk Drive & Airport Int Imp	Widen/Realign with Bike Lane	\$2,164,000	Development	2027	\$2,340,582	80%	\$1,872,466
2400 North	Widen with Sidepath	\$2,811,000	Development	2030	\$3,420,011	40%	\$1,368,005
2400 North	Widen with Bike Lane	\$7,004,000	Development	2032	\$9,216,786	36%	\$3,331,939
2400 North	New Road with Bike Lane & Shoulder Bikeway	\$5,781,000	Development	2034	\$8,228,166	38%	\$3,159,752
2400 North	Widen with Shoulder Bikeway	\$4,256,000	Development	2029	\$4,978,918	65%	\$3,228,810
1800 South	New Road with Shoulder Bikeway	\$3,256,000	Development	2030	\$3,961,422	49%	\$1,946,645
Main Street / I-15	intersection improvement	\$20,000,000	UDOT	2030	\$24,333,058	0%	\$0
Bulldog Road / Kitty Hawk Drive	Intersection improvement	\$867,000	Cedar City	2030	\$1,054,838	100%	\$1,054,838



PROJECT	TYPE	COST	FUNDING	YEAR	CONST. YEAR COST	% TO CITY	COST TO CITY
Fiddlers Cayon Road / Main Street	Intersection improvement	\$498,000	Cedar City, UDOT	2030	\$605,893	50%	\$302,947
300 West / Main Street	Intersection improvement	\$925,000	Cedar City, UDOT	2030	\$1,125,404	50%	\$562,702
		\$84,436,000			\$104,058,983		\$23,225,215

*4% inflationary cost added to construction year assuming a base year of 2025.

PROPOSED TRANSPORTATION IMPACT FEE

The transportation impact fee utilizes the New Facility – Plan Based Approach, which is based on a defined set of capital costs specified for future development. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the new growth served by the proposed projects. The total growth-related capital cost is **\$2.7M**. The maximum impact fee cost per trip is shown in **Table 10.5**.

TABLE 10.5: MAXIMUM IMPACT FEE COST PER TRIP

	TOTAL COST	% TO IFFP	\$ TO IFFP	% TO IFA	COST TO IFA	DEMAND SERVED	COST PER TRIP
Facilities							
Roads Buy-In	\$86,823,453	100.0%	\$86,823,453	11.5%	\$9,965,075	51,047	\$195
Future Roadways	\$104,058,983	22.3%	\$23,225,215	11.5%	\$2,665,651	51,047	\$52
Subtotal: Facilities							\$247
Other							
Professional Expense	\$11,430	100.0%	\$11,430	100.0%	\$11,430	51,047	\$0.22
Subtotal: Other							\$0.22
Total							\$248

The proposed impact fee by land use type is shown in **Table 10.6**.

TABLE 10.6: PROPOSED IMPACT FEE BY LAND USE TYPE

LAND USE GROUP	UNIT OF MEASURE	ITE CODE	ITE LAND USE CATEGORY	AVERAGE DAILY TRIP RATE	PASS BY ADJUSTMENT	NET NEW TRIPS PER UNIT OF MEASURE	FEE PER UNIT LAND USE
Industrial	1,000 sq ft	110	Light Industrial	4.87	0%	2.44	\$604
	1,000 sq ft	150	Warehouse	1.71	0%	0.86	\$213
	1,000 sq ft	151	Mini-Warehouse	1.45	0%	0.73	\$181
Residential	dwelling	210	Single Family House	9.43	0%	4.72	\$1,169
	dwelling	220	Multifamily Housing (Low-Rise)	6.74	0%	3.37	\$835
	dwelling	221	Multifamily Housing (Mid-Rise)	4.54	0%	2.27	\$562
Hotel	room	310	Hotel	7.99	0%	4.00	\$991
Institutional	Students	520	Public Elementary School	2.27	0%	1.14	\$282
	Students	530	Public High School	4.11	0%	2.06	\$510
	Students	550	University/College	1.56	0%	0.78	\$193
	1,000 sq ft	560	Church	7.60	0%	3.80	\$941
	1,000 sq ft	565	Day Care	47.62	44%	13.33	\$3,301
Medical	1,000 sq ft	610	Hospital	10.77	0%	5.39	\$1,335
	1,000 sq ft	620	Nursing Home	6.75	0%	3.38	\$837
Office	1,000 sq ft	710	General Office	10.84	0%	5.42	\$1,342



LAND USE GROUP	UNIT OF MEASURE	ITE CODE	ITE LAND USE CATEGORY	AVERAGE DAILY TRIP RATE	PASS BY ADJUSTMENT	NET NEW TRIPS PER UNIT OF MEASURE	FEE PER UNIT LAND USE
	1,000 sq ft	720	Medical/Dental Office	36.00	0%	18.00	\$4,458
Retail/Service	1,000 sq ft	815	Free-Standing Discount Store	53.87	20%	21.55	\$5,337
	1,000 sq ft	820	Shopping Center	37.01	29%	13.14	\$3,254
	1,000 sq ft	840	Automobile Sales (New)	27.84	0%	13.92	\$3,447
	1,000 sq ft	841	Automobile Sales (Used)	27.06	0%	13.53	\$3,351
	1,000 sq ft	850	Supermarket	93.84	24%	35.66	\$8,831
	1,000 sq ft	851	Convenience Market-24 hr	762.28	51%	186.76	\$46,252
	1,000 sq ft	881	Pharmacy/Drugstore with Drive-Through Window	108.40	49%	27.64	\$6,845
	1,000 sq ft	912	Drive-In Bank	100.35	35%	32.61	\$8,076
Restaurant/Drinking	1,000 sq ft	843	Auto Parts Sales	54.57	43%	15.55	\$3,851
	1,000 sq ft	932	Restaurant: Sit-Down	107.20	43%	30.55	\$7,566
	1,000 sq ft	934	Fast Food, w/Drive-Up	467.48	55%	105.18	\$26,049

Source for trip statistics is the Institute of Traffic Engineers (ITE) Manual. Adjustment factors can be found using the “List of Land Uses with Vehicle Pass-By Rates and Data.” Land use categories indicated are not all inclusive. Refer to ITE manual for appropriate category and adjustment factors if not found in this report. For non-standard uses, the non-standard formula can be used. Each land use within proposed development will be evaluated.

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act¹³ to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the City’s transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower than what is proposed in this analysis.

FORMULA FOR NON-STANDARD TRANSPORTATION IMPACT FEES:

Estimate of Average Daily Trips per Unit x \$248 = Impact Fee per Unit

¹³ 11-36a-402(1)(c)



SECTION 11: GENERAL IMPACT FEE CONSIDERATIONS

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities designed to provide services to Service Areas within the community at large.¹⁴ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.¹⁵ To the extent possible, this analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

The IFFP must include a consideration of all revenue sources, including impact fees and the dedication of system improvements, which may be used to finance system improvements.¹⁶ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.¹⁷

In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements. No other revenues from other government agencies, grants or developer contributions have been identified within the IFFP to help offset future capital costs. If these revenues become available in the future, the impact fee analysis should be revised. It is anticipated that future project improvements will be funded by the developer. These costs have not been included in the calculation of the impact fee.

Other revenues such as utility rate revenues will be necessary to fund non-growth-related projects and to fund growth-related projects when sufficient impact fee revenues are not available. In the latter case, impact fee revenues will be used to repay utility rate revenues for growth-related projects. A brief description of alternative financing options is included below.

- **Utility Rate Revenues:** Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, debt service coverage, and capital project needs. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.
- **Grants, Donations, and Other Contributions:** Grants and donations are not expected as a future funding source. The impact fees should be adjusted if grant monies are received. New development may be entitled to a reimbursement for any grants or donations received for growth-related projects, or for developer-funded IFFP projects.
- **Debt Financing:** Should the City desire to fund future projects through debt financing, the Impact Fees Act allows for the costs related to the financing of future capital projects to be included in the impact fee. The police and fire impact fees incorporate debt issuance and interest cost associated with the capital projects included for those services.

¹⁴ 11-36a-102(22)

¹⁵ 11-36a-102(15)

¹⁶ 11-36a-302(2)

¹⁷ 11-36a-302(3)



PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires a local political subdivision or private entity to ensure that the impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer: (a) dedicates land for a system improvement; (b) builds and dedicates some or all of a system improvement; or (c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.¹⁸ The facilities must either be system improvements or be dedicated to the public in a manner that offsets the need for an improvement identified in the IFFP.

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relates to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, other revenues, such as General Fund revenues, will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid except as otherwise allowed by law¹⁹. Impact fees collected in the next six years should be spent on those projects outlined in the IFFP as growth-related costs to maintain the LOS. **Impact fees collected as a buy-in to existing facilities can be allocated to the General Fund to repay the City for historic investment.**

GROWTH-DRIVEN EXTRAORDINARY COSTS

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. This analysis includes an inflation component to reflect the future cost of facilities. The impact fee analysis should be updated regularly to account for changes in cost estimates over time.

¹⁸ 11-36a-402(2)

¹⁹ 11-36a-602(2)(b)



APPENDIX A: PARK EXISTING FACILITIES INVENTORY

TABLE A.1: PARKS AND RECREATION INVENTORY

AREA	TYPE	SIZE	LESS DETENTION	LESS GIFTED	FINAL ACRES	% CITY OWNED	\$ CITY FUNDED	IMPACT FEE ELIGIBLE	IF ELIGIBLE ACREAGE	STATUS	LAND VALUE	IMPROVED TURF	PAVILLION- LARGE	PAVILLION- MEDIUM	PAVILION - SMALL	RESTROOM BUILDINGS
		in Acres									\$150,000	\$100,000	\$200,000	\$100,000	\$100,000	\$300,000
Sunbow Park	Mini Park	0.24			0.24	100%	100%	100%	0.24	Existing	\$36,000					
Ridge Park	Mini Park	0.88			0.88	100%	100%	100%	0.88	Existing	\$132,000	0.65			1.00	
Mayor Square	Mini Park	0.12			0.12	100%	100%	100%	0.12	Existing	\$18,000	0.05				
13th Hole Park	Mini Park	0.25			0.25	100%	100%	100%	0.25	Existing	\$37,500					1.00
Canyon Park - East	Neighborhood Park	3.87			3.87	100%	100%	100%	3.87	Existing	\$580,500	1.84		1.00		1.00
Park Discovery	Neighborhood Park	0.75			0.75	100%	100%	100%	0.75	Existing	\$112,500	0.40	1.00			1.00
Hillcrest Park	Neighborhood Park	1.26			1.26	100%	100%	100%	1.26	Existing	\$189,000	0.70		1.00		
Main Street and Library Park	Neighborhood Park	5			5.00	100%	100%	100%	5.00	Existing	\$750,000	3.75	2.00			1.00
Rotary Centennial Veterans Park	Neighborhood Park	5.94			5.94	100%	100%	100%	5.94	Existing	\$891,000	0.40				
Canyon Park - West	Neighborhood Park	9.28			9.28	100%	100%	100%	9.28	Existing	\$1,392,000	4.75		1.00	1.00	1.00
Fiddler's Park	Neighborhood Park	2			2.00	100%	100%	100%	2.00	In Progress	\$300,000					
Bicentennial Softball Complex	Community Park	8.25			8.25	100%	100%	100%	8.25	Existing	\$1,237,500	7.25		1.00	1.00	1.00
Canyon Little League Complex	Community Park	16.52			16.52	100%	100%	100%	16.52	Existing	\$2,478,000	7.70				2.00
Bicentennial Soccer Complex	Community Park	15			15.00	100%	100%	100%	15.00	Existing	\$2,250,000	15.00				1.00
Aquatic Center	Complex	3.94			3.94	100%	100%	0%	-	Existing	\$0	1.10				
Aquatic Center w/ Gym	Complex	5.07			5.07	100%	100%	0%	-	In Progress	\$0					
Fields at the Hills	Complex	15.8			15.80	100%	100%	100%	15.80	Existing	\$2,370,000	6.50		1.00	1.00	1.00
Iron West Complex	Complex	17			17.00	100%	100%	100%	17.00	In Progress	\$2,550,000					
Lake at the Hills	Complex	17			17.00	100%	100%	100%	17.00	Existing	\$2,550,000					
Cedar Ridge Golf Course	Open Space	230			230	100%	100%	0%	-	Existing	\$0					
Cross Hollow Arenas	Special Use Parks	29.99			29.99	100%	100%	0%	-	Existing	\$0					2.00
Horseshoe Park	Special Use Parks	1.01			1.01	100%	100%	100%	1.01	Existing	\$151,500	0.50				
Cemetery	Special Use Parks	28			28.00	100%	100%	0%	-	Existing	\$0					1.00
Totals:		415.17			415.17				127.18			50.59	3.00	5.00	4.00	10.00
Total Park Value											\$19,077,000	\$5,059,000	\$600,000	\$500,000	\$400,000	\$3,000,000
		in Miles														
Coal Creek Trail	Trails	3.5			3.5	100%	100%	100%	3.50	Existing						
Fiddler's Canyon Trail	Trails	1			1	100%	100%	100%	1.00	Existing						
Park Discovery Trail	Trails	0.75			0.75	100%	100%	100%	0.75	Existing						
East Bench Trail	Trails	3.5			3.5	100%	100%	100%	3.50	Existing						
Cross Hollow Trail	Trails	1			1	100%	100%	100%	1.00	Existing						
Southview Trail	Trails	0.6			0.6	100%	100%	100%	0.60	Existing						
Lake at the Hills Trail	Trails	0.5			0.5	100%	100%	100%	0.50	Existing						
Fort Cedar Trail	Trails	1.1			1.1	100%	100%	100%	1.10	Existing						
Old Sorrell Trail	Trails	0.6			0.6	100%	100%	100%	0.60	Existing						
Total:		12.55			12.55							-	-	-	-	-

AREA	PICNIC TABLES	PLAYGROUND	BENCHES	TRAILS	VOLLEYBALL COURT	BASKETBALL COURT	BASEBALL/SOFTBALL FIELD	MULTI-PURPOSE FIELD	FIELD LIGHTING	CONCESSION/BUILDING	STALLS/PARKING SQFT	SKATEPARK	PICKLEBALL COURTS	IMPROVEMENT VALUE IFA ELIGIBILITY	BASE ELIGIBLE IMPROVEMENT VALUE	DESIGN & ENGINEERING	TOTAL IMPROVEMENT VALUE
	\$5,512	\$250,000	\$1,329	\$30	\$40,000	\$60,000	\$350,000	\$100,000	\$180,000	\$250,000	\$4	\$500,000	\$80,000			15%	
Sunbow Park		1.00												100%	\$ 250,000	\$ 37,500	\$ 287,500
Ridge Park	2.00	1.00												100%	\$ 427,000	\$ 64,050	\$ 491,050
Mayor Square			4.00											100%	\$ 11,000	\$ 1,650	\$ 12,650
13th Hole Park	1.00										2,736			100%	\$ 316,944	\$ 47,542	\$ 364,486
Canyon Park - East	5.00	1.00	2.00		1.00						3,840			100%	\$ 922,360	\$ 138,354	\$ 1,060,714
Park Discovery	20.00	4.00	10.00								10,500			100%	\$ 1,717,000	\$ 257,550	\$ 1,974,550
Hillcrest Park	5.00	1.00	5.00			0.50								100%	\$ 487,500	\$ 73,125	\$ 560,625
Main Street and Rotary Centennial	16.00	1.00	8.00								4,500			100%	\$ 1,451,000	\$ 217,650	\$ 1,668,650
Canyon Park - West	11.00	2.00	6.00								14,694			100%	\$ 1,608,776	\$ 241,316	\$ 1,850,092
Fiddler's Park														100%	\$ -	\$ -	\$ -
Bicentennial Softball	10.00	1.00	9.00				5.00		3.00	1.00	83,345	1.00	8.00	100%	\$ 5,561,880	\$ 834,282	\$ 6,396,162
Canyon Little League	2.00	1.00	9.00				6.00		4.00	1.00	204,342			100%	\$ 5,532,868	\$ 829,93	\$ 6,362,798
Bicentennial Soccer		1.00	5.00					15.00		1.00	540,840			100%	\$ 5,970,860	\$ 895,629	\$ 6,866,489
Aquatic Center	4.00	1.00								1.00	317,959			0%	\$ -	\$ -	\$ -
Aquatic Center w/ Fields at the Hills	14.00		5.00		6.00	3.00	4.00		4.00	1.00	103,032			100%	\$ 4,023,628	\$ 603,544	\$ 4,627,172
Iron West Complex								1.00						100%	\$ 100,000	\$ 15,000	\$ 115,000
Lake at the Hills														100%	\$ -	\$ -	\$ -
Cedar Ridge Golf											45,450			0%	\$ -	\$ -	\$ -
Cross Hollow Arenas										2.00	317,959			0%	\$ -	\$ -	\$ -
Horseshoe Park Cemetery														100%	\$ 50,000	\$ 7,500	\$ 57,500
														100%	\$ 300,000	\$ 45,000	\$ 345,000
Totals:	90.00	13.00	78.00	-	7.00	3.50	15.00	16.00	11.00	4.00	967,829	1.00	8.00				
Total Park Value	\$496,055	\$3,250,000	\$103,682	\$0	\$280,000	\$210,000	\$5,250,000	\$1,600,000	\$1,980,000	\$1,000,000	\$3,871,316	\$500,000	\$640,000	100%	\$ 28,793,316	\$	\$ 33,112,313
				Linear													
Coal Creek Trail			-	18,480													
Fiddler's Canyon Trail			1.00	5,280													
Park Discovery Trail			-	3,960													
East Bench Trail			-	18,480													
Cross Hollow Trail			2.00	5,280													
Southview Trail			-	3,168													
Lake at the Hills Trail			-	2,640													
Fort Cedar Trail			-	-													
Old Sorrell Trail	-	-	4.00	3,168	-	-	-	-	-	-	-	-	-				
Total:			7.00	60,456													
Value:			\$10,500	\$2,720,520										100%	\$ 2,731,020	\$ 409,653	\$ 3,140,673

APPENDIX B: WASTEWATER FUTURE FACILITIES

TABLE B.1: WASTEWATER FUTURE FACILITIES

PROJECT #	PROJECT NAME	TOTAL LENGTH OF PIPE (FEET)	COST ESTIMATE	CONST. YEAR COST	% TO IFFP	COST TO IFFP	TREATMENT OR COLLECTION
	Permanent Flow Monitoring on Crucial Lines		\$400,000	\$467,943	25%	\$116,986	Collection
1	Downtown Wet Weather Upgrades	1860	\$897,100	\$1,049,480	45%	\$467,943	Collection
2a	Downstream Iron Springs Gravity - From MH 35-11-19-008 to MH 35-11-17-010	8415	\$5,626,300	\$6,581,975	59%	\$3,858,683	Collection
2b	Downstream Iron Springs Gravity - From MH 70-1945 to MH 35-11-19-008	8485	\$5,673,000	\$6,636,608	59%	\$3,890,711	Collection
3a	4 MFD Future Iron Springs LS		\$20,466,000	\$21,284,640	10%	\$2,080,000	Collection
3b	Future Iron Springs Force main	13965	\$9,973,200	\$10,372,128	13%	\$1,352,000	Collection
4a	Future 5300 W Line	5270	\$4,107,000	\$4,271,280	21%	\$905,840	Collection
4b	Future Southwest Service to Shirts Creek Area, Phase 1	3900	\$3,039,300	\$3,845,684	59%	\$2,254,532	Collection
4c	Future Southwest Service to Shirts Creek Area, Phase 2	3900	\$3,039,300	\$3,845,684	59%	\$2,254,532	Collection
4d	Future Southwest Service to Shirts Creek Area, Phase 3	3900	\$3,039,300	\$3,845,684	59%	\$2,254,532	Collection
4e	Future Service West of Quichapa Lake	7550	\$3,936,900	\$5,827,574	59%	\$3,416,415	Collection
5	4500 Line Upgrades - From MH 70-4147 to MH 70-4135	7510	\$4,615,700	\$6,832,364	59%	\$4,005,473	Collection
6	4500 Line Upgrades - From MH 70-4135 to MH 70-1945	9275	\$5,700,400	\$8,437,985	59%	\$4,946,768	Collection
BO-1	4500 Line Upgrades from MH 34-11-32- 010 to WWTP	11800	\$5,900,000	\$8,733,441	67%	\$5,851,406	Collection
BO-2	4500 Line Upgrades from MH 35-11-17- 010 to 34-11-32-010	20650	\$9,292,500	\$13,755,170	67%	\$9,215,964	Collection
BO-15	Additional Planning Iterations Every 5- Years for 4500 W Line Upgrades	45000	\$180,000	\$227,757	100%	\$227,757	Collection
	Wastewater Treatment Plant Expansion (Expand treatment plant from 4.8 MGD to 11 MGD.)		\$80,000,000	\$101,225,521	100%	\$101,255,521	Treatment
Total			\$165,886,000	\$207,240,919		\$148,325,065	

*4% inflationary cost added to construction year assuming a base year of 2024.

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APPENDIX C: STORM WATER FACILITIES

TABLE C.1: STORM WATER FUTURE FACILITIES

PROJECT #	DESCRIPTION	AMOUNT	IFFP YEAR	% TO IFFP	CONSTRUCTION YEAR COST	COST TO GROWTH
32	Increase the Capacity of the Cross Hollow Detention Basin Inlet	\$1,033,800	2025	100%	\$1,162,884	\$1,162,884
2	Create Conveyance on the East Side of I-15 at the Crossing of University Blvd	\$1,407,400	2025	100%	\$1,583,134	\$1,583,134
28	Install a 36" HDPE Trunkline Along Cody Drive with Sidewalk and Curb and Gutter	\$1,530,800	2025	100%	\$1,721,942	\$1,721,942
18	Improve Conveyance on 400 W from 1925 N to 2400 N	\$4,144,500	2026	100%	\$4,848,479	\$4,848,479
25	Increase Conveyance Capacity on 1925 N	\$1,927,500	2026	100%	\$2,254,902	\$2,254,902
23	Increase Conveyance Capacity on Sunbow St	\$662,000	2026	100%	\$774,446	\$774,446
24	Increase Conveyance Capacity on Northfield Rd	\$821,000	2027	100%	\$998,872	\$998,872
10	Increase the conveyance on Sunrise Ave	\$767,300	2027	24%	\$933,538	\$233,385
11	Add Curb & Gutter on 275 N	\$76,000	2027	100%	\$92,466	\$92,466
6	Increase Conveyance Along 800 W from 400 S to 200 N	\$1,385,300	2028	33%	\$1,752,846	\$578,439
3	Increase Conveyance Along the West Side of I-15 South of University Blvd.	\$818,800	2028	100%	\$1,036,043	\$1,036,043
15	Increase Conveyance from N Airport Rd. to N Westview Dr.	\$810,000	2028	100%	\$1,024,908	\$1,024,908
1	Improve Conveyance Along 1275 W.	\$290,000	2029	100%	\$381,620	\$381,620
8	Increase Conveyance along 1100 W from 800 S to 425 S to 1275 W	\$1,245,000	2029	100%	\$1,638,335	\$1,638,335
17	Install a 36" Storm Drainpipe Along Cottontail Drive	\$694,700	2029	100%	\$914,178	\$914,178
13	Increase the Capacity of the Mill Hollow Detention Pond	\$770,000	2030	100%	\$1,053,798	\$1,053,798
26	Install a 5AF Detention Basin	\$900,000	2030	100%	\$1,231,712	\$1,231,712
30	Increase the Size of the Cody Drive Greenbelt Detention Basin	\$495,400	2031	100%	\$705,109	\$705,109
29	Increase the Capacity along Cross Hollow Road	\$3,074,600	2031	100%	\$4,376,114	\$4,376,114
14	Install Detention off on Glen Canyon Dr.	\$962,300	2032	100%	\$1,424,439	\$1,424,439
27	Install an 8AF Detention Basin	\$824,000	2032	100%	\$1,219,721	\$1,219,721
19	Install a 30" Storm Drainpipe Along Cobblecreek Drive	\$811,100	2033	100%	\$1,248,651	\$1,248,651
31	Conveyance Ditch Along the Hill that Flows into the Glen Canyon Development	\$270,000	2033	100%	\$415,653	\$415,653
21	Reduce Street Flows Along Wedgewood Lane and Wagon Trail Drive	\$754,500	2034	100%	\$1,207,979	\$1,207,979
40	Quichapa Drainage from 200 N to 6300 W	\$5,867,300	2034	100%	\$9,393,736	\$9,393,736
	800 West line from 200 North to empty into Coal Creek	\$960,000	2027	100%	\$1,167,987	\$1,167,987
Total		\$34,649,300			\$45,963,332	\$44,088,772

*4% inflationary cost added to construction year assuming a base year of 2022.

APPENDIX D: CULINARY WATER FACILITIES

TABLE D.1: CULINARY EXISTING SOURCE

SOURCE	SUPPLY ZONE	PHYSICAL FLOW CAPACITY (GPM)	PEAK DAY SOURCE CAPACITY (GPM)	ANNUAL SOURCE CAPACITY (AC-FT/YR)	SAFE YIELD (AC-FT/YR)	
Enoch Well #1	North	1,300	1,300	1,500	2,808	
Enoch Well #3	North	1,850	1,850			
Quichapa Well #1	South	1,100	1,100	6,000		
Quichapa Well #3	South	1,300	1,300			
Quichapa Well #5	Cross Hollow	2,000	4,900			
Quichapa Well #6	Cross Hollow	1,500				
Quichapa Well #7	Cross Hollow	1,500				
Quichapa Well #8	Cross Hollow	1,500				
Spillsbury Springs	South	400	-	180		180
Cedar Canyon Springs	Square Mountain	1,300	60	400		400
Shurtz Canyon Springs	South	700	100	220	220	
Total:		14,450	10,610	8,800	3,608	

TABLE D.2: EXISTING FIRE STORAGE

	FIRE SUPPRESSION STORAGE (MG)
Cross Hollow	1.44
Fiddlers	0.12
North	1.44
South	0.24
Square Mountain	0.18
Total	3.42

TABLE D.3 EXISTING STORAGE

SUPPLY ZONE	TANK	CURRENT STORAGE TANK CAPACITY (VOLUME MG)
Cross Hollow	Cross Hollow	2.20
Fiddlers	Fiddlers	2.20
North	3200 North	2.50
	Cedar Canyon	2.00
	North	2.10
South	Redmen	1.00
	South	2.00
	Squaw Cave	0.90
	Sillsbury Springs	0.10
Square Mountain	Square Mountain	2.20
Totals:		17.2

TABLE D.4: CULINARY WATER FUTURE FACILITIES

PROJECT	ESTIMATED COST	DEVELOPER PORTION	CITY FUNDED	YEAR	CONSTRUCTION YEAR COST	% TO IFFP	COST TO IFFP	CAPACITY	UNITS	IFA DEMAND	% TO IFA	\$ TO IFA	SOURCE, STORAGE, OR DISTRIBUTION?
Well Development Program (4 Wells in Master Plan - DW10.010):													
Future Well #1	\$5,500,000		\$5,500,000	2026	\$5,720,000	100%	\$5,720,000	1,000	gpm	1,000	100%	\$5,720,000	Source
Future Well #2	\$5,400,000		\$5,400,000	2029	\$6,317,236	100%	\$6,317,236	1,500	gpm	1,500	100%	\$6,317,236	Source
Future Well #3	\$5,500,000		\$5,500,000	2045	\$12,051,177	0%	\$0	1,500	gpm	-	0%	\$0	Source
Future Well #4	\$5,500,000		\$5,500,000	2045	\$12,051,177	0%	\$0	1,500	gpm	-	0%	\$0	Source
Future Well #5	\$5,500,000		\$5,500,000	2045	\$12,051,177	0%	\$0	1,500	gpm	-	0%	\$0	Source
North Well Field (DW10.060):													
Production Well #1	\$9,000,000		\$9,000,000	2026	\$9,360,000	100%	\$9,360,000	1,700	gpm	1,168	69%	\$6,431,903	Source
Production Well #2	\$9,500,000		\$9,500,000	2028	\$10,686,208	100%	\$10,686,208	1,700	gpm	-	0%	\$0	Source
Production Well #3	\$9,500,000		\$9,500,000	2030	\$11,558,203	100%	\$11,558,203	1,700	gpm	-	0%	\$0	Source
Storage Tank	\$1,200,000		\$1,200,000	2030	\$1,459,983	100%	\$1,459,983	4,000,000	gallons	4,000,000	100%	\$1,459,983	Storage
Transmission Line (18-inch diameter waterline)	\$22,400,000		\$22,400,000	2027	\$24,227,840	100%	\$24,227,840	5,500	gpm	-	0%	\$0	Transmission/Distribution
Booster Pump	\$5,000,000		\$5,000,000	2030	\$6,083,265	100%	\$6,083,265	5,500	gpm	3,668	67%	\$4,057,192	Pump Station*
Other projects:													
2300 North Storage Tank	\$6,500,000		\$6,500,000	2033	\$8,895,699	100%	\$8,895,699	3,000,000	gallons	-	0%	\$0	Storage
South Mountain Tank	\$5,200,000		\$5,200,000	2032	\$6,842,845	100%	\$6,842,845	2,000,000	gallons	425,489	21%	\$1,455,779	Storage
Ashdown Storage Tank	\$3,250,000		\$3,250,000	2033	\$4,447,849	100%	\$4,447,849	1,000,000	gallons	-	0%	\$0	Storage
Cross Hollows #2 Tank	\$5,200,000		\$5,200,000	2038	\$8,658,382	0%	\$0	2,000,000	gallons	-	0%	\$0	Storage
South Mountain Pump Station	\$5,200,000		\$5,200,000	2032	\$6,842,845	100%	\$6,842,845	3,300	gpm	3,668	100%	\$6,842,845	Pump Station*
Ashdown Pump Station	\$3,900,000		\$3,900,000	2033	\$5,337,419	100%	\$5,337,419	1,250	gpm	3,668	100%	\$5,337,419	Pump Station*
Quichapa North Wells Pump Station	\$5,535,000		\$5,535,000	2026	\$5,756,400	100%	\$5,756,400	5,600	gpm	3,668	66%	\$3,770,635	Pump Station*
Waterline Upsizing:													
Ashdown area Trans. Line from Fiddlers Canyon Tank to Ashdown Tank (12-inch diameter waterline)	\$409,136	\$0	\$409,136	2033	\$559,931	100%	\$559,931	2,500	gpm	3,668	100%	\$559,931	Transmission/Distribution
South Mountain Drive - Trans. From The Estates Subd. to Quichapa Lake (24-inch diameter waterline) - East half	\$8,970,000	\$0	\$8,970,000	2027	\$9,701,952	100%	\$9,701,952	9,900	gpm	3,668	37%	\$3,594,806	Transmission/Distribution
South Mountain Drive - Trans. From The Estates Subd. to Quichapa Lake (24-inch diameter waterline) - West half	\$8,970,000	\$0	\$8,970,000	2045	\$19,654,375	0%	\$0	9,900	gpm	3,668	37%	\$0	Transmission/Distribution
Iron Springs Road from SR-56 to CICWCD Tank	\$6,864,000	\$0	\$6,864,000	2040	\$12,361,676	0%	\$0	5,500	gpm	3,668	67%	\$0	Transmission/Distribution
4700 West from 2400 S. to 3200 S. (12-inch diameter waterline)	\$968,240	\$425,600	\$542,640	2031	\$686,613	100%	\$686,613	2,500	gpm	3,668	100%	\$686,613	Transmission/Distribution
Hamilton Frontage Road from 2400 S. to 3200 S. (12-inch diameter waterline)	\$1,326,052	\$582,880	\$743,172	2027	\$803,815	100%	\$803,815	2,500	gpm	3,668	100%	\$803,815	Transmission/Distribution
1800 South from Westview Dr. to 5700 W. (12-inch diameter waterline)	\$1,910,090	\$839,600	\$1,070,490	2030	\$1,302,415	100%	\$1,302,415	2,500	gpm	3,668	100%	\$1,302,415	Transmission/Distribution
800 South from Westview Dr. to 4500 W. (12-inch diameter waterline)	\$474,110	\$208,400	\$265,710	2037	\$425,410	100%	\$425,410	2,500	gpm	3,668	100%	\$425,410	Transmission/Distribution
Westview Drive from 1800 S. to 2400 S. (16-inch diameter waterline)	\$909,324	\$310,880	\$598,444	2031	\$757,223	100%	\$757,223	4,400	gpm	3,668	83%	\$631,281	Transmission/Distribution
Westview Drive from Hidden Hills Dr. to 800 S. (16-inch diameter waterline)	\$1,308,060	\$447,200	\$860,860	2031	\$1,089,263	100%	\$1,089,263	4,400	gpm	3,668	83%	\$908,095	Transmission/Distribution
4500 West from Center St. to 800 S. (12-inch diameter waterline)	\$976,612	\$429,280	\$547,332	2037	\$876,296	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
Center Street from 4500 W. to 5100 W. (24-inch diameter waterline)	\$1,673,880	\$343,360	\$1,330,520	2030	\$1,618,781	100%	\$1,618,781	9,900	gpm	3,668	37%	\$599,797	Transmission/Distribution
5100 West from SR-56 to 200 S. (12-inch diameter waterline)	\$691,964	\$304,160	\$387,804	2034	\$551,966	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
1600 North from 4500 W. to 5700 W. (12-inch diameter waterline)	\$1,545,726	\$679,440	\$866,286	2030	\$1,053,969	100%	\$1,053,969	2,500	gpm	3,668	100%	\$1,053,969	Transmission/Distribution
1200 North from 4500 W. to 5300 W. (16-inch diameter waterline)	\$1,051,024	\$404,240	\$646,784	2028	\$727,544	100%	\$727,544	4,400	gpm	3,668	83%	\$606,538	Transmission/Distribution
1200 North from 3900 W. to 4500 W. (12-inch diameter waterline)	\$733,096	\$322,240	\$410,856	2026	\$427,290	100%	\$427,290	2,500	gpm	3,668	100%	\$427,290	Transmission/Distribution
4500 West from 1200 N. to 1600 N. (12-inch diameter waterline)	\$458,458	\$201,520	\$256,938	2037	\$411,366	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution

PROJECT	ESTIMATED COST	DEVELOPER PORTION	CITY FUNDED	YEAR	CONSTRUCTION YEAR COST	% TO IFFP	COST TO IFFP	CAPACITY	UNITS	IFA DEMAND	% TO IFA	\$ TO IFA	SOURCE, STORAGE, OR DISTRIBUTION?
1600 North from 3900 W. to 4500 W. (12-inch diameter waterline)	\$735,644	\$323,360	\$412,284	2031	\$521,671	100%	\$521,671	2,500	gpm	3,668	100%	\$521,671	Transmission/Distribution
4500 West from 1600 N. to 2000 N. (12-inch diameter waterline)	\$475,566	\$209,040	\$266,526	2038	\$443,785	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
4500 West from 2000 N. to 2400 N. (12-inch diameter waterline)	\$492,674	\$216,560	\$276,114	2038	\$459,750	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
2000 North from 3900 W. to 4500 W. (12-inch diameter waterline)	\$724,542	\$318,480	\$406,062	2031	\$513,798	100%	\$513,798	2,500	gpm	3,668	100%	\$513,798	Transmission/Distribution
2400 North from 3900 W. to 4500 W. (12-inch diameter waterline)	\$726,908	\$319,520	\$407,388	2040	\$733,683	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
4500 West from 2400 N. to 3000 N. (12-inch diameter waterline)	\$960,414	\$422,160	\$538,254	2040	\$969,365	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
3000 North from 4100 W. to 4500 W. (12-inch diameter waterline)	\$432,614	\$190,160	\$242,454	2034	\$345,088	100%	\$345,088	2,500	gpm	3,668	100%	\$345,088	Transmission/Distribution
3900 West from 2400 N. to 3000 N. (12-inch diameter waterline)	\$1,146,418	\$503,920	\$642,498	2036	\$989,096	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
3000 North from Lund Hwy. to 4100 W. (12-inch diameter waterline)	\$1,256,528	\$552,320	\$704,208	2028	\$792,138	100%	\$792,138	2,500	gpm	3,668	100%	\$792,138	Transmission/Distribution
2400 North from Lund Hwy. to 3900 W. (12-inch diameter waterline)	\$973,700	\$428,000	\$545,700	2040	\$982,775	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
3900 West from 2000 N. to 2400 N. (12-inch diameter waterline)	\$491,036	\$215,840	\$275,196	2029	\$321,940	100%	\$321,940	2,500	gpm	3,668	100%	\$321,940	Transmission/Distribution
3900 West from 1600 N. to 2000 N. (12-inch diameter waterline)	\$489,580	\$215,200	\$274,380	2029	\$320,986	100%	\$320,986	2,500	gpm	3,668	100%	\$320,986	Transmission/Distribution
1600 North from 3300 W. to 3900 W. (12-inch diameter waterline)	\$700,700	\$308,000	\$392,700	2031	\$496,891	100%	\$496,891	2,500	gpm	3,668	100%	\$496,891	Transmission/Distribution
4500 West from 800 N. to 1200 N. (12-inch diameter waterline)	\$483,938	\$212,720	\$271,218	2037	\$434,229	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
4500 West from SR-56 to 800 N. (12-inch diameter waterline)	\$507,234	\$222,960	\$284,274	2037	\$455,132	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
800 North from 3900 W. to 4500 W. (12-inch diameter waterline)	\$714,168	\$313,920	\$400,248	2036	\$616,163	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
1200 North from Lund Hwy. to 3900 W. (12-inch diameter waterline)	\$958,230	\$421,200	\$537,030	2026	\$558,511	100%	\$558,511	2,500	gpm	3,668	100%	\$558,511	Transmission/Distribution
3000 North from 2300 W. to Lund Hwy. (12-inch diameter waterline)	\$1,050,140	\$461,600	\$588,540	2027	\$636,565	100%	\$636,565	2,500	gpm	3,668	100%	\$636,565	Transmission/Distribution
2300 West from 2400 N. to 3000 N. (12-inch diameter waterline)	\$722,540	\$317,600	\$404,940	2034	\$576,356	100%	\$576,356	2,500	gpm	3,668	100%	\$576,356	Transmission/Distribution
2400 North from 2300 W. to Lund Hwy. (16-inch diameter waterline)	\$1,230,606	\$420,720	\$809,886	2029	\$947,452	100%	\$947,452	4,400	gpm	3,668	83%	\$789,871	Transmission/Distribution
Old Highway 91 from 1900 S. to Connection under I-15 (12-inch diameter waterline)	\$1,068,522	\$469,680	\$598,842	2028	\$673,616	100%	\$673,616	2,500	gpm	3,668	100%	\$673,616	Transmission/Distribution
Approx. 2500 South from Old Hwy. 91 to Ken Middleton Pkwy. (12-inch diameter waterline)	\$257,712	\$113,280	\$144,432	2028	\$162,466	100%	\$162,466	2,500	gpm	3,668	100%	\$162,466	Transmission/Distribution
800 South from proposed 800 S. Tank to Cross Hollow Rd. (20-inch diameter waterline)	\$490,750	\$120,800	\$369,950	2026	\$384,748	100%	\$384,748	6,900	gpm	3,668	53%	\$204,540	Transmission/Distribution
225 North from Westview Dr. to 225 N. (10-inch diameter waterline)	\$746,148	\$382,640	\$363,508	2028	\$408,897	100%	\$408,897	1,700	gpm	3,668	100%	\$408,897	Transmission/Distribution
3700 West from 225 N. to 100 S. (10-inch diameter waterline)	\$347,100	\$178,000	\$169,100	2028	\$190,215	100%	\$190,215	1,700	gpm	3,668	100%	\$190,215	Transmission/Distribution
3900 West from 225 N. to Center St. (10-inch diameter waterline)	\$235,872	\$120,960	\$114,912	2036	\$176,902	0%	\$0	1,700	gpm	3,668	100%	\$0	Transmission/Distribution
800 South from proposed 800 S. Tank to Cross Hollow Rd. (18-inch diameter waterline)	\$418,704	\$117,120	\$301,584	2026	\$313,647	100%	\$313,647	5,500	gpm	3,668	67%	\$209,185	Transmission/Distribution
Ashdown area from Ashdown Tank to Ashdown Forest Phase 8 (12-inch diameter waterline)	\$229,684	\$0	\$229,684	2033	\$314,338	100%	\$314,338	2,500	gpm	3,668	100%	\$314,338	Transmission/Distribution
Nichols Canyon Road from Freeway Dr. to 2400 North Pkwy. (10-inch diameter waterline)	\$87,048	\$0	\$87,048	2033	\$119,131	100%	\$119,131	1,700	gpm	3,668	100%	\$119,131	Transmission/Distribution
Nichols Canyon Road from end of pavement at east end to Fiddlers Canyon Tank (16-inch diameter waterline)	\$293,904	\$100,480	\$193,424	2033	\$264,714	100%	\$264,714	4,400	gpm	3,668	83%	\$220,687	Transmission/Distribution
Ashdown Forest Phase 8 - new road in PUD (12-inch diameter waterline)	\$210,028	\$92,320	\$117,708	2033	\$161,092	100%	\$161,092	2,500	gpm	3,668	100%	\$161,092	Transmission/Distribution
75 East from Trailside PUD Phase 2 to 1150 S. (16-inch diameter waterline)	\$209,898	\$71,760	\$138,138	2026	\$143,664	100%	\$143,664	4,400	gpm	3,668	83%	\$119,769	Transmission/Distribution
170 West from 995 S. to 1150 S. (10-inch diameter waterline)	\$138,996	\$71,280	\$67,716	2026	\$70,425	100%	\$70,425	1,700	gpm	3,668	100%	\$70,425	Transmission/Distribution
East of Cross Hollow Road - South of Silver Silo (24-inch diameter waterline)	\$178,620	\$36,640	\$141,980	2033	\$194,309	100%	\$194,309	9,900	gpm	3,668	37%	\$71,996	Transmission/Distribution
NE of Cross Hollow Road from Cross Hollow Rd. to Cove Dr. (12-inch diameter waterline)	\$283,556	\$0	\$283,556	2026	\$294,898	100%	\$294,898	2,500	gpm	3,668	100%	\$294,898	Transmission/Distribution

PROJECT	ESTIMATED COST	DEVELOPER PORTION	CITY FUNDED	YEAR	CONSTRUCTION YEAR COST	% TO IFFP	COST TO IFFP	CAPACITY	UNITS	IFA DEMAND	% TO IFA	\$ TO IFA	SOURCE, STORAGE, OR DISTRIBUTION?
Cove Drive fronting The Fields at the Hills to Cedar Middle School (12-inch diameter waterline)	\$117,026	\$0	\$117,026	2026	\$121,707	100%	\$121,707	2,500	gpm	3,668	100%	\$121,707	Transmission/Distribution
SR-56 from Cross Hollow Rd. to Westview Dr. (18-inch diameter waterline)	\$457,600	\$0	\$457,600	2026	\$475,904	100%	\$475,904	5,500	gpm	3,668	67%	\$317,401	Transmission/Distribution
1600 South (Iron Horse Road) from Mountain Ranch Road to Hidden Canyon Rd. to future west area (12-inch diameter waterline)	\$1,064,700	\$468,000	\$596,700	2026	\$620,568	100%	\$620,568	2,500	gpm	3,668	100%	\$620,568	Transmission/Distribution
Center Street from East of Hidden Hills Dr. to 4500 West (24-inch diameter waterline)	\$4,329,000	\$888,000	\$3,441,000	2030	\$4,186,503	100%	\$4,186,503	9,900	gpm	3,668	37%	\$1,551,200	Transmission/Distribution
Church Street from end of pavement at west end going west (12-inch diameter waterline)	\$197,106	\$86,640	\$110,466	2033	\$151,180	100%	\$151,180	2,500	gpm	3,668	100%	\$151,180	Transmission/Distribution
South Mountain Drive - Dist. From The Estates Subd. to Quichapa Lake (16-inch diameter waterline) - East half	\$5,382,000	\$1,840,000	\$3,542,000	2027	\$3,831,027	100%	\$3,831,027	4,400	gpm	3,668	83%	\$3,193,847	Transmission/Distribution
South Mountain Drive - Dist. From The Estates Subd. to Quichapa Lake (16-inch diameter waterline) - West half	\$5,382,000	\$1,840,000	\$3,542,000	2045	\$7,760,958	0%	\$0	4,400	gpm	3,668	83%	\$0	Transmission/Distribution
South Mountain Drive from New South Mtn. Tank going west to west zone (16-inch diameter waterline)	\$819,000	\$0	\$819,000	2027	\$885,830	50%	\$442,915	4,400	gpm	3,668	83%	\$369,249	Transmission/Distribution
800 North from Lund Hwy. to 3900 W. (12-inch diameter waterline)	\$926,562	\$407,280	\$519,282	2025	\$519,282	100%	\$519,282	2,500	gpm	3,668	100%	\$519,282	Transmission/Distribution
South of Pointe West Subdivision (12-inch diameter waterline)	\$122,486	\$53,840	\$68,646	2030	\$83,518	100%	\$83,518	2,500	gpm	3,668	100%	\$83,518	Transmission/Distribution
West of Cross Hollow Tank (12-inch diameter waterline)	\$743,470	\$326,800	\$416,670	2030	\$506,943	100%	\$506,943	2,500	gpm	3,668	100%	\$506,943	Transmission/Distribution
West of Cross Hollow Tank (18-inch diameter waterline)	\$64,922	\$18,160	\$46,762	2030	\$56,893	100%	\$56,893	5,500	gpm	3,668	67%	\$37,944	Transmission/Distribution
Through Iron Horse RDO from Cross Hollow Rd. to 1600 S. (16-inch diameter waterline)	\$1,216,800	\$416,000	\$800,800	2030	\$974,296	100%	\$974,296	4,400	gpm	3,668	83%	\$812,250	Transmission/Distribution
3000 North from 100 E. to Northfield Rd. (12-inch diameter waterline)	\$464,100	\$204,000	\$260,100	2030	\$316,451	100%	\$316,451	2,500	gpm	3,668	100%	\$316,451	Transmission/Distribution
3000 North from Gemini Meadows to 2300 W. (12-inch diameter waterline)	\$291,200	\$128,000	\$163,200	2030	\$198,558	100%	\$198,558	2,500	gpm	3,668	100%	\$198,558	Transmission/Distribution
The Bluff Subdivision going south (12-inch diameter waterline)	\$255,528	\$112,320	\$143,208	2026	\$148,936	100%	\$148,936	2,500	gpm	3,668	100%	\$148,936	Transmission/Distribution
The Canyon at Eagle Ridge going south on Eagle Ridge Drive (12-inch diameter waterline)	\$80,444	\$35,360	\$45,084	2033	\$61,701	100%	\$61,701	2,500	gpm	3,668	100%	\$61,701	Transmission/Distribution
Northfield Road from Sage Springs Subd. going north (12-inch diameter waterline)	\$65,338	\$28,720	\$36,618	2030	\$44,551	100%	\$44,551	2,500	gpm	3,668	100%	\$44,551	Transmission/Distribution
3900 West from 1500 North to 1600 North (12-inch diameter waterline)	\$72,800	\$32,000	\$40,800	2028	\$45,894	100%	\$45,894	2,500	gpm	3,668	100%	\$45,894	Transmission/Distribution
North end of Iron Horse RDO from Hidden Canyon Rd. to Cross Hollow Rd. (12-inch diameter waterline)	\$245,700	\$108,000	\$137,700	2027	\$148,936	100%	\$148,936	2,500	gpm	3,668	100%	\$148,936	Transmission/Distribution
Iron Horse - Cross Hollow Zone improvements (12-inch waterline) from Pump Station to Iron Horse Road	\$63,700	\$28,000	\$35,700	2027	\$38,613	100%	\$38,613	2,500	gpm	3,668	100%	\$38,613	Transmission/Distribution
Iron Horse - Square Mtn. Zone improvements (12-inch waterline) from Pump Station to Iron Horse Road	\$163,800	\$72,000	\$91,800	2027	\$99,291	100%	\$99,291	2,500	gpm	3,668	100%	\$99,291	Transmission/Distribution
6500 West from 4000 S. to 4800 S. (12-inch diameter waterline)	\$966,238	\$424,720	\$541,518	2041	\$1,014,253	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
6500 West from 3200 S. to 4000 S. (12-inch diameter waterline)	\$1,140,412	\$501,280	\$639,132	2041	\$1,197,082	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
6500 West from 2400 S. to 3200 S. (12-inch diameter waterline)	\$928,018	\$407,920	\$520,098	2041	\$974,134	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
3200 South from 5700 W. to 6500 W. (12-inch diameter waterline)	\$952,770	\$418,800	\$533,970	2040	\$961,650	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
4000 South from East Side I-15 to 6500 W. (12-inch diameter waterline)	\$1,376,830	\$605,200	\$771,630	2040	\$1,389,662	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
4800 South from East Side I-15 to 6500 W. (12-inch diameter waterline)	\$817,908	\$359,520	\$458,388	2040	\$825,531	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
East Side I-15 from 4000 S. to 4800 S. (12-inch diameter waterline)	\$1,107,470	\$486,800	\$620,670	2040	\$1,117,792	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
Hamilton Frontage Road from 5700 W. to 4000 S. (12-inch diameter waterline)	\$140,140	\$61,600	\$78,540	2040	\$141,446	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
5700 West from 3200 S. to Hamilton Frontage Road (12-inch diameter waterline)	\$1,336,608	\$587,520	\$749,088	2030	\$911,380	100%	\$911,380	2,500	gpm	3,668	100%	\$911,380	Transmission/Distribution
5700 West from 2400 S. to 3200 S. (12-inch diameter waterline)	\$974,064	\$428,160	\$545,904	2030	\$664,176	100%	\$664,176	2,500	gpm	3,668	100%	\$664,176	Transmission/Distribution

PROJECT	ESTIMATED COST	DEVELOPER PORTION	CITY FUNDED	YEAR	CONSTRUCTION YEAR COST	% TO IFFP	COST TO IFFP	CAPACITY	UNITS	IFA DEMAND	% TO IFA	\$ TO IFA	SOURCE, STORAGE, OR DISTRIBUTION?
3200 South from Hamilton Frontage Road to 5700 W. (12-inch diameter waterline)	\$1,215,760	\$534,400	\$681,360	2040	\$1,227,091	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
Hamilton Frontage Road from 3200 S. to 5700 W. (12-inch diameter waterline)	\$1,283,646	\$564,240	\$719,406	2037	\$1,151,792	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
5700 West from 1800 S. to 2400 S. (16-inch diameter waterline)	\$930,852	\$318,240	\$612,612	2030	\$745,336	100%	\$745,336	4,400	gpm	3,668	83%	\$621,371	Transmission/Distribution
5700 West from 1000 S. to 1800 S. (16-inch diameter waterline)	\$1,239,030	\$423,600	\$815,430	2037	\$1,305,530	0%	\$0	4,400	gpm	3,668	83%	\$0	Transmission/Distribution
1000 South from 5300 W. to 5700 W. (12-inch diameter waterline)	\$478,478	\$210,320	\$268,158	2036	\$412,817	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
5300 West from 800 S. to 1000 S. (18-inch diameter waterline)	\$377,806	\$105,680	\$272,126	2030	\$331,083	100%	\$331,083	5,500	gpm	3,668	67%	\$220,813	Transmission/Distribution
800 South from 4500 W. to 5300 W. (12-inch diameter waterline)	\$973,882	\$428,080	\$545,802	2037	\$873,847	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
Westview Drive from 800 S. to 1800 S. (16-inch diameter waterline)	\$1,582,308	\$540,960	\$1,041,348	2031	\$1,317,637	100%	\$1,317,637	4,400	gpm	3,668	83%	\$1,098,487	Transmission/Distribution
5700 West from 200 S. to 1000 S. (16-inch diameter waterline)	\$1,282,554	\$438,480	\$844,074	2037	\$1,351,390	0%	\$0	4,400	gpm	3,668	83%	\$0	Transmission/Distribution
200 South from 5100 W. to 5700 W. (30-inch diameter waterline)	\$2,138,240	\$328,960	\$1,809,280	2039	\$3,133,088	0%	\$0	15,500	gpm	3,668	24%	\$0	Transmission/Distribution
200 South from 5700 W. to Future West Tank (30-inch diameter waterline)	\$1,365,520	\$210,080	\$1,155,440	2039	\$2,000,848	0%	\$0	15,500	gpm	3,668	24%	\$0	Transmission/Distribution
SR-56 from 5300 W. to Future West Tank (36-inch diameter waterline)	\$2,815,605	\$385,040	\$2,430,565	2039	\$4,208,952	0%	\$0	22,000	gpm	3,668	17%	\$0	Transmission/Distribution
5700 West from Iron Springs Road to 600 S. (12-inch diameter waterline)	\$1,689,870	\$742,800	\$947,070	2037	\$1,516,290	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
5700 West from Iron Springs Road to 1800 N. (12-inch diameter waterline)	\$1,203,930	\$529,200	\$674,730	2037	\$1,080,264	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
5700 West from 1800 N. to 2400 N. (12-inch diameter waterline)	\$786,422	\$345,680	\$440,742	2037	\$705,642	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
2400 North from 4500 W. to 5700 W. (12-inch diameter waterline)	\$1,503,684	\$660,960	\$842,724	2040	\$1,517,698	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
3100 West from Proposed 800 South Tank to Hidden Hills Dr. (24-inch diameter waterline)	\$1,627,470	\$333,840	\$1,293,630	2045	\$2,834,503	0%	\$0	9,900	gpm	3,668	37%	\$0	Transmission/Distribution
Cobblecreek Dr. from Wagon Trail intersection (10-inch diameter waterline)	\$3,744	\$0	\$3,744	2045	\$8,204	0%	\$0	1,700	gpm	3,668	100%	\$0	Transmission/Distribution
Golf Course Clubhouse area (10-inch diameter waterline)	\$10,764	\$0	\$10,764	2045	\$23,585	0%	\$0	1,700	gpm	3,668	100%	\$0	Transmission/Distribution
300 East from 680 S. to Altamira Ave. (30-inch diameter waterline)	\$492,440	\$0	\$492,440	2045	\$1,078,997	0%	\$0	15,500	gpm	3,668	24%	\$0	Transmission/Distribution
400 South from Main Street to 75 W. (30-inch diameter waterline)	\$185,120	\$0	\$185,120	2045	\$405,621	0%	\$0	15,500	gpm	3,668	24%	\$0	Transmission/Distribution
995 South from Spruce Street to 170 W. (30-inch diameter waterline)	\$131,560	\$0	\$131,560	2045	\$288,264	0%	\$0	15,500	gpm	3,668	24%	\$0	Transmission/Distribution
East of Cove Subd. from SR-56 to 75 N. (12-inch diameter waterline)	\$273,364	\$0	\$273,364	2045	\$598,974	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
The Cliffs Subd. (14-inch diameter waterline)	\$325,728	\$0	\$325,728	2045	\$713,710	0%	\$0	3,400	gpm	3,668	100%	\$0	Transmission/Distribution
East of Westview Dr. towards Cross Hollow Arena (24-inch diameter waterline)	\$354,900	\$0	\$354,900	2045	\$777,630	0%	\$0	9,900	gpm	3,668	37%	\$0	Transmission/Distribution
Cross Hollow Arena - area around the Arena (12-inch diameter waterline)	\$407,680	\$0	\$407,680	2045	\$893,277	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
Cross Hollow Arena - area around the Arena (16-inch diameter waterline)	\$1,180,530	\$0	\$1,180,530	2045	\$2,586,687	0%	\$0	4,400	gpm	3,668	83%	\$0	Transmission/Distribution
SR-56 - Cross Hollow Road going west (18-inch diameter waterline)	\$102,674	\$0	\$102,674	2045	\$224,971	0%	\$0	5,500	gpm	3,668	67%	\$0	Transmission/Distribution
Rock Ridge Road (12-inch diameter waterline)	\$88,998	\$0	\$88,998	2045	\$195,006	0%	\$0	2,500	gpm	3,668	100%	\$0	Transmission/Distribution
Mountain Ranch Road - going west of Mountain Ranch Rd. (16-inch diameter waterline)	\$116,532	\$39,840	\$76,692	2045	\$168,042	0%	\$0	4,400	gpm	3,668	83%	\$0	Transmission/Distribution
30 North - 2125 West intersection (18-inch diameter waterline)	\$10,296	\$0	\$10,296	2045	\$22,560	0%	\$0	5,500	gpm	3,668	67%	\$0	Transmission/Distribution
SR-56 from Airport Road to Fastenal driveway (18-inch diameter waterline)	\$206,492	\$0	\$206,492	2045	\$452,449	0%	\$0	5,500	gpm	3,668	67%	\$0	Transmission/Distribution
SR-56 from Airport Road going west (10-inch diameter waterline)	\$30,264	\$0	\$30,264	2045	\$66,312	0%	\$0	1,700	gpm	3,668	100%	\$0	Transmission/Distribution
Canyon Center Drive going under Main Street (18-inch diameter waterline)	\$65,780	\$0	\$65,780	2045	\$144,132	0%	\$0	5,500	gpm	3,668	67%	\$0	Transmission/Distribution

PROJECT	ESTIMATED COST	DEVELOPER PORTION	CITY FUNDED	YEAR	CONSTRUCTION YEAR COST	% TO IFFP	COST TO IFFP	CAPACITY	UNITS	IFA DEMAND	% TO IFA	\$ TO IFA	SOURCE, STORAGE, OR DISTRIBUTION?
North of Nichols Canyon Road to new 2300 North Tank (18-inch diameter waterline)	\$864,864	\$0	\$864,864	2045	\$1,895,024	0%	\$0	5,500	gpm	3,668	67%	\$0	Transmission/Distribution
600 South from Redmen Tank to Sage Drive (20-inch diameter waterline)	\$299,000	\$0	\$299,000	2045	\$655,146	0%	\$0	6,800	gpm	3,668	54%	\$0	Transmission/Distribution
600 South from Sage Drive to 1175 West (20-inch diameter waterline)	\$264,550	\$0	\$264,550	2045	\$579,662	0%	\$0	6,800	gpm	3,668	54%	\$0	Transmission/Distribution
Coal Creek from Bulldog Road to North Cedar Blvd. (12-inch diameter waterline)	\$276,458	\$0	\$276,458	2029	\$323,417	100%	\$323,417	2,500	gpm	3,668	100%	\$323,417	Transmission/Distribution
2300 West from 2200 N. to 2400 N. (12-inch diameter waterline)	\$242,060	\$106,400	\$135,660	2034	\$193,086	100%	\$193,086	2,500	gpm	3,668	100%	\$193,086	Transmission/Distribution
2400 North from west of Clark Parkway to Nichols Canyon Road (18-inch diameter waterline)	\$2,059,200	\$576,000	\$1,483,200	2034	\$2,111,056	100%	\$2,111,056	5,500	gpm	3,668	67%	\$1,407,954	Transmission/Distribution
	\$241,248,289	\$33,164,480	\$208,083,809		\$297,940,292		\$162,088,394					\$76,916,729	

*For the purposes of the final fee calculation, pump stations are allocated to new development based on the same proportionate allocation as the general distribution system, thus reducing the overall cost attributed to new growth from this category.

*4% inflationary cost added to construction year assuming a base year of 2025.

DRAFT

**CEDAR CITY COUNCIL
AGENDA ITEM #8**

INFORMATION SHEET

TO: Mayor and City Council

FROM: Matt Baker Water Division Superintendent

DATE: 6/10/2026

SUBJECT: Consider water base rate fee increase

DISCUSSION:

Please consider approval of a water base rate increase to offset new state-mandated drinking water fees established by the Utah Department of Environmental Quality (DEQ), Division of Drinking Water (DDW).

The Division of Drinking Water is implementing a new fee structure for public water systems to provide a stable and sustainable funding source for drinking water regulation and water infrastructure programs statewide. These fees are intended to reduce reliance on expiring federal grant funding while supporting long-term system resiliency and regulatory oversight.

According to DDW, the purpose of these fees is to diversify revenue sources, strengthen long-term sustainability, ensure continued compliance with federal drinking water requirements, and maintain the level of service expected by Utah communities.

Under the new fee schedule, public water systems will be assessed annually based on domestic water consumption and include:

- A \$35 annual flat fee for the first 10 million gallons of domestic water use; and**
- An additional fee of \$0.0166 per 1,000 gallons of annual domestic water consumption.**

These fees are assessed directly to the City each year and represent an ongoing operational expense necessary to maintain compliance with state drinking water regulations.

To recover this required cost and avoid shifting the burden to existing operational budgets, staff recommends a water base rate adjustment. The proposed increase is intended solely to recover the annual state-mandated fee and support continued operation and regulatory compliance of the City's drinking water system.

This proposed adjustment is based on 2025 water usage and is intended only to recover costs associated with the state-mandated fee. Annual fee obligations may vary in future years depending on total water demand and water use patterns.

For calendar year 2025, the City's total water use was 2,389,419,000 gallons, including 157,825,000 gallons of industrial use, resulting in billable consumptive use of 2,231,594,000 gallons.

The City qualified for four incentive reductions under the State program due to implementation of the following conservation measures:

- Established pipe sizing standards**
- Installation of residential water meters**
- Tiered water rate structure**
- Adoption of a Water Conservation Master Plan**

As a result of these incentives, the City received a reduced incentive-adjusted fee rate of \$0.0151 per 1,000 gallons, compared to the standard rate of \$0.0166 per 1,000 gallons. These incentives reduced the City's total annual fee obligation to \$33,015.67.

To determine customer impact, the total annual fee of \$33,015.67 was divided by the current active meter count of 10,689, resulting in an annual cost of approximately \$3.09 per meter. Dividing this annual amount over 12 months results in a monthly cost increase of approximately \$0.26 per account.

The proposed \$0.26 monthly increase is intended solely to recover the cost of this state-mandated fee and does not generate additional revenue beyond the amount necessary to offset the required annual payment.

CEDAR CITY CORPORATION
Proposed Fee or Rate Increase
FY 2026-27

Fee Title	Old Amount	Proposed Amount	Justification
Water Base Rate	\$17.30	\$17.56	<p>The proposed water rate increase is necessary to offset new state-mandated fees established by the Utah Department of Environmental Quality (DEQ), Division of Drinking Water (DDW).</p> <p>The new DDW fee structure provides funding for drinking water regulation, infrastructure programs, and continued compliance with state and federal drinking water requirements. The annual fee consists of a \$35 base fee for the first 10 million gallons produced, plus \$0.015 per 1,000 gallons of annual domestic water consumption, with total annual costs varying based on water use.</p> <p>This proposed rate adjustment is based on 2025 water usage data and is intended solely to recover the cost of these new fees. The increase does not generate additional revenue for the City and is only intended to maintain compliance and continue providing reliable drinking water service.</p>



Public Water System Fee

Policy

Executive Summary

This policy outlines the framework for implementing fees on public water systems, as authorized by [Senate Bill 80](#), “*Water Fee Amendments*” The fees are designed to reduce the dependency on declining federal funding and support the regulation of public water systems in the state. This document details the types of allowable fees, the process for establishing and enforcing them, available incentives for water systems, and the intended use of collected funds.

1. Purpose and Authority

[Section 19-4-116 of Utah Code](#) gives the Department of Environmental Quality through the Division of Drinking Water, the authority to implement the above mentioned fees. These fees will be used to employ qualified personnel to appropriately oversee public drinking water regulation and to fund water infrastructure projects that are ranked and prioritized in the Unified Water Infrastructure Plan.

The purpose of these fees are to account for the declining level of federal funding. With the recent push towards congressionally directed spending or earmarks, and the sunset of various federal grants such as the Bipartisan Infrastructure Law (BIL) and the American Rescue Plan Act (ARPA), the Division needs to achieve a higher level of independence

from federal funding. With an established fee structure, the Division can now better weather the fluctuations of federal funding programs that often vary significantly from administration to administration.

2. Authorized Fees

The Division is authorized to implement fees on public water systems for:

- **Consumption:** An annual fee based on the direct delivery of water to an end-user for human consumption and other domestic uses.
- **Plan Reviews:** Fees associated with the review of public water systems' engineering plans. This fee will not be implemented at this time.
- **Sanitary Surveys:** Fees associated with the performance of sanitary surveys. This fee will not be implemented at this time.

3. Impacted Entities

These fees will apply to:

- Community Systems
- Non-Transient Non-Community Systems
- Transient Systems
- Retail Water Usage by Wholesale Systems

4. Implementation and Fee Schedule Development

In accordance with [Utah Code Section 19-4-116](#) the Division of Drinking Water conducted a thorough review of program costs and indirect costs of regulating public water systems in the state. This review included an examination of all alternative funding sources to ensure that any assessed fee was not duplicative in nature. The review looked at all costs needed to fund the Division as well as our current and projected federal and state revenue streams.

4.1 Review of Programmatic and Indirect Costs

The Division's decisions on fee implementation and amounts were guided by a review of programmatic and indirect costs. This review included modeling various scenarios to determine fee-funded costs, depending on different federal agency actions. Some models considered the loss of Bipartisan Infrastructure Law (BIL) grants, requiring fees to cover time-limited employees, while others projected necessary revenues if federal government funding to the state was significantly or entirely reduced, and fees were required to fund the entire Division staff and the Drinking Water State Revolving Loan Fund Program.

4.2 Review of Current Revenues

As we continue to assess our current revenue sources and their sustainability, it is essential to recognize the potential impact of expiring federal grants, especially as BIL grants and Base Grants are subject to funding cuts and sunseting in the coming years.

1. **BIL Supplemental Grant:**

The **BIL Supplemental Funding** is expected to last until **September 2028**, which includes estimates for grant years 2025 and 2026, currently covering certain staff costs.

2. **BIL Emerging Contaminant (EC) & Lead Service Line (LSL) Grants:**

Similarly, the **BIL EC** and **BIL LSL grants** are estimated to be available until **March 2029**. These grants are critical in maintaining our **EC** and **LSL TLEs**

3. **Base Grants:**

While **Base Grants** have traditionally supported DDW programs, proposed **funding cuts** will reduce the available funds to maintain **BIL-supplemental staff** after **FY26**. This will likely necessitate an increase in **fees** to **supplement** the funding for both **BIL-supplemental** staff and **EC/LSL FTEs** starting July 2027.

4. **Performance Partnership Grant (PPG):**

The PPG (Performance Partnership Grant) is a long-standing source of funding for the Division of Drinking Water, but it is ongoing and must be applied for every 5 years. The current PPG grant will end in September 2025. DEQ is currently in the process of applying for the next PPG grant. However, due to uncertainties with the

federal government, there is no guarantee that the next PPG grant will be awarded or remain at the same level.

5. General Funds:

General Funds will continue to support operations as a long-term, stable source of funding, though they may not fully cover the gap created by the expiration of federal grants.

Revenue Source	Start Date	End Date/Drop-off Date	Expected Funding Changes/Impacts	Notes
BIL Supplemental Grants	2021	September 2028	Continues until September 2028. Expected reduction as funding expires.	Supports certain FTEs; drop-off expected by 2028.
BIL EC Grants	2021	March 2029	Continues until March 2029.	Critical for EC TLEs; funding drops off by March 2029.
BIL LSL Grants	2021	March 2029	Continues until March 2029.	Critical for LSL TLEs; funding drops off by March 2029.
Base Grants	Ongoing	FY2026 (funding cuts)	Expected funding cuts after FY2026. Grants used to sustain BIL-supplemental staff.	Cuts will affect base grants, leading to reliance on fees.
PPG	Ongoing	September 2025	Current grant ends in September 2025; uncertainty about next grant due to federal funding uncertainties.	DEQ applies for the PPG grant every 5 years. Risk of cuts or non-renewal after 2025.
General Funds	Ongoing	Indefinite	Stable source, will continue after federal grants expire.	Long-term funding source for operations and staff.

5. Breakdown of Fees

5.1 Annual Consumption Based Fee

The annual consumption based fee was calculated to be a fee per 1,000 gallons of water delivered to its end users for human consumption and other domestic uses. It does not include industrial water use. The data used to determine a system's fee is gathered from

the retail usage data compiled by the Utah Division of Water Rights. There is a flat or base fee of \$35 for systems up to the first 10 million gallons per year of water delivered. Systems that deliver more than 10 million gallons per year will be assessed the same flat fee of \$35 for the first 10 million gallons and then water used beyond that will be assessed a fee of **\$0.0151 per 1,000 gallons**. The fee will be based on water use data that each system reports to the Division of Water Rights annually. Because the fee is based on usage, if a system uses less water, the fee amount may go down.

As discussed in section 4 of this policy, the system has the potential to lower their fee by up to 10% contingent on compliance with certain water conservation incentive requirements. While this fee is assessed to the system based on annual consumption, it is up to the system to determine the manner in which they would like to pay the fee. Systems may elect to charge each consumer a connection based fee, a commensurate usage based fee, or absorb the fee from their existing operating budget.

	Base Rate up to 10MG per year	Rate per 1,000 gal after 10MG	Statewide Average Price per Connection	
			Monthly	Annual
Standard Rate	\$35.00	\$0.0166	\$0.19	\$2.30
Incentive Rate	\$25.00	\$0.0151	\$0.18	\$2.09

5.2 Plan Review Fee

The fee model for plan reviews is **not currently being implemented**, but would be designed to account for the varying complexity of projects submitted by public water systems. These projects could include a range of facilities such as distribution lines, storage tanks, disinfection facilities, new water sources, and treatment facilities. The fee for each type of facility would be determined by the typical amount of time required for review. This review process would involve the assigned permitting engineer, the

permitting section manager, and would include time for final administrative processing. Therefore, more complex projects, like a surface water treatment plant, would have a higher fee because they require more extensive review time compared to simpler projects like a water line review. It is important to note that despite legislative authorization, **the Plan Review Fee is not currently being implemented.**

5.3 Sanitary Survey Fee

The sanitary survey fee is **not currently being implemented**, but would be assessed to systems at the completion of their triennial sanitary survey. Similar to the plan review fee, this fee could be based on the time spent conducting the survey as well as the complexity of the system, including the number of facilities. Despite legislative authorization, **the Sanitary Survey Fee is not currently being implemented**.

5.4 Exemptions

Under [Senate Bill 80](#) (2024), several exemptions were made to the assessment of the annual consumption based fee. These include:

- **Wholesale Water:** A water wholesaler will not pay a consumption based fee on water that is wholesaled to another supplier who is a public water system. If the wholesaler is engaged in supplying water directly to the end-consumer via a retail connection, they will still pay a fee on that retail water according to the chart in Section 5.1. This exemption is on the wholesale water and not the wholesaler as an entity.
- **Agricultural Water:** Water used only for agricultural purposes and not through a public drinking water system will not be charged a fee, as it is reported separately to the Division of Water Rights. If a drinking water system usage includes agricultural usage, it is considered drinking water usage and will be charged a fee.
- **Industrial Water:** A water system will be exempt from paying a fee on any water delivered to an end user that is an industrial user of water. This includes water used by manufacturing plants, petroleum refining, dairies, mining, electrical generation plants, greenhouses, distilleries, and livestock watering. Industrial water is reported

separately from residential water to the Division of Water Rights and will not be used in the calculation of consumption based fee.

6. Fee Conservation Incentives

As outlined in [Utah Code Section 19-4-116](#), there are several incentives available to suppliers to lower their total fee burden by implementing water conservation measures. These conservation incentives may lower the supplier's assessed fee by up to 10%. The separate requirements for Community and Non-Community systems are outlined in the sections below.

6.1 Non-Community System Conservation Incentives

For a Non-Community system to achieve the 10% conservation incentive rate on their assessed fee, they must meet the following criteria:

- Compliance with System Specific Sizing Standards as found in [Utah Code Section 19-4-114](#).

6.2 Community System Conservation Incentives

Community systems are eligible for a 2.5% conservation reduction in their assessed fee for each compliance criterion met, up to a total conservation reduction of 10%.

- The installation of water meters on each residential connection in the community water system
- The adoption of tiered water rates
- The creation of a drinking water master plan report, no older than 10 years, that meets the requirements defined in [Rule R309-110](#).

- Compliance with System Specific Sizing Standards as found in [Utah Code Section 19-4-114](#).

6.3 Conservation Incentive Verification

The Division of Drinking Water plans to develop a new way for public water systems to annually review the water consumption data used to calculate their fees and confirm eligibility for Conservation incentive -based reductions. This system will be in place before the start of the fee collection period.

7. Payment and Appeals

7.1 Submission of Payment

The fee schedule will be enacted on July 1, 2026. In order to give water systems time to incorporate the fee into their budgets, the Division will be postponing charging the fee until 2027. The first fee collection period will officially begin July 1, 2027. The Division will only collect payments once per year after the fiscal year is over (after July 1, 2028 for the first year). Although the decision is up to the individual water systems, the Division recommends that water systems collect fees throughout the year from their customers and hold the payments in a fund until the end of the fiscal year, when payment to the Division can be made. The Division plans to develop a method of viewing and paying fees online and possibly through other means. This system will be in place before the payments are due (around July 1, 2028).

7.2 Appeals Process

After the assessment of an annual consumption based fee, the fee invoice will be released to water systems and a 30 -day grace period will begin. During this grace period, systems

will have the opportunity to review the fee invoice and contact the Division to request a review of their fee assessment. At the close of the grace period, the fee will be locked in until the next assessment period in the following year.

DRAFT

Governor's Budget Released

The Governor's Budget highlights a 50% reduction from the original proposed drinking water fee for Utah Public Water Systems.

Through budget cuts and reserve funding, the Division of Drinking Water has been able to reduce the proposed fee by half and delay the first fee collection until fiscal year 2028.

The public comment period gave crucial feedback in reexamining the best path forward. While a fee remains necessary to sustain the staff and programs required to maintain federal compliance and ensure safe, reliable drinking water, we revised our proposal in direct response to stakeholder input. We are thankful for the numerous people who attended the public meetings and for the nearly 100 comments submitted. They were carefully reviewed and instrumental in making these proposed changes.

We recognize that new costs can place a real burden on water systems and understand the need for additional time to plan for these changes. This fee is intended to reduce the state's reliance on declining federal funding, diversify revenue sources, strengthen long-term resilience, ensure ongoing compliance with federal law, and maintain the level of service expected by Utah's communities. For detailed information on the updated proposal and supporting documents, please see our FAQ document and continue exploring this site.

The Utah Department of Environmental Quality (DEQ), Division of Drinking Water (DDW), is implementing new fees for public water systems. These fees will provide stable funding for drinking water regulation and infrastructure projects, reducing reliance on expiring federal grants. Find out how these fees may affect your system and what's next.

What you need to know

Who is affected?

All public water systems in Utah, including Community, Non-Transient Non-Community, Transient, and wholesale systems (for their retail water usage)

What type of fee?

An annual consumption-based fee. This fee is based on water delivered for human consumption and other domestic uses, including landscaping.

What are the rates?

- **Standard rate:** \$0.0165 for every 1,000 gallons of domestic water used.
- **Small system rate:** A flat fee of \$35 per year for systems using less than 10 million gallons annually.

- If consumers use less water, your system will pay less.

When does the fee start?

The fee period officially begins July 1, 2026, with the first payments collected after July 1, 2027.

Exemptions and incentives

Exemptions

Certain water usage is exempt from the fee:

- Water wholesaled to another public water system.
- Water used only for agricultural purposes and not through a public drinking water system.
- Water delivered to an end-user that is an industrial user.

For a complete list of all exemptions from the fee, refer to [Section 5.4 of the full draft policy document](#).

Conservation incentives

An incentive program is in place to promote water conservation and can reduce your system's fee by up to 10%.

For Community Systems, criteria include:

- A current water master plan (no older than 10 years).
- Tiered water rates.
- Meters on all residences.
- Compliance with system-specific sizing standards.

Effective 1/1/2026

19-4-116 Fee schedule -- Exemption -- Report -- Monitoring of fees.

- (1)
 - (a) The department shall establish a fee schedule for the regulation of public water systems in the state in accordance with Section 63J-1-504.
 - (b) To create the fee schedule described in Subsection (1)(a), the department shall:
 - (i) complete a review of program costs and indirect costs of regulating public water systems in the state, after consulting with industry, local governments, special districts, and special service districts;
 - (ii) use the findings from the review described in Subsection (1)(b)(i); and
 - (iii) evaluate other sources of funding to support the regulation of public water systems in the state.
 - (c) The fee schedule described in Subsection (1)(a) may:
 - (i) implement an annual fee on a public water system in the state, on the basis of consumption, for the direct delivery of water to an end user for human consumption and other domestic uses;
 - (ii) implement a reasonable fee for plan review;
 - (iii) implement a reasonable fee for a public water system sanitary survey;
 - (iv) provide for reasonable and timely oversight of the fee schedule by the department; and
 - (v) be in an amount needed to reasonably enable the department and public water systems to:
 - (A) employ qualified personnel to appropriately oversee public drinking water regulation; and
 - (B) beginning on July 1, 2026, fund water infrastructure projects ranked and prioritized in the unified water infrastructure plan under Section 73-10g-603.
 - (d) The fee schedule described in Subsection (1)(a) may include fees that provide financial incentives:
 - (i) to a public water system that is not a community water system if the public water system complies with Section 19-4-114; and
 - (ii) to a community water system if the community water system:
 - (A) installs water meters on each residential connection in the community water system;
 - (B) adopts tiered water rates;
 - (C) creates a drinking water master plan report within 10 years before the day on which the fee is imposed; and
 - (D) complies with Section 19-4-114.
- (2) Except for water delivered by a wholesale water supplier directly to an end user for human consumption and other domestic uses, a public water system that is a wholesale water supplier is exempt from the fee established under Subsection (1)(c)(i).
- (3) Agricultural water, as that term is defined in Section 73-10g-601, is exempt from the fee established under Subsection (1).
- (4) A public water system shall submit payment of the fee established by Subsection (1) to the department:
 - (a) in accordance with a schedule provided by the department; and
 - (b) using a form provided by the department.
- (5)
 - (a) Except as provided in Subsection (5)(b), the department shall deposit fees collected under this section into the Water Infrastructure Fund created in Section 73-10g-107.
 - (b) The department shall retain a portion of the fees collected under Subsection (1)(c) to offset the department's costs in regulating public water systems.
- (6) The Office of the Legislative Fiscal Analyst shall monitor fees collected under this section.

Enacted by Chapter 124, 2025 General Session

CEDAR CITY RESOLUTION NO. 26-0624

**A RESOLUTION OF THE CEDAR CITY COUNCIL AMENDING THE CEDAR CITY
FEE SCHEDULE**

WHEREAS, Cedar City maintains a fee schedule showing fees the City charges for various services; and

WHEREAS, the Utah Department of Environmental Quality (DEQ), Division of Drinking Water, has imposed new state-mandated drinking water fees that will be charged to all public water systems, including Cedar City; and

WHEREAS, City staff have recommended a change in the fee schedule regarding the culinary water base rate fee as reflected in exhibit #1, solely to cover the new state-mandated fee; and

WHEREAS, the City Council has reviewed the proposed changes to the fee schedule during an open and public meeting and finds that the proposed fee changes are reasonable and necessary.

NOW THEREFORE be it resolved by the City Council of Cedar City, State of Utah, that Cedar City's fee schedule is amended as set forth in exhibit #1.

NOW THEREFORE BE IT FURTHER RESOLVED by the City Council of Cedar City, State of Utah, that this resolution shall become effective immediately upon passage.

NOW THEREFORE BE IT FURTHER RESOLVED by the City Council of Cedar City, State of Utah, that City staff is authorized to make such changes of a non-substantive nature to the City's fee schedule as are reasonably necessary to facilitate the foregoing amendment.

Council Vote:

Phillips –
Cox -
Wilkey -
Schmidt -
Galan -

Dated this _____ day of June, 2026.

STEVE NELSON
MAYOR

[SEAL]
ATTEST:

AMBER RAY
RECORDER

Exhibit #1

Cedar City Resolution No. 26-0624

CEDAR CITY CORPORATION #8a
FY2026-27 Operating Budget Packet

Fees and Rate Increases:

If your department or division is desirous to propose additions or changes to the FY26 fee schedule for FY27, complete the "Proposed Fee and Rate Increase" form that follows and submit the form as part of your operating budgets no later than February 17, 2026.

FY26-27 Operating Budgets:

The budget worksheet (Budget Worksheet.pdf) contains the following columns:

1. Fiscal year 2022-23 actual expenditures
2. Fiscal year 2023-24 actual expenditures
3. Fiscal year 2024-25 actual expenditures
4. Fiscal year 2025-26 actual expenditures up through January 2026
5. Fiscal year 2025-26 budgeted expenditures
6. A blank column for fiscal year 2026-27 proposed budgeted expenditures

After printing out the pages applicable to your department or division, use the guidelines below to complete the fiscal year 2026-27 requested budget amounts in the blank column.

Instructions:

1. Prepare operating budgets (total budgets less grants and capital outlays) assuming no suggested increase in your overall operating budget. Potential increases in personnel costs such as state retirement and health insurance are still unknown and may require further adjustments. The budget worksheet should also reflect reallocations you desire to make among accounts and reductions of one-time funding contained in your FY26 operating budgets.
2. Leave the following accounts blank: xx-xx-110, 123, 131, 132, 133, 134, 135, 251, 270, 280, 311, 510, 511 and all 700s.
3. Accounts xx-xx-111 and 120 (Overtime and Salaries and Wages-Temp): Amounts requested need to be supported with an explanation that includes

the number of hours and the hourly rates you anticipate paying to arrive at your request.

4. Account xx-xx-251: Estimate the number of gallons of fuel you anticipate needing for FY27. Gas card reports should help identify this amount. However, if you purchase fuel through other means, you will need to identify those gallons and add them to the gallons from the gas card reports.
5. Use the "Significant Changes in Operating Expenditures" form, which follows this memo, to describe increases and decreases of \$1,000 or more. If you are reducing programs or services, identify them.

Actual data for seven months of the current fiscal year is available. If you need a detailed ledger for an account (transactions for an account), let me know and I will get that for you. You are most qualified to know the cyclical nature of your department or division. Do the best you can with the information available. Adjustments can be made as the process progresses.

Please complete and submit operating budget estimates by February 17, 2026.

If you have questions, come by and see me or call me at 865-5104.

CEDAR CITY CORPORATION
Proposed Fee or Rate Increase
FY 2026-27

Fee Title	Old Amount	Proposed Amount	Justification
Grand Lobby	\$275	\$337	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
Theater Performance Rate	\$600	\$700	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
Theater Rehearsal Rate	\$275	\$375	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
HT Basement Singler Conference Room	\$75	\$80	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
HT Basement Double Conference Rooms	\$137.50	\$150	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
HT Basement Explorers Conference Space	\$275	\$300	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
Festival Hall Room #7	\$200	\$300	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
Festival Hall Multi Use Rate (Entire Upstairs)	\$585	\$635	Increasing demand & cost adjustment to bring it in line with comparable facilities pricing over time.
Labor Rate per 4hrs	\$50	\$75	
			Please see the attached rate sheet. It shows how this rate increases carry throughout the weekend and above 4 hour basic rental blocks of time.

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CEDAR CITY CORPORATION
Significant Changes in Operating Expenditures
FY 2026-27

Department/Division:

Expenditure Account Number and Title: 10-92-111 Full Time Overtime

This modest amount of overtime can be used if comp time is not desired by full-time employees.

Expenditure Account Number and Title: 10-92-120 Salaries & Wages Temp.

Projection based on 6 part time employees work approximately 36 hour per pay period at \$15.00 hourly rate and 3 lead part time employees working approximately 50 hours per pay period at \$17.00 hourly rate. Please note that actual hours work can vary widely depending on the type of events booked in the facility.

No significant changes to operating budgets for FY26/27

CEDAR CITY CORPORATION #9 FIXED ASSET MANAGEMENT POLICY

This policy provides guidance on Cedar City's fixed asset management procedures by:

- Defining a fixed asset
- Establishing procedures for acquiring fixed assets
- Establishing criteria for fixed asset capitalization and control
- Defining responsibilities for fixed asset management
- Establishing criteria for fixed asset depreciation
- Establishing procedures for fixed asset disposals

Definition of fixed assets

In general, fixed assets are tangible property having a significant value and acquired for use over a long period of time. They are not intentionally acquired for resale, nor are they readily convertible into cash.

Procedures for acquiring fixed assets

Fixed assets shall be acquired in accordance with Cedar City and the State of Utah purchasing and contracting ordinances, procedures and statutes.

The acquisition of fixed assets generally begins in the budget process when department heads or elected officials make budget requests. During the budget process, elected officials, the finance department and department heads discuss requests and establish spending priorities.

Once spending priorities are set, the City Council approves a budget for fixed asset acquisitions. Approved acquisitions may include specific fixed asset acquisitions or discretionary acquisitions where the department head is allowed some flexibility as to what types of fixed asset acquisitions the appropriation will fund. Such designations will be delineated in the budget.

Reallocations of budgeted resources from specifically funded fixed assets or from discretionary fixed asset amounts to operating expenditures must be approved by the City Council but do not require opening the budget unless the budget would be increased above previously approved levels.

Criteria for fixed asset capitalization and control

The City will maintain fixed asset lists for financial reporting and physical control purposes. Individual fixed assets with useful lives in excess of two years and valued or costing at or above \$10,000 will be maintained on the fixed asset list for financial reporting purposes.

Responsibilities for fixed asset management

Proper fixed asset management is dependent on maintaining accurate fixed asset lists and monitoring physical control of fixed assets. The maintenance of the fixed asset list for financial reporting purposes resides with the finance department. Annually, the finance department will provide department heads with the financial reporting fixed asset list for their review and update. Department heads are responsible to note and discuss with the finance department any anomalies relative to additions, deletions or variations so that the financial reporting fixed asset list can be updated.

Department heads will maintain fixed asset lists for control purposes and are responsible to know the physical location of fixed assets assigned to their departments.

Criteria for fixed asset depreciation

Assets appearing on the financial reporting fixed asset list are subject to depreciation. The City employs the straight-line depreciation method on all depreciable fixed assets unless the finance department and the appropriate department head deem another depreciation method more appropriate and accurate for a particular asset.

The City utilizes reasonable estimated useful lives established by the finance department and the appropriate department head with consultation from other professionals and outside publications.

Procedures for fixed asset disposals

Some events or circumstances such as accidents, theft or technological advances may render fixed assets useless and of no value. Such assets should be identified during the annual inventory process and removed from the asset lists.

The City may elect to sell other fixed assets. The City Council must declare as surplus and authorize the sale of any City-owned property. The sale of City-owned property must be publicly advertised for sale or sold as part of a properly advertised surplus property sale.

CERTIFIED TAX RATES ASSESSED ON CEDAR CITY PROPERTY

Tax Year	Cedar City	Iron County	Iron County School District	Water Conservancy District	Total
1987	0.004315	0.002802	0.008676	-	0.015793
1988	0.004916	0.003052	0.009197	-	0.017165
1989	0.004904	0.003051	0.009197	-	0.017152
1990	0.004854	0.003045	0.009367	-	0.017266
1991	0.004542	0.002846	0.008820	-	0.016208
1992	0.004523	0.002804	0.008596	-	0.015923
1993	0.004422	0.002800	0.008771	-	0.015993
1994	0.003797	0.002689	0.010539	-	0.017025
1995	0.003584	0.002602	0.008302	-	0.014488
1996	0.003332	0.002485	0.007645	-	0.013462
1997	0.003159	0.002475	0.007071	0.000100	0.012805
1998	0.003410	0.001965	0.008067	0.000100	0.013542
1999	0.003204	0.001846	0.007764	0.000100	0.012914
2000	0.003056	0.001755	0.007643	0.000100	0.012554
2001	0.003012	0.001723	0.007902	0.000099	0.012736
2002	0.002876	0.001672	0.007717	0.000096	0.012361
2003	0.003266	0.001970	0.007521	0.000094	0.012851
2004	0.003180	0.001936	0.007387	0.000097	0.012600
2005	0.003010	0.001962	0.007574	0.000094	0.012640
2006	0.002354	0.001543	0.006115	0.000550	0.010562
2007	0.002190	0.001449	0.005278	0.000509	0.009426
2008	0.002163	0.001441	0.005116	0.000504	0.009224
2009	0.002462	0.001663	0.005658	0.000562	0.010345
2010	0.003142	0.001993	0.006793	0.000644	0.012572
2011	0.003535	0.002206	0.007541	0.000717	0.013999
2012	0.003844	0.002387	0.008273	0.000779	0.015283
2013	0.003808	0.002367	0.008042	0.000768	0.014985
2014	0.003541	0.002230	0.007681	0.000719	0.014171
2015	0.003246	0.002067	0.006912	0.000664	0.012889
2016	0.003100	0.001990	0.006488	0.000643	0.012221
2017	0.002777	0.001723	0.006053	0.000576	0.011129
2018	0.002635	0.001648	0.006371	0.000551	0.011205
2019	0.002494	0.001595	0.006212	0.000537	0.010838
2020	0.002393	0.001528	0.005937	0.000510	0.010368
2021	0.002250	0.001434	0.005035	0.000474	0.009193
2022	0.001884	0.001200	0.004917	0.000398	0.008399
2023	0.001745	0.001133	0.004718	0.000375	0.007971
2024	0.001607	0.000794	0.004740	0.000355	0.007496
2025	0.001583	0.000780	0.003255	0.000349	0.005967
2026	0.001443	0.000856	0.003261	0.000352	0.005912

**CEDAR CITY CORPORATION #11
BUDGET REVISION FORM**

Division/Department Finance

Date 6/8/26

Fiscal Year 2025-26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
General Fund Transfer to Cap Improvement	(5,000,000)	Capital Improvement: Transfer from General Fund	5,000,000
10-95-924		46-39-410	
General Fund Balance Appropriated	5,000,000	Capital Imp. Fund Balance Unappropriated	(5,000,000)
10-38-900		46-95-890	
Total of shaded amounts	5,000,000	Total of shaded amounts	5,000,000

Explanation of budget revision request: Transfer of General Fund balance to Capital Improvement Fund to stay below 35% Fund Balance regulation.

Department/Division Head: Terri J. Marsh

Finance Director: Terri J. Marsh City Manager: Paul Buttner

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Administration

Date: 6/11/26

Division/Department _____

Fiscal Year 25-26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Donations	30,000	America 250	30,000
10-36-600		10-53-672	
Total of shaded amounts	30,000	Total of shaded amounts	30,000

Explanation of budget revision request: Budget for America 250 celebrations.

Department/Division Head: _____

Department/Division Head: _____

Finance Director: Jon Marsh City Manager: Paul Bethmann

City Council approved on _____

I am requesting an adjustment to address the overage in the State Grant-First Responders Mental Health Grant. The grant money was spent; however, not adjusted at the beginning of the Fiscal Year, as it should have been.

Darin M. Adams

Department/Division Head: _____

Department/Division Head: _____

Finance Director: *Teri J. Marsh* City Manager: *Paul Bettmann*

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Fire

Date 19 May 2026

Division/Department _____

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Bal	Expense Account Number	New Bal
State Grant Wildland	(9,920)	State Grant-Wildland	9,920
10-33-421	0.00	10-73-950	9,920
Total of shaded amounts	(9,920)	Total of shaded amounts	9,920

Explanation of budget revision request: To move revenue from the Wildland grant into the budget to cover expenses.

Department/Division Head: M. D. Phillip

Finance Director: Teri J. Marsh City Manager: Paul Biltmann

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Fire

Date 18 May 2026

Division/Department _____

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Bal	Expense Account Number	New Bal
Fire Misc Reimbursements	65,000	Overtime Temp	65,000
10-34-221		10-73-121	147,904
Total of shaded amounts	65,000	Total of shaded amounts	65,000

Explanation of budget revision request: This request is to adjust the budget to cover future estimated wage costs of state paid fuels projects and contract wildland fires between now and the end of the fiscal year. The revenue will be received after the end of the fiscal year and will be deposited to cover the actual costs.

Department/Division Head: *M. Phillip*

Finance Director: *Jenijmarsh* City Manager: *Paul Bittman*

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Fire

Date 19 May 2026

Division/Department _____

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Bal	Expense Account Number	New Bal
Fire Misc. Reimbursements	(222,125.45)	Overtime-Temp	46,233.00
10-34-221		10-73-121	82,904.00
		Special Public Safety Sup	14,194.00
		10-73-450	61,006.00
		Equipment Maintenance	14,194.00
		10-73-252	57,726.00
		Gas & Oil	4,838.00
		10-73-251	47,348.00
		Travel & Training	29,111.00
		10-73-230	59,228.00
		Capital Improvement Fund	113,555.45
		10-95-924	114,788.05
			1,232.60
Total of shaded amounts	(222,125.45)	Total of shaded amounts	222,125.45

Explanation of budget revision request: This request is to adjust the budget to show the revenue received from the supplemental fire suppression program. To cover the costs of going to fires outside of our response area. The net profit after expenses is then divided out according to the Fire Department business plan.

Department/Division Head: Mark Phillip

Finance Director: Teri J. Madsen City Manager: Paul Bittman

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Public Works Department Date 6/1/2026

Division/Department Streets Division Fiscal Year 25/26

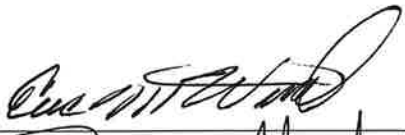
Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Street Misc. Reimb.	\$44,995.85	Cap Outlay – 100 East “Road 100 E Section 900 N to Knoll St” project	\$44,995.85
10-34-311	\$65,074.55	10-79-731	\$1,162,669.85
Street Misc. Reimb.	\$9,500.00	Maintenance – Chip Sealing	\$9,500.00
10-34-311	\$74,574.55	10-79-269	\$1,577,500.00
Fund Balance – Appropriated	\$50,500.00	Maintenance – Chip Sealing	\$50,500.00
46-39-990	\$6,990,524.40	10-79-269	\$1,628,000.00
		Maintenance – Traffic Lights	(\$20,000.00)
		10-79-261	\$45,000.00
		Maintenance – Chip Sealing	\$20,000.00
		10-79-269	\$1,648,000.00
Total of shaded amounts	\$104,995.85	Total of shaded amounts	\$104,995.85

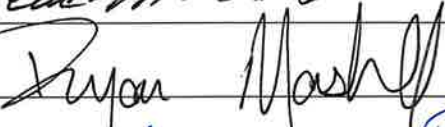
Explanation of budget revision request:

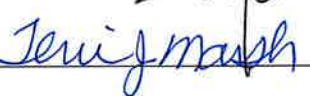

A payment was made by Jay Smith to satisfy the terms of the deferral agreement on 100 East adjacent to Jay Smith’s property. The Streets portion of the payment was made by Jay Smith in the amount of \$44,995.85 on April 6, 2026. The City will use these funds to pay the contractor to construct the Street frontage improvements at Jay Smith’s property. Funding for the following project in Account #10-79-731 will be increased in the amount of \$44,995.85: “Road 100 E Section 900 N to Knoll St” project.

The second part of this budget revision involves funding for a new project to construct a chip-sealed parking lot on the east side of 100 East across the street from the library. The funding for the project will be moved into the "Maintenance – Chip Sealing" expense account. The total cost estimate for the 100 East Parking Lot project is \$80,000. Funding for the 100 East Parking Lot project is proposed as follows:

- \$9,500 in additional revenue has been received in the "Street Misc. Reimb." revenue account.
- \$50,500 in additional revenue will be appropriated from the Capital Improvements fund balance.
- \$20,000 will be transferred from the "Maintenance – Traffic Lights" account.

Department/Division Head: 

Department/Division Head: 

Finance Director:  City Manager: 

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Cross Hollow/ Leisure Services Date: 05/26/2026

Division/Department: Cross Hollow / Leisure Services Fiscal Year: 2025/2026

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Cross Hollows Event Use		Equipment Maintenance	
10-34-754	(\$7,090.85)	10-90-252	\$7,090.85
Cross Hollows Event Use		Gas and Oil	
10-34-754	(\$7,100.00)	10-90-251	\$7,100.00
Total of shaded amounts	(\$14,190.85)	Total of shaded amounts	\$14,190.85

Explanation of budget revision request:

To balance the budget, we need to move some of the excess revenue made to Equipment Maintenance totaling \$7,090.85 and Gas and Oil totaling \$7,100.

Department/Division Head: Scott Christensen/ Ken Nielson

Department/Division Head: 

Finance Director:  City Manager: 

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Leisure Services Department

Date 5/26/2026

Division/Department Cross Hollow Event Center

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Electric Franchise Tax	\$9,245	Private Grants "Diamond Z Expansion" project	\$30,245
10-31-410	\$1,957,978	10-90-970	\$1,520,095
Private Grants - Cross Hollows	\$21,000		
10-38-774	\$880,119.08		
Total of shaded amounts	\$30,245	Total of shaded amounts	\$30,245

Explanation of budget revision request:

\$9,245 in reimbursement funds from Rocky Mountain Power, and \$21,000 in new donations, have been received for the "Diamond Z Expansion" project at the Cross Hollow Arenas as follows:

- \$9,245 reimbursement received from Rocky Mountain Power on 9/29/2025.
- \$6,000 donation received from Jean Lopour on 2/5/2026.
- \$5,000 donation received from Daniel Aiken Enterprises on 3/19/2026.
- \$5,000 donation received from Rusty's Ranch House on 3/19/2026.
- \$5,000 donation received from Milt's Stage Stop on 3/19/2026.

The total amount to be added to the project budget is \$30,245. The funds will be used to complete amenities in the new building addition at the Diamond Z Arena.

Department/Division Head: 

Department/Division Head: _____

Finance Director:  City Manager: 

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Airport / Public Works Date 5-28-2026

Division/Department _____ Fiscal Year 2026

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Sundry Revenue	\$9,337.75	Building & Grounds Maintenance	\$9,337.75
24-39-600	\$23,102.75	24-40-262	\$72,903.35
Iron County	\$47,000	Advertising	\$37,000
24-39-400	\$72,000	24-40-220	\$57,000
		Prof & Tech Services	\$10,000
		24-40-310	\$29,000
Total of shaded amounts	\$56,337.75	Total of shaded amounts	\$56,337.75

Explanation of budget revision request:

Account revision for 24-39-600 & 24-40-262 for damage caused to airport perimeter fence from separate incidents in early 2026. Vehicle owner's insurance has already paid for damages on both incidents

Revision to accounts 24-39-400, 24-40-220, and 24-40-310 for Iron County Marketing Grants reimbursed in December 2025.

Department/Division Head: [Signature]

Department/Division Head: Ryan Marshall

Finance Director: Kevin Marsh City Manager: Paul Billman

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Cedar Ridge Golf/ Leisure Services Date: 05/27/2026

Division/Department: Cedar Ridge Golf/ Leisure Services Fiscal Year: 2025/2026

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Green Fees		Golf Cart Maintenance	
28-39-100	(\$10,000)	28-40-254	\$10,000
Green Fees		Equipment Maintenance	
28-39-100	(\$11,000)	28-40-252	\$11,000
Green Fees		Special Department	
28-39-100	(\$15,000)	28-40-480	\$15,000
Total of shaded amounts	(\$36,000)	Total of shaded amounts	\$36,000

Explanation of budget revision request:

To balance the budget, we need to move some of the excess revenue made to Golf Cart Maintenance totaling \$10,000, Equipment Maintenance totaling \$11,000 and Special Department totaling \$15,000.

Department/Division Head: Jared Barris/ Ken Nielson
 Department/Division Head: [Signature]
 Finance Director: Jenif Marsh City Manager: Paul Balthemen
 City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department: Airport / PublicWorks Date 05-28-2026

Division/Department _____ Fiscal Year 2026

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
FED GRANT – FAA Entitlement	\$263,021.91	CAP OUTLAY-AIRPORT TERMINAL	\$276,865.17
43-39-100	\$4,069,921.91	43-40-721	\$315,572.17
TRANS FROM AIRPORT FUND	\$13,843.26		
43-39- 800 900	\$73,689.26		
Total of shaded amounts	\$276,865.17	Total of shaded amounts	\$276,865.17

Explanation of budget revision request:

Budget revision for Airport Terminal Expansion Project. Includes AIP Change Orders 1-10 and non-FAA eligible changes presented and as approved by city council through the duration of the project.

Department/Division Head: [Signature]

Department/Division Head: [Signature] [Signature]

Finance Director: [Signature] City Manager: [Signature]

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Public Works Department

Date 5/26/2026

Division/Department Water Division

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Sundry	\$10,069.68	Cap Outlay-New Waterlines "100 E Section – 675 N to 900 N - Waterline" project	\$10,069.68
51-38-900	\$10,069.68	51-40-735	\$340,069.68
Total of shaded amounts	\$10,069.68	Total of shaded amounts	\$10,069.68

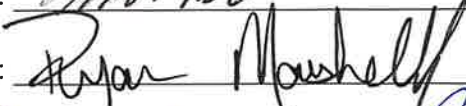
Explanation of budget revision request:

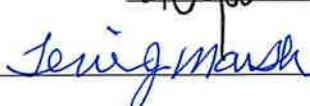

A payment was made by Jay Smith to satisfy the terms of the deferral agreement on 100 East adjacent to Jay Smith’s property. The Water portion of the payment was made by Jay Smith in the amount of \$10,069.68 on April 6, 2026. The City will use these funds to pay the contractor to construct the Water frontage improvements at Jay Smith’s property.

Funding for the following project in Account #51-40-735 will be increased in the amount of \$10,069.68:

- “100 E Section – 675 N to 900 N - Waterline” project.

Department/Division Head: 

Department/Division Head: 

Finance Director:  City Manager: 

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Public Works Department

Date 5/26/2026

Division/Department Water Division

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
		Cap Outlay-Line Replacement "Industrial Road Improvements" project	(\$48,600.00)
		51-40-731	\$612,711.00
		Prof & Tech Services "Rate Study – Water" project	\$3,600.00
		51-40-310	\$35,963.00
		Water System Maintenance	\$45,000.00
		51-40-255	\$595,000.00
Total of shaded amounts		Total of shaded amounts	\$0

Explanation of budget revision request:

The Rate Study project needs additional funding in order to complete the project. Funding in the amount of \$3,600 will be moved from the Water portion of the "Industrial Road Improvements" project to the "Rate Study – Water" project.

The existing 8-inch pressuring reducing valve (PRV) at Lund Highway/SR-56 is being replaced with a new 12-inch PRV and 4-inch bypass PRV. Funding is needed for this project. It is proposed that \$45,000 be moved from the Water portion of the "Industrial Road Improvements" project to the Water System Maintenance account.

Department/Division Head: 

Department/Division Head: 

Finance Director:  City Manager: 

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Public Works Department

Date 5/26/2026

Division/Department Sewer Collection Division

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Sundry	\$14,230.54	Cap Outlay-Line Replacement "Road 100 E Section 675 N to 900 N" project	\$14,230.54
52-38-900	\$14,230.54	52-55-731	\$1,123,150.54
		Cap Outlay-Line Replacement "Road 100 E Section 675 N to 900 N" project	(\$3,600.00)
		52-55-731	\$1,119,550.54
		Prof & Tech Services "Rate Study – Sewer Collection" project	\$3,600.00
		52-55-310	\$23,209.00
Total of shaded amounts	\$14,230.54	Total of shaded amounts	\$14,230.54

Explanation of budget revision request:

A payment was made by Jay Smith to satisfy the terms of the deferral agreement on 100 East adjacent to Jay Smith's property. The Sewer Collection portion of the payment was made by Jay Smith in the amount of \$14,230.54 on April 6, 2026. The City will use these funds to pay the contractor to construct the Sewer Collection frontage improvements at Jay Smith's property. Funding for the following project in Account #52-55-731 will be increased in the amount of \$14,230.54: "Road 100 E Section – 675 N to 900 N" project.

The Rate Study project needs additional funding in order to complete the project. Funding in the amount of \$3,600.00 will be moved from the Sewer Collection portion of the "Road 100 E Section – 675 N to 900 N" project" to the "Rate Study – Sewer Collection" project.

Department/Division Head: 

Department/Division Head: Ryan Marshall

Finance Director: Jenigmarsh City Manager: Paul Bittman

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Public Works Department Date 5/26/2026

Division/Department Sewer Plant Division Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Iron Co H2O Conservancy Dist.	\$9,400.00	Prof & Tech Services "Effluent Re-use Study" project	\$9,400.00
53-39-621	\$509,400.00	53-56-310	\$104,259.00
Total of shaded amounts	\$9,400.00	Total of shaded amounts	\$9,400.00

Explanation of budget revision request:

The Cedar Valley Water Conservancy has paid \$9,400 to support Cedar City's Effluent Re-use Study. The following donation has been received and will be added to the budget for the "Effluent Re-use Study" project in Account #53-56-310.

- \$9,400 payment received from Cedar Valley Water Conservancy on 5/22/2026.

Department/Division Head: [Signature]

Department/Division Head: [Signature]

Finance Director: [Signature] City Manager: [Signature]

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Public Works Department

Date 5/26/2026

Division/Department Sewer Plant Division

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
		Cap Outlay-Filtration System "Effluent Type 1 Filtration System" project	(\$3,600.00)
		53-56-732	\$6,436,122.00
		Prof & Tech Services "Rate Study – WWTP" project	\$3,600.00
		53-56-310	\$98,459.00
Total of shaded amounts		Total of shaded amounts	\$0

Explanation of budget revision request:

The Rate Study project needs additional funding in order to complete the project. Funding in the amount of \$3,600.00 will be moved from the "Effluent Type 1 Filtration System" project to the "Rate Study – WWTP" project.

Department/Division Head: [Signature]

Department/Division Head: [Signature]

Finance Director: [Signature] City Manager: [Signature]

City Council approved on _____

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**


Division/Department Solid Waste Date 5/27/26

Division/Department _____ Fiscal Year _____

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
Solid Waste Sundry	(\$1,762.47)		
54-38-900			
Equipment Maintenance	\$1,762.47		
54-40-252	\$5,890.83		
Total of shaded amounts	\$1,762.47	Total of shaded amounts	

Explanation of budget revision request: See attached

These funds were the result of and insurance payout from an accident to be credited back to the equipment maintenance account.

Department/Division Head: 

Department/Division Head: 

L6516D (06/05)

PROGRESSIVE
PO BOX 2930
CLINTON, IA 52733-2930

PROGRESSIVE[®]

CEDAR CITY CORP
10 N MAIN ST
CEDAR CITY, UT 84720

DRAFT NUMBER: **6025394710**

AMOUNT:

\$*****1,762.47

ISSUE DATE: **March 29, 2026**

Form Z721 (06/15)

KEEP THIS TOP PORTION FOR YOUR RECORDS

Progressive
PO Box 2930
Clinton, IA 52733-2930



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Page 1 of 1

CEDAR CITY CORP
10 N MAIN ST
CEDAR CITY, UT 84720



ADVISE FOR PAYMENT 6025394710		
Payee: CEDAR CITY CORP	Payment Date	03/29/2026
	Total Payment Amount	\$1,762.47
	Total Number of Invoices	1

If you have any questions regarding this payment, please call us at 1-800-274-4499.

Details							
Claim Number: 26838816796	Name: CEDAR CITY CORP,	Date of Loss: 02/19/2026	Invoice Number: 159454277	Company: Progressive Preferred Insurance Company			
Type	Description	*Coverage	Reference	Identifier	Service Dates	Deductible	Payment Amount
Repair	Subrogation	PD	3BPDLK0XORF1187 61	24 PETERBILT 520 118761	N/A	\$0.00	\$1,762.47

Total Payment Amount	\$1,762.47
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***Full Description of Coverage:**
PD - PROPERTY DAMAGE

**CEDAR CITY CORPORATION
BUDGET REVISION FORM**

Division/Department Public Works Department

Date 5/26/2026

Division/Department Storm Drain Division

Fiscal Year 25/26

Revenue Account Title	Inc or (Dec)	Expense Account Title	Inc or (Dec)
Revenue Account Number	New Budget Balance	Expense Account Number	New Budget Balance
		Cap Outlay-Improvements "Sage Springs Surface Overflow" project	(\$3,600.00)
		54-40-730	\$247,500.00
		Prof & Tech Services "Rate Study – Storm Drain" project	\$3,600.00
		54-40-310	\$22,209.00
Total of shaded amounts		Total of shaded amounts	\$0

Explanation of budget revision request:

The Rate Study project needs additional funding in order to complete the project. Funding in the amount of \$3,600.00 will be moved from the "Sage Springs Surface Overflow" project to the "Rate Study – Storm Drain" project.

Department/Division Head: *[Signature]*

Department/Division Head: *[Signature]*

Finance Director: *[Signature]* City Manager: *[Signature]*

City Council approved on _____

**CEDAR CITY CORPORATION
FY 26 Capital Budgets**

As of 5/31/26

FY Appropriated	Fund	Account	Project	Funding Source	Original Budget	Revised Budget	Total Budget Available
	G - Economic Development	10-60-740	Welcome Sign 200 North	Capital Improvement Fund	15,000	15,000	15,000
25-26	G - Economic Development	10-60-950	State Grant-Main Street Project	State/County Grant	5,000		4,731
	G - Fire	10-73-741	Ladder Truck	Capital Improvement Fund	1,706,000	500,000	500,000
25-26	G - Fire	10-73-741	Brush Truck Type 4	Capital Improvement Fund	-	406,287	406,287
24-25	G - Fire	10-73-741	Type 1 Engine	Capital Improvement Fund	1,250,000	250,000	250,000
	G - Streets & Highways	10-79-730	600 S & 1100 W Traffic Signal Project	C-Road Fund	492,500	492,500	492,500
25-26	G - Streets & Highways	10-79-731	100 E Section - 600 N to 900 N	C-Road Fund	1,000,000	600,000	399,868
25-26	G - Streets & Highways	10-79-731	100 E Section - 675 N to 900 N - Driving Range Netting	Capital Improvement Fund	350,000	350,000	350,000
24-25	G - Streets & Highways	10-79-731	100 E Section 900 N to Knoll St	Capital Improvement Fund	200,000	442,000	68,093
24-25	G - Streets & Highways	10-79-733	SUU Roundabout Center Street Overpass Sidewalk	Capital Improvement Fund	134,800	134,800	134,800
24-25	G - Streets & Highways	10-79-733	Striping & Signs at 860 W 600 S	Capital Improvement Fund	30,000	30,000	26,220
25-26	G - Streets & Highways	10-79-734	800 West Street Extension - New Road	UDOT Grant	1,330,392	1,330,392	1,330,392
25-26	G - Streets & Highways	10-79-734	800 West Street Extension - New Road	C-Road Fund	96,608	96,608	96,608
25-26	G - Streets & Highways	10-79-741	Dump Truck with Plow and Sander	C-Road Fund	320,000	320,000	147,944
25-26	G - Engineering	10-81-740	New Computers	Capital Improvement Fund	5,000	5,000	1,423
24-25	G - Engineering	10-81-740	Furniture	Capital Improvement Fund	25,000	25,000	19,099
24-25	G - Parks & Cemetery	10-83-710	RMP Property Purchase	Capital Improvement Fund	50,000	50,000	40,000
25-26	G - Parks & Cemetery	10-83-730	Fort Cedar Railroad Trail	State Grant	200,000	266,601	266,601
25-26	G - Parks & Cemetery	10-83-731	Iron West Restroom / Parking/Frontage Improvements	Capital Improvement Fund	450,000	450,000	450,000
24-25	G - Parks & Cemetery	10-83-731	Iron West Irrigation Pond and Pump Station	Capital Improvement Fund	400,000	140,000	47,261
25-26	G - Parks & Cemetery	10-83-732	Cemetery Renovation (Plat E) Phase 3	Capital Improvement Fund	400,000	400,000	17,349
24-25	G - Parks & Cemetery	10-83-734	Field At The Hills Parking	Capital Improvement Fund	30,000	30,000	30,000
	G - Parks & Cemetery	10-83-734	Score booth Renovation & Transformer Relocation	Capital Improvement Fund	43,500	43,500	19,047
25-26	G - Parks & Cemetery	10-83-742	Fiddlers Park	Capital Improvement Fund	700,000	420,000	420,000
	G - Parks & Cemetery	10-83-742	Fiddlers Canyon Park	Capital Improvement Fund	500,000	1,000,000	997,422
	G - Parks & Cemetery	10-83-790	Bicentennial Renovation	RAP Tax	265,000	723,200	63,236
24-25	G - Parks & Cemetery	10-83-790	Park Discovery Renovation	RAP Tax	-	775,000	40,714
	G - Parks & Cemetery	10-83-790	Fiddler's Canyon Park / Retention Basin	RAP Tax	-	434,686	357,746
	G - Parks & Cemetery	10-83-790	Fiddler's Canyon Park Improvements	RAP Tax	-	487,967	410,577
	G - Parks & Cemetery	10-83-790	Trails - Land for Trail	RAP Tax	75,000	225,831	216,783
	G - Parks & Cemetery	10-83-952	Fiddlers Canyon Trail	UDOT Grant	341,640	341,640	340,566
25-26	G - Library	10-87-740	Rotation of New Public Computers	Capital Improvement Fund	5,000	5,000	5,000
25-26	G - Library	10-87-740	Staff Computers	Capital Improvement Fund	4,000	4,000	4,000
24-25	G - Library	10-87-740	Cameras	Capital Improvement Fund	12,000	12,000	2,435
24-25	G - Cross Hollow Complex	10-90-730	Diamond Z Expansion	Iron County Grant	-	1,309,999	21,846
	Arena-Poll Sound			RAP Tax/Grant	43,600		(3,770)
	G - Cross Hollow Complex	10-90-970	Diamond Z Expansion	Private Donation	100,000	2,174,309	737,347
25-26	G - Heritage Center/Festival Hall	10-92-730	Festival Hall Renovations	Capital Improvement Fund	50,000	325,000	180,047
24-25	G - Heritage Center/Festival Hall	10-92-740	Upgraded Thermostat Controls for Festival Hall	Capital Improvement Fund	5,000	5,000	5,000
25-26	G - Heritage Center/Festival Hall	Reserve	2028 Heritage Theater Renovation Fund	Capital Improvement Fund	1,000,000	1,000,000	1,000,000
24-25	G - Heritage Center/Festival Hall	Reserve	Heritage 25th Anniversary Renovation	Capital Improvement Fund	500,000	500,000	468,564
24-25	Cedar Area Transit Service	22-40-730	Bus Stop Enclosures	CATS Fund	42,000	42,000	8,095
24-25	Airport	24-40-820	Runway 8/26 Pavement Maintenance	State Grant	-	183,333	80,422

**CEDAR CITY CORPORATION
FY 26 Capital Budgets**

As of 5/31/26

FY Appropriated	Fund	Account	Project	Funding	Original	Revised	Total Budget Available
				Source	Budget	Budget	
24-25	Transportation Impact Fees	25-40-310	Impact Fee Study	Transportation Impact Fees	9,375	9,375	9,375
	Transportation Impact Fees	25-40-310	Traffic Access Management Plan	Transportation Impact Fees	10,000	10,000	6,484
25-26	G - Streets & Highways	25-40-730	Free Right Merge Kitty Hawk From Bulldog Road	Transportation Impact Fees	379,000	379,000	379,000
	Transportation Impact Fees	25-40-730	Bulldog Road Widening for Acceleration/Deceleration Lanes	Transportation Impact Fees	165,000	165,000	163,415
	Transportation Impact Fees	25-40-730	Free Right Merge Kitty Hawk From Bulldog Road	Transportation Impact Fees	80,000	110,000	78,705
	Transportation Impact Fees	25-40-730	Master Planned Road Acquisition and Development	Transportation Impact Fees	1,000,000	1,000,000	940,786
24-25	Parks & Rec Impact Fees	26-40-310	Impact Fee Study	Parks & Rec Impact Fees	9,375	9,375	5,859
	Parks & Rec Impact Fees	26-40-310	Park Design (Fiddlers & Armbrust)	Parks & Rec Impact Fees	75,000	75,000	75,000
25-26	G - Parks & Cemetery	26-40-735	Iron West Restroom / Parking	Parks & Rec Impact Fees	400,000	400,000	400,000
	Parks & Rec Impact Fees	26-40-737	Fiddlers Canyon Park	Parks & Rec Impact Fees	500,000	780,000	775,221
25-26	G - Parks & Cemetery	26-40-739	Fiddlers Canyon Trail - Extension	Parks & Rec Impact Fees	200,000	200,000	200,000
24-25	Parks & Rec Impact Fees	26-40-739	Developer Improved Trails	Parks & Rec Impact Fees	400,000	400,000	312,416
	Parks & Rec Impact Fees	26-40-739	Cross Hollow / Old Sorrel Trail	Parks & Rec Impact Fees	488,000	838,000	347,001
	Parks & Rec Impact Fees	26-40-739	Cross Hollows Extension	Parks & Rec Impact Fees	54,459	54,459	29,929
	Parks & Rec Impact Fees	26-40-739	Fiddlers Canyon Trail	Parks & Rec Impact Fees	379,344	754,344	419,016
	Parks & Rec Impact Fees	26-40-739	Industrial Road / Railroad	Parks & Rec Impact Fees	204,304	904,304	213,898
24-25	Public Safety Impact Fees	27-40-310	Impact Fee Study	Police Impact Fees	9,375	9,375	5,859
24-25	Public Safety Impact Fees	27-40-310	Impact Fee Study	Fire Impact Fees	9,375	9,375	9,375
	RAP Tax Fund	29-40-300	Rotary Club Project	RAP Tax	50,000	593,000	224,000
25-26	TRT Fund	30-40-740	Existing Storage Facility Upgrade (Old Animal Shelter)	TRT Fund	87,000	87,000	72,933
	Aquatic Construction	41-40-720	Recreation Center Gymnasium	Capital Improvement Fund	280,000	280,000	40,000
	Aquatic Construction	Reserve	Recreation Center Gymnasium	Capital Improvement Fund	2,000,000	2,700,000	2,700,000
	Airport Construction	43-40-310	Master Plan: AIP-45	FAA Grant / PFC		615,659	14,154
	Airport Construction	43-40-721	Terminal Expansion: AIP-049	FAA / CRRSAA Grant	600,000	5,257,042	(272,945)
	Airport Construction	43-40-726	Taxiway C North to Runway: AIP-46	FAA Grant / PFC		1,000,000	788,192
24-25	Airport Construction	43-40-731	Asphalt Paint Runway 20: AIP-50	FAA Grant	1,000,000	1,052,632	865,000
25-26	Airport	43-40-734	AIP 053 - Seal RY 02/20 & Connectors, Develop SMS Plan - FAA	FAA Grant	1,137,073	1,137,073	1,137,073
25-26	Airport	43-40-734	AIP 053 - Seal RY 02/20 & Connectors, Develop SMS Plan - City	Airport Fund PFC	59,846	59,846	59,846
	Airport Construction	43-40-740	Snow Blower: AIP-51	FAA Grant / PFC	1,052,632	1,052,632	958,672
	Animal Shelter Project	49-40-723	Animal Shelter Yard	Animal Shelter Project	15,000	23,500	10,140
	SUU Golf Complex	50-40-720	SUU Golf Complex			90,900	10,867
25-26	Water Fund	51-40-310	Rate Study - Water	Water Fund	9,000	9,000	9,000
24-25	Water Fund	51-40-310	Master Plan Study for Cedar Canyon	Water Fund	60,000	94,900	5,504
	Water Fund	51-40-711	Groundwater Exploration Test Wells (BLM South Well, etc)	Water Impact Fees	1,200,000	2,348,407	219,287
25-26	Water Fund	51-40-711	Culinary Well-3000 North	Water Impact Fees	188,470	188,470	188,470
	Water Fund	51-40-712	Water Rights Assessment Phase 2	Water Acquisition Fees	70,000	120,000	88,753
24-25	Water Fund	51-40-712	Water Rights Assessment Phase 3	Water Acquisition Fees	60,000	60,000	60,000
	Water Fund	51-40-712	MJB/Chelsey Water Rights Acquisition	Water Acquisition Fees	-	1,855,042	1,849,565
25-26	Water Fund	51-40-720	Cedar Canyon Filtration Facility	Debt Issuance	2,000,000	2,000,000	2,000,000
	Water Fund	51-40-720	Cedar Canyon Filtration Facility	Water Fund	-	2,200,000	2,195,269
	Water Fund	51-40-722	Cedar Canyon Water Tank - 800 So Tank Project	Water Fund / Impact Fees	175,000	637,279	606,783
	Water Fund	51-40-731	1700 West Waterline Loop / Replacement	Water Fund	115,000	255,000	196,851
24-25	Water Fund	51-40-731	New 8-inch Waterline for Roundabout Project 1150 W Center	Water Fund	130,000	130,000	130,000
25-26	Water Fund	51-40-735	100 E Section - 675 N to 900 N - Waterline	Water Fund	240,000	240,000	148,625
25-26	Water Fund	51-40-735	800 West Street Extension - Waterline	Water Fund	90,000	90,000	90,000
25-26	Water Fund	51-40-737	3900 West Waterline System Looping	Water Fund	1,100,000	1,100,000	1,100,000
25-26	Water Fund	51-40-739	Chlorination System for Wells	Debt Issuance	17,000,000	17,000,000	16,993,124
	Water Fund	51-40-740	Chlorination System for Wells	Water Fund	70,000	235,000	72,766
25-26	Water Fund	51-40-740	Chlorination System for Wells	Water Fund	570,598	570,598	378,998

**CEDAR CITY CORPORATION
FY 26 Capital Budgets**

As of 5/31/26

FY Appropriated	Fund	Account	Project	Funding	Original	Revised	Total Budget Available
				Source	Budget	Budget	
25-26	Sewer Collection Fund	52-55-310	Rate Study - Sewer Collection	Sewer Collection Fund	9,000	9,000	9,000
24-25	Sewer Collection Fund	52-55-310	Impact Fee Study	Sewer Collection Impact Fee	9,375	9,375	5,859
24-25	Sewer Collection Fund	52-55-730	Old Hwy 91 Outfall Line / Decommission Lift Station	Sewer Collection Fund	550,000	550,000	474,999
24-25	Sewer Collection Fund	52-55-731	Road 100 E Section 675 N to 900 N	Sewer Collection Fund	238,500	238,500	233,256
24-25	Sewer Collection Fund	52-55-731	Sewer Line Rehabilitation Projects	Sewer Collection Fund	500,000	550,000	375,664
24-25	Sewer Collection Fund	52-55-732	BZI Trunkline Upsizing 30-inch	Sewer Collection Impact Fee	500,000	500,000	500,000
25-26	Sewer Plant Fund	53-56-310	Rate Study - WWTP	Sewer Plant Fund	9,000	9,000	9,000
25-26	Sewer Plant Fund	53-56-310	Effluent Re-use Study	Sewer Plant Fund	50,000	50,000	41,037
24-25	Sewer Plant Fund	53-56-310	Impact Fee Study	Sewer Plant Impact Fee	9,375	9,375	5,859
25-26	Sewer Plant Fund	53-56-730	(2) Clarifier Gear Drives and Mechanism Replacements	Sewer Plant Fund	1,400,000	1,400,000	663,180
	Sewer Plant Fund	53-56-730	8-inch Waterline CICWCD Connection	Sewer Plant Fund	352,100	500,000	388,403
	Sewer Plant Fund	53-56-732	Effluent Type 1 Filtration System	Sewer Plant Fund/State Grant	1,900,000	8,797,900	3,573,822
25-26	Storm Drain Fund	54-40-310	Rate Study - Storm Drain	Storm Drain Fund	9,000	9,000	9,000
24-25	Storm Drain Fund	54-40-310	Impact Fee Study	Storm Drain Impact Fees	9,375	9,375	5,859
	Storm Drain Fund	54-40-730	Detention Basin - 600 South / I-15 Property Purchase	Storm Drain Fund	75,000	75,000	74,100
	Storm Drain Fund	54-40-733	Storm Drain Channel Sunset Canyon Pond to Crescent Hills	Storm Drain Fund	26,000	26,000	25,575
24-25	Storm Drain Fund	54-40-738	Storm Drain Improvements at Airport Recharge Pond	Storm Drain Fund	140,000	45,000	45,000
25-26	Storm Drain Fund	54-40-739	800 West Storm Drain from 750 N to Coal Creek	Storm Drain Fund	386,000	386,000	386,000
25-26	Storm Drain Fund	54-40-739	800 West	Storm Drain Impact Fees		1,244,302	1,244,302
25-26	Storm Drain Fund	54-40-741	Work Truck	Storm Drain Fund	67,000	67,000	6,506
24-25	Storm Drain Fund	54-40-850	Watershed Plan-Environmental Assessment	NRCS Grant	-	410,000	44,267
25-26	Storm Drain Fund	Reserve	NRCS Greens Lake Dams Rehabilitation - Sinking Fund	Storm Drain Fund	308,000	308,000	308,000
25-26	Solid Waste	55-40-740	Garbage Truck	Solid Waste Fund	409,000	409,000	18,670
25-26	Redevelopment Agency Fund	57-40-730	South Main Street Lights Continuation	RDA Fund	470,000	470,000	56,792
	Redevelopment Agency Fund	57-40-730	South Main Street Light & Engineering	RDA Fund	40,000	400,000	43,517
	Public Works Facilities	61-40-730	Parking Lot Pavement	Capital Improvement Fund	18,780	75,120	66,693
	Public Works Facilities	61-40-730	Parking Lot Pavement	CATS Fund	151	604	537
	Public Works Facilities	61-40-730	Parking Lot Pavement	Sewer Collection Fund	3,689	14,756	13,113
	Public Works Facilities	61-40-730	Parking Lot Pavement	Solid Waste Fund	2,400	9,600	8,531
	Public Works Facilities	61-40-730	Parking Lot Pavement	Storm Drain Fund	540	2,160	1,920
	Public Works Facilities	61-40-730	Parking Lot Pavement	Water Fund	4,440	17,760	15,783
Total					53,405,991	82,642,420	55,043,863

**CEDAR CITY CORPORATION
FY 26 Capital Budgets**

As of 5/31/26

FY Appropriated	Fund	Account	Project	Funding	Original	Revised	Total Budget Available
				Source	Budget	Budget	
CLOSED at end of 2025-26							
25-26	G - Administration	10-41-310	Salary Study	General Fund	18,000	18,000	7,070
	G - City Building	10-42-730	Carpeting & Interior Painting City Hall	Capital Improvement Fund	207,410	276,725	9,802
24-25	G - City Building	10-42-740	Firewall Hardware Replacement	Capital Improvement Fund	-	11,400	-
25-26	G - Finance	10-43-740	Desk & Computer Replacements	General Fund	10,000	10,000	1,492
25-26	G - Police	10-70-700	LensLock Annual Payment Car / Body Cam / Evidence / Cloud	Capital Improvement Fund	120,000	120,000	2,433
25-26	G - Police	10-70-700	Flock Safety (ALPR) Automated License Plate Reader Camera	Capital Improvement Fund	182,000	182,000	550
25-26	G - Police	10-70-700	Axiom / Gray Key Forensics Software & Hardware	Capital Improvement Fund	19,180	19,180	50
25-26	G - Police	10-70-740	In-Car Cameras	General Fund	12,000	12,000	12,000
25-26	G - Police	10-70-741	Vehicle - Patrol New Hire (3 @ \$75,000)	Capital Improvement Fund	225,000	225,000	-
25-26	G - Police	10-70-741	Vehicles (8 @ \$75,000 & 1 @ \$61,000)	Capital Improvement Fund	450,000	450,000	6,226
24-25	G - Police	10-70-741	Vehicles (1@\$80,000 - 1@\$60,000 - 4@\$74,000)	Capital Improvement Fund	75,000	75,000	19,498
25-26	G - Fire	10-73-740	Breathing Air Compressor	Capital Improvement Fund	92,050	92,050	1,409
	G - Fire	10-73-741	Brush Truck Type 4	Capital Improvement Fund	-	309,492	(19,483)
24-25	G - Fire	10-73-741	Type 1 Tactical Tender	Capital Improvement Fund	-	328,000	245,607
25-26	G - Building	10-75-741	Ford Ranger	Building Permit Revenue	38,000	38,000	1,302
25-26	G - Fleet	10-78-740	Electric Forklift	Capital Improvement Fund	15,000	15,000	-
25-26	G - Streets & Highways	10-79-730	Bulldog Intersection Improvement	C-Road Fund	509,768	417,268	227,004
24-25	G - Streets & Highways	10-79-733	Safe Routes to School Grant	Capital Improvement Fund	20,321	20,321	20,321
	G - Streets & Highways	10-79-741	Dump Truck (with plow and sander)	C-Road Fund	284,500	306,500	(29,028)
	G - Streets & Highways	10-79-741	Work Truck	C-Road Fund	64,000	64,000	2,354
25-26	G - Engineering	10-81-310	Water Use and Preservation Element in the General Plan	Capital Improvement Fund	15,000	15,000	11,861
24-25	G - Engineering	10-81-310	Traffic Study at Fiddlers Elementary School	General Fund	10,000	10,000	10,000
24-25	G - Engineering	10-81-310	Pedestrian Signal Study at Cedar Middle School	General Fund	8,000	8,000	8,000
	G - Engineering	10-81-310	Traffic Studies: Old Hwy 91/Greens Lake, 600 S/1100 W, Royal Hunt	General Fund	45,000	45,000	45,000
24-25	G - Engineering	10-81-741	Vehicles (4@\$42,500)	General Fund	-	170,000	13,537
25-26	G - Parks & Cemetery	10-83-740	Large Area Mower	Capital Improvement Fund	66,000	66,000	201
25-26	G - Parks & Cemetery	10-83-740	Backhoe - Cemetery	Capital Improvement Fund	122,000	122,000	(7,600)
25-26	G - Parks & Cemetery	10-83-741	Maintenance / Plow Truck	Capital Improvement Fund	55,000	55,000	5,062
24-25	G - Parks & Cemetery	10-83-790	Veterans Little League Restroom	RAP Tax	-	116,000	(16,207)
	G - Library	10-87-730	Modifying Exterior Wall Around Chiller	Capital Improvement Fund	8,000	8,000	8,000
25-26	G - Library	10-87-740	Replace Non-Windows 11 Compatible Computers	Capital Improvement Fund	10,000	10,000	-
	G - Heritage Center/Festival Hall	10-92-740	Theater LED Lighting Upgrade	Capital Improvement Fund	79,000	79,000	6,214
24-25	Aquatic Center	20-40-700	Cardio Equipment	Aquatic Center Fund	50,000	50,000	7,551
	Cedar Area Transit Service	22-40-741	Bus C-7 Replacement	State Grant	82,400	82,400	55,846
	Cedar Area Transit Service	22-40-741	Bus C-7 Replacement	Capital Improvement Fund	20,600	20,600	13,265
25-26	Airport	24-40-700	SkyWest CASS Access Control Door Installation	Airport Fund	5,000	5,000	(328)
25-26	Airport	24-40-700	T-Hangar Electrical Addition	Airport Fund	7,000	7,000	7,000
	Airport	24-40-740	ARF Truck Change Order	Airport Fund	-	35,000	11,586
	Transportation Impact Fees	25-40-730	Industrial Road Parkway	Transportation Impact Fees	500,000	500,000	-
25-26	G - Streets & Highways	25-40-730	Street Widening for New Developments	Transportation Impact Fees	970,000	970,000	628,571
	Parks & Rec Impact Fees	26-40-736	Cross Hollow Recreation Property (Armbrust)	Parks & Rec Impact Fees	500,000	-	-
	Golf Course Fund	28-40-730	Bunker Renovations	Golf Course Fund	15,000	15,000	(111)
25-26	Golf Course Fund	28-40-740	Tractor	Golf Course Fund	39,000	39,000	(1,936)
25-26	G - Streets & Highways	40-41-740	Coal Creek Channel Repairs	NRCS Grant	3,189,611	3,189,611	(157,509)

**CEDAR CITY CORPORATION
FY 26 Capital Budgets**

As of 5/31/26

FY Appropriated				Funding	Original	Revised	Total Budget Available
	Fund	Account	Project	Source	Budget	Budget	
24-25	Water Fund	51-40-310	Impact Fee Study	Water Impact Fees	9,375	9,375	5,859
	Water Fund	51-40-700	North Water Basin Exploration	Water Fund	400,000	400,000	(63,229)
	Water Fund	51-40-700	Cathodic Protection South Line	Water Fund	100,000	13,540	0
25-26	Water Fund	51-40-711	Culinary Well - Martin's Flat	Debt Issuance	5,500,000	5,500,000	5,500,000
	Water Fund	51-40-711	Culinary Well - Martins Flat	Water Impact Fees	1,950,000	1,045,991	547,246
25-26	Water Fund	51-40-712	Water Rights Acquisition	Water Acquisition Fees	100,000	100,000	97,630
	Water Fund	51-40-731	Industrial Road Improvements	Water Fund	330,000	330,000	96,863
	Water Fund	51-40-731	Amie Avenue Waterline Relocation	Water Fund	28,000	-	-
	Water Fund	51-40-731	Waterline Replacement 450 West	Water Fund	738,000	527,648	(0)
25-26	Water Fund	51-40-732	Water Line Upsizing / New Development	Water Impact Fees	1,300,000	827,000	(201,200)
24-25	Water Fund	51-40-734	Waterline Mud Springs to WWTP (24 Inch)	General Fund	4,000,000	3,429,402	3,429,402
25-26	Water Fund	51-40-740	Change Out Water Meters (Master to Neptune brand)	Water Fund	1,643,250	1,643,250	(4,124)
	Water Fund	51-40-740	Back-Up Generator for Quichapa Wells	Water Fund	372,000	-	-
25-26	Water Fund	51-40-741	Work Truck (2 @ \$52,500)	Water Fund	105,000	105,000	5,575
25-26	Sewer Collection Fund	52-55-731	Sewer Line Rehabilitation Projects	Sewer Collection Fund	500,000	500,000	318,591
25-26	Sewer Collection Fund	52-55-732	Sewer Line Upsizing	Sewer Collection Impact Fee	420,000	420,000	(145,287)
	Sewer Collection Fund	52-55-735	Industrial Road Project Sewer	Sewer Collection Fund	50,000	50,000	-
25-26	Sewer Plant Fund	53-56-740	Articulating Boom Lift	Sewer Plant Fund	65,000	65,000	6,700
	Sewer Plant Fund	53-56-730	Pipe Slip Linging for Dewatering Bldg.	Sewer Plant Fund	-	53,500	-
25-26	Sewer Plant Fund	53-56-740	Skid Loader	Sewer Plant Fund	6,000	6,000	-
	Sewer Plant Fund	53-56-740	Dewatering Screw Press	Sewer Plant Fund	995,000	941,500	(1,612)
	Sewer Plant Fund	53-56-850	Injection Wells Pilot Program / Pipeline to WWTP - Grant	State Grant	-	-	-
25-26	Storm Drain Fund	54-40-730	Sage Springs Surface Overflow	Storm Drain Fund	35,000	35,000	31,694
25-26	Storm Drain Fund	54-40-730	Coal Creek Emergency Water Protection	Storm Drain Fund	142,000	142,000	142,000
24-25	Storm Drain Fund	54-40-732	Drainage Improvements on East Side I-15 Center to Harding	Storm Drain Impact Fees	1,250,000	5,698	1
25-26	Storm Drain Fund	54-40-732	Storm Drain Upsizing for New Developments	Storm Drain Impact Fees	660,000	660,000	660,000
25-26	Storm Drain Fund	54-40-734	Detention Pond West of Canyonview Middle School	Storm Drain Fund	80,000	96,183	3,145
24-25	Storm Drain Fund	54-40-734	Northfield Storm Drain -Detention Pond West of Canyonview	Storm Drain Fund	600,000	695,000	(88,519)
	Storm Drain Fund	54-40-735	Industrial Road Parkway Storm Drain	Storm Drain Fund	300,000	300,000	-
24-25	Storm Drain Fund	54-40-737	Drainage Improvements on 1600 N	Storm Drain Fund	245,000	228,817	(30)
25-26	Solid Waste	55-40-741	Work Truck for Supervisor	Solid Waste Fund	60,000	60,000	(3,869)
	Public Works Facilities	61-40-730	Public Works Building Renovation	Capital Improvement Fund	102,000	408,000	1,394
	Public Works Facilities	61-40-730	Public Works Building Renovation	CATS Fund	3,000	12,000	41
	Public Works Facilities	61-40-730	Public Works Building Renovation	Sewer Collection Fund	45,000	180,000	615
	Public Works Facilities	61-40-730	Public Works Building Renovation	Solid Waste Fund	24,000	96,000	328
	Public Works Facilities	61-40-730	Public Works Building Renovation	Storm Drain Fund	6,000	24,000	82
	Public Works Facilities	61-40-730	Public Works Building Renovation	Water Fund	120,000	480,000	1,640