

Cedar City

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Mayor
Steve Nelson

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

City Manager
Paul Bittmenn

CITY COUNCIL MEETING

June 24, 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 Proclamation. Read by Mayor Nelson
 - America 250 Events. Councilmember Phillips
 - Effluent plan update. Mayor Nelson
- Staff Comment

IV. Consent Agenda

1. Approval of minutes dated June 3rd and 10th, 2026
2. Approve bills dated June 19, 2026
3. Approve the purchase of a Type 3/1 Engine in the amount of \$865,865. Mike Shurtz
4. Approve rollover projects for the 2025-2026 fiscal year. Terri Marsh

V. Action Agenda

5. Approve 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
6. Approve bid for the Cross Hollow Outdoor Covered Arena pre-engineered metal building. Jonathan Stathis
7. Approve a resolution amending the City's personnel policy provisions related to out-of-class pay. Natasha Hirschi
8. Approve a resolution amending the City's personnel policy provisions related to compensation time. Paul Bittmenn
9. Approve an ordinance adopting an impact fee facility plan, impact fee analysis, and setting impact fee rates. Paul Bittmenn
10. Approve a resolution to increase the base water rate fee. Matt Baker
11. Approve a resolution to increase and set fees for the Heritage Center and Festival Hall. Jason Clark
12. Approve a revision of the Fixed Asset Management Policy. Lindey Matheson/ Terri Marsh
13. Approve a resolution adopting the Certified Tax Rate for the 2026-2027 fiscal year. Terri Marsh
14. Public Hearing to approve a resolution for revisions to the 2025-2026 fiscal year budget. Terri Marsh

VI. Public Comments

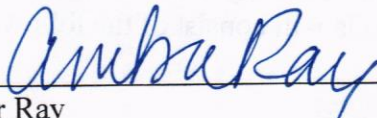
Dated this 22nd day of June, 2026.



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 22nd 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.

COUNCIL WORK MINUTES

June 3, 2026

The City Council held a meeting on Wednesday, June 3, 2026, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

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

MEMBERS ABSENT: Councilmember Robert Cox

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Amber Ray; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Senior Engineer Jonathan Stathis; Economic Development Director David Johnson; Heritage Manager Jason Clark

OTHERS PRESENT: Scotty Harville- American Legion, Tom Jett, Bill Payne, Tonya Payne, Ann Clark, Laura Mensel

CALL TO ORDER: David Johnson gave the invocation; the pledge was led by Councilmember Wilkey

■ **Mayor:** Robert called and said he will be absent tonight.

AGENDA ORDER APPROVAL: Councilmember Phillips moved to approve the agenda order for the City Council, RDA, and MBA meetings; second by Councilmember Wilkey; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ **Phillips:** Welcome home Mayor. We hope to hear about the trip sometime. For the next month you will hear a lot from me about America 250. I wanted to let citizens know about events coming up. On June 12th we will have a large choral and orchestra concert held at the University on the lower quad near the Gerald R. Sherratt Library. It is entitled: From Iron County with Pride. It's a 150-piece choir orchestra doing wonderful numbers. Many of the arrangements come from Mac Wilberg. It is at 7:30 next Friday. The next day, June 13th, in celebration of Flag Day, we will have America 250 Summer Street Fest. It will be held in conjunction with the Farmers Market, Cedar City Events, and Larry H. Miller Summer Games. It will be on 100 West where the Farmer's Market is generally held, from 5-10. We will have food vendors, a large American flag, 30 historic flags that will be on display, with a history of each of those flags and their significance to America. There's going to be bounce houses and rock climbing walls, and there's going to be a beer garden and everything else, so just come out and have fun. Those are both next week. And then lastly, I want to alert citizens and business owners now, we will be celebrating an event coming up called: Stars and Stripes Forever 13 Days Celebration. From June 26th to July 8th. There will be something happening in our communities every single day. On Sunday, June 28th, we are doing what we're calling Let Freedom Shine. We want businesses, city offices, etc., to be lit up in red, white, and blue. That can be however people want it. There's prizes being offered for residents with the most red, white, and blue. They'll get a \$250 cash prize. We're encouraging all the businesses across the county to do

this for the week of June 28th to July 5th to light up their businesses and homes in red, white, and blue. ■**Wilkey:** There's no surprise that Cedar City and Iron County is pretty much the poster child for the America 250 celebrations this year, and it's because of Councilmember Phillips and a few other people. They have a great committee. Friday night of this week is the opening ceremonies for the Utah Summer Games. There will be fireworks and a large concert. Hopefully we'll see you guys there. It's their 40th anniversary. ■**Mayor:** Just so you are aware, I will not be there. My son comes home from his mission that evening. ■**Schmidt:** My granddaughter comes home from her mission next Wednesday at 6:20. If I could be excused.

CONSIDER APPROVAL OF A SEPTIC SYSTEM FOR PROPERTY LOCATED AT 580 N (HORSE ALLEY). BENTLEY HUGIE Kent:

We had had discussions, and building had discussions with the applicant and their representatives about what they're wanting to do. We know they have the health department's approval, but it needs to come to city council, so it was put on the agenda. I don't know if he was told that he should be here or not. I didn't speak to the applicant personally about that. **Lester:** He's anxious to get started. He didn't quite understand why he had to come to city council before I'd give him a building permit. This process is taking him months to get a building permit, not weeks. **Phillips:** As I understand it, if they're within 300 feet, then they need to connect into our sewer system, correct? **Lester:** Yes **Phillips:** And he obviously is not within that, so he's requesting, "What can I do in lieu of that?" But he's within city limits, correct? **Lester:** Yes, It's actually an existing building that three exterior walls are still standing. The rest of the building has since fallen down. He's going in there, and he wants to remodel it and put his business in there. **Phillips:** Is there an existing septic system there? **Lester:** No There's not existing septic. He's adding bathrooms and expanding the use. **Schmidt:** What is the water situation on Horse Alley? Is there a water main, or is it everybody is on an individual well? How does the water work? **Lester:** There is a water main. He is on city water. **Galan:** Why don't you walk us through everything and explain it to us, and then maybe we can decide whether we punt or go ahead and approve it now? Would that be a fair thing to do? **Wilkey:** I have sat in this room for 8 years. There are probably 20 properties on that street that have this exact same agreement. The whole street is done that way. This isn't a complicated agreement. **Lester:** He is remodeling this building. He'll be running his business out of there. He's adding some bathrooms. He has worked with the Southwest Health Department and has a septic permit in place, and he's installing a septic system. It's actually just to the west of the building, which is not a bad location because if in the future, when sewer does go down there, he can just cut it off and run straight out. In order to have a septic tank in the city, you have to get the city council's approval, and so that's why it's been brought before you. **Wilkey:** I think it is straightforward. I am one of those that definitely would love to see him here. I would be fine moving forward as long as he comes next week. I'd like to see him at one of the two meetings.

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

CONSIDER A DONATION FROM CEDAR STORAGE TO PUBLIC SAFETY. MIKE

PHILLIPS: Chief Adams: We have Marsh from Zion Storage. **Marsha:** I am the site manager for Zion Storage, which was Cedar Storage and Storage General. We want to do a Public Safety officer award, to anyone that is a first responder at 50 percent for as long as

they want it. They just need to come in with their appropriate IDs or uniform and there will be a \$100 deposit, which is fully refundable when they move out. **Paul:** The reason this is before you, the Public Employees Ethics Act prohibits you and us from accepting gifts that exceed \$50, but there's exceptions for that. One of the exceptions is that it's made in a public forum and, as a public appreciation. That's what we're trying to fulfill here so it's disclosed publicly -that this is what is going on, and there's no hint of impropriety. **Phillips:** Is this being offered also to the Iron County Sheriff's Department? **Marsha:** All first responders. I have given flyers to all of them. **Randall:** We just met the obligation that the law requires, so you're good to go.

CONSIDER A CONTRACT WITH DIVISION OF OUTDOOR RECREATION IN THE AMOUNT OF \$50,720.79. KEN NIELSON:

Ken: We received a grant from the Utah Outdoor Recreation for \$50,720.79 for restoration of the Cross Hollow Trail. Running from Walmart to Silver Silo, down that direction. Resurfacing. It is a 60/40 match for Iron County. The 40% that is required on our end, we're proposing that we take that to RAP tax. That's in our RAP tax application. That is why we are coming before you. When we receive a grant that there is going to be a fiscal match, we bring it to you so if you vote to receive the grant, you approve the match. **Mayor:** To be clear, we're not obligated to pay for it out of the RAP tax. That's the way he is going to propose it, but if you agree to this, then we do have to pay for it somehow. **Ken:** Similar to the Coal Creek Trail last year that we did with RAP tax. **Wilkey:** We didn't receive one of them, which I thought was Outdoor Rec. Didn't we do another one with Outdoor Rec? **Ken:** We applied for some funding for Iron West and Fiddler's Park. Those two didn't get funded.

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

CONSIDER A PROPERTY PURCHASE AGREEMENT WITH CRIMSON CLIFFS DEVELOPMENT, LLC. PAUL BITTMENN:

Paul: Crimson Cliffs has a development in the South Mountain area. South Mountain shares a very long border with Iron Horse, and currently, there's one master planned road connection that connects both of them. It's already built. That would be the only north-south connection between Westview Drive and the frontage road that is currently built. Some time ago, we were talking with The Development Team about the possibility of finding another place where we could have another north-south connection. Development Team was willing to design their portions over in Iron Horse such that it could facilitate another north-south connection. The developer with Crimson Cliffs said that they would facilitate it, but they would want us to buy a lot from them through which we would put the road, and then they can reconfigure. Last December, when they were going through the subdivision process and trying to figure out where to put the road, they were working with The Development Team. They had their property appraised, and came to us and said, "This is the value we will accept for the road if you're still interested." It was \$150,000. We came to the city council at that time and asked the city council to amend its budget to include that \$150,000 so that we could buy this road once they finally pinned down where it was going to go and how it was going to connect into Iron Horse. Now we are back because the plat has been recorded. They have done the dedication. They have lived up to their part of it. This is a small agreement to document that we are going to buy that piece of road for them, and that's how much we are going to pay for it. We will put in the asphalt and the improvements over there as well. The Development Team will pick it up north of the

border and run it through their project as a normal street. That was the cost we agreed to in order to get another access. **Phillips:** I've had a lot of people in the Cross Hollow Hills subdivision reach out to me. They do not want a connection into their area. Will this make that connection into their area? **Paul:** No. Cross Hollow Hills may eventually connect through the Iron Horse project, but this road will not be the catalyst for that. **Mayor:** This is one that I personally have feelings about. When I get those kinds of complaints, I'm willing to talk to any citizen about it. There is one that is going to tie into my neighborhood, that all of my neighbors would love to not tie in. What's best for the city is to have connection points, whether they want it or not. **Wilkey:** To that point, you can't tell me that one day when there's a grocery store right there on Cross Hollow, that they are not going to want to go through there. That's how everybody from there is going to go over there, but that's the whole point. **Paul:** There's going to be a grocery store and shopping over by Cross Hollow. There is also going to be a high school to the south and an elementary school to the west. **Wilkey:** Was there an appraisal done? **Paul:** This is the price that the seller agreed to sell to us at. That is his price. The previous council apparently talked about and agreed to, which you were a member of at the time. **Schmidt:** I don't know if we knew it was only a quarter of an acre. I think the conversation then was to buy the road. **Paul:** Yes, we have to buy a road, and so now we are here. That is the road, that is the right-of-way. It happens to be a quarter of an acre. The developer lost one lot, and that was essentially the value of that lot. There were three lots in his original plat, and by us needing to get a road through there, he could no longer fit three lots. That is why we are paying the amount we are paying. He lost a lot. **Schmidt:** There is a road. It's already pioneered down. **Paul:** There was a utility corridor to the west of this that was roughed in, and there was some storm drain utility and some sewer utility that ran through that initially. That was all we could get from the prior developer of this property as far as interconnection between the two developments. He would not agree to any sort of roadway. The city on our part, removed an interconnecting roadway off our master plan which facilitated those folks down there not having to give us a road. If we had stuck to our guns in the first place and kept another connection point in there, we wouldn't be having this conversation, but we didn't. So here we are. The one that you know is roughed into the west of that is a utility connection, and it's not going to be the road. Those utilities will be abandoned, and utilities will be relocated through the road. **Galan:** \$150,000 gives us a quarter of an acre, and you said that we are going to then develop the road. How much more is it going to cost us in addition to the 150? **Paul:** Do you know that cost, Kent? **Kent:** I do not. We have not calculated. **Paul:** I don't have it off the top of my head, but I know there were proposals in their next fiscal year budget to include that money. **Carter:** Had this been a master planned road, we wouldn't even be paying to put it in. They would be paying to put it in, correct? **Paul:** Correct. And they would have been paying to put in the underground utilities which we are now going to have to put in. Sewer and water. They would have paid for a whole bunch of stuff, so master plans are important. **Mayor:** And we changed the ordinance to give engineering more teeth to not have this happen in the future. **Kent:** With what we have now on the books, we would have the ability to require that. We did not at the time that this came through. **Phillips:** We are going to make this right-hand turn to go up rather than move that piece of property over and take the road straight up? That seems so off. **Mayor:** That's where both developments and all their engineers thought was the best place for the road. **Paul:** There are some slope issues out there. It's not flat. **Wilkey:** Can we do this without getting an appraisal? **Paul:** When we sell property, we have to get fair market value for it. When we purchase property, if we want the property, we pay the

seller what they want for it. Normally, you get appraisals. I don't disagree. This is probably the most abnormal transaction I've brought to you in a long time.

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

CONSIDER A RESOLUTION FOR THE ADOPTION OF THE 2026-2027 FISCAL YEAR BUDGET. TERRI MARSH

Mayor: I brought up my dislike for having prime commercial property down by the new South Interchange being detention ponds and asked to get an idea of what it would cost to get that water moved down to the large detention basin and be able to have that property viable for commercial use. In conversations with UDOT, the process to do that would delay the overall interchange by a couple of years because once you're dealing with the federal government, they have had to go through environmental studies, and water is part of that. If we change the way we are going to deal with that water right now, then it would delay the whole South Interchange project. The state was not particularly interested in doing that. But the good news is that it won't alleviate our ability to do it later. If in the future, we decide to pipe that and then use that land for commercial use, we are going to be able to. That's the \$500,000 under the storm drain. So that one, I think we could just scratch off the list. **Phillips:** I want to echo the mayor for my support for the notion that in our major commercial corridor there, we should have commercial property down the line. But I understand the dilemma we're in right now. **Mayor:** I personally have the commitment to myself that we will still work towards that in the future, so we can still get tax revenue off of that property.

Grant Writer: This is one that I thought of. Phil brought it up as well. I'm still somewhat torn on it from as a salaried employee versus trying to figure out how to do it on a contract basis. My opinion is if we go the employee route, I would make part of that decision a very strict contract that we set it on a performance-based level that yearly gets evaluated, and we can fire them. If we do it as an employee, I think it's one that is very easy to measure. Did you get grants? You did or you didn't. And, and we'd, would want to set that contract in a very. It's easy to calculate ROI. If they are not covering themselves, if they are not making the city money, then eliminate the position automatically. I didn't get to talk to Natasha to verify if we can even do that in a contract with HR and government. **Paul:** You should probably just outsource it and let them be an independent contractor. That would probably be the cleanest way to do it so that they took their fees based on whatever grant fees they bring in, they can have a percentage of them and not even have them as an employee. **Galan:** We have a lot of departments that are involved in writing and obtaining grants already. My concern is if we don't have somebody that is on the payroll coordinating all of that as an outside person, maybe that will diminish effectiveness. **Paul:** We have had payrolls grant writers in the past, and those departments that were writing grants were still writing grants. **Phillips:** So many of the departments have relationships with a lot of places, and they know the people, and that is to their advantage. What is the structure? Who do they answer to? What department are they in? Who oversees them, etc., etc.? **Galan:** The idea would be to funnel all grants to a central area regardless of who is continuing with the contacts and so forth. But eventually, we make this position kind of a center of excellence. **Paul:** The problem is they don't speak police. They don't speak fire. They don't speak airport. They don't know any of those processes. By the time you catch them up to where our existing staff is that's actually writing the current grants and bringing those grants in, you've wasted a couple of years catching them up to work through those bureaucracies that they have to work through in order to get grants.

That's been our experience in the past with in-house grant writers. They were very ineffective at moving any of the burden off of our existing employees, whether it was police, fire, engineering, public works. **Wilkey:** Grant writing was one of the things that I studied at SUU in part of my master's program. I've written some successful grants. I think there are a couple of things at play here. A lot of those grants will ask you, "Is this person who wrote the grant receiving a commission, or is part of their salary based off of how much?" That can actually lose you on grants. That is why going to a salaried position is almost beneficial to that. I think there would be benefits to having somebody who knows the grant process and maybe have part of their job being assisting those within those departments, double-checking the grants, working on them on all their grants to make that process better. I wonder if we need to have Mr. Johnson or somebody go out and see what the options are. **Schmidt:** Ken and Darin, would a grant person be able to assist you or help lighten your load to move these grants forward? Is there a benefit for you or not? **Ken:** I would I would lean more towards the outsourcing for our department. We deal a lot with Outdoor Recreation for some of those big grant numbers. I think there are people associated with those that you use to benefit yourself because they have ties to those organizations. With the grants that I handle through Iron County, I would just as soon keep that in-house and do it myself because of the relationships with those folks. Our big ask is always those Outdoor Recreation ones for a million, million and a half, for our facilities. I think there's people out there that have a connection with what they feel works for those people and that group speaks their language. **Mayor:** If we were to outsource it, would there then be any benefit to having some money you could access to get those consultants? **Ken:** I don't think so. Brent Drew's daughter, Caitlin, does those grants for Outdoor Rec. She was willing to help with those kinds of things. I think there are those people that you could just pay on the percentage and be fine. **Chief Adams:** Most of our grants are smaller and we write those ourselves. It's just easier because, like Paul said, we know the lingo. We know the process. We've been obtaining those annually for many years. It's more of a formality to check the box, to go through, and utilize that process. Years ago, we had one that was a federal grant that was half a million, \$100,000 a year for five years, that required somebody to manage that. We had an employee that ran our youth coalition, and she was paid out of the grant to run that. As you know, with federal grants, they're pretty hefty, and this one requires a lot of time and effort. I think if you're going to outsource that, to have some funding to pay somebody to do that, that would be helpful. There are a lot of grants out there for public safety that are much larger than what we're taking advantage of, that we haven't, just because we're limited in what we can do, and that takes a lot of time and effort. In that regard, bodycam grants, taser grants, and a host of things through Police One, that if we had somebody that knew the grant process and could just meet with us and we say, "This is what we need," and then they could do the legwork, could be helpful. **David:** In my department, our grants that we manage are mostly through the state directly, and we as staff are the only ones that they give logins and those kinds of things. Of course, we could work with a consultant or another staff member. For clarification on the commission side, I would be in favor of a consultant, or outsourcing it as opposed to an internal. Nobody is going to apply for a job where they know they could be fired anytime for not bringing in enough funds. Grants are hard to get in. But what you can do, the council could say, "Every year, we are going to set aside \$30,000." We may not spend \$30,000, but if we need a consultant to go after, then we just pay them their hourly rate. They're being paid an hourly rate. They're not being paid a commissioned portion of the grant, which would then meet the smell test for the grant. That's what I would suggest as an easier way. Then it's on an as-needed basis. If police are going after a grant, and they want to bring in a consultant who

knows their world in grant writing, then they're hiring a consultant that knows their world in grant writing rather than trying to catch someone up internally. If you just set aside a fund, you maybe always set a budget, \$30,000, but maybe some years, you spend only \$2,000 of it. In other years, maybe if you have somebody that finds one worth 5 million, and we have to spend another \$5,000, then you amend the budget. **Phillips:** I'm torn on this one because I see the real value of grant writing. I lived in it for 40 years. But I also understand what Paul was saying. But universities deal with it all the time. They're dealing with development officers that are trying to write grants for the library, writing one for a performing arts center. They're writing grants for the athletic department. They have to know the nuances as well. A good grant writer, their expertise is going to be in the research side. They're going to be sitting at that computer looking for places and opportunities, then reach out to departments and see if it is something that would be of value to that department. I think there's value in having somebody in-house, but I also get the outsourcing thing. **Galan:** From all the conversations that I've heard and participated in, there's a lot of money that's being left on the side. Everybody in their departments are going for the money that they know it's there, and they're writing those grants to the best of their abilities, and among the resources that they have available. They can't spend all day writing grants and chasing grants. We need somebody in the city that identifies the whole scope of what is available from a federal perspective, from a state perspective, even for private enterprises so that we can then supplement what's already being done. We are limited by the capacity of the organization. **Mayor:** Would this meet that same need if we set aside a pool of money, and we then told all of our departments, "You go find a consultant, a grant writer that specializes in your area, and engage them." And then as they find grants that they're specialized in, that they know that industry, they vet them on their ability to get them. They're comfortable with them being competent in that area, then they just come to the fund and pay them out of the fund. **Galan:** I think that is probably a way to do it. Why aren't we doing that already? **Mayor:** Because we haven't told them that they could do it. We have to budget it and tell them they have the money to go do it. **Ken:** I want to reiterate, in our world, it also requires a heavy lift by engineering because to do those grants, you have to have the figures, and it all planned out. They want to know exactly what it looks like, estimated costs, all the infrastructure. We have to have that verbatim to the numbers. It's a heavy lift for engineering to hurry up and say, "We're applying for a grant, and here's all the things that we need." Please take that in account. **Paul:** Most of the grants we can apply for that involve any sort of infrastructure are the same way. You can't just say, "Hey, I have a dream to build something." You have to show them an engineered set of drawings, stamped by an engineer, ready to go, ready to develop before they'll even let you in the door. **Galan:** If there's something that we know that it's going to be of benefit to the city, then we set the time aside and prioritize like we do with anything else. **Kent:** Whether we have a grant writer or an outside grant writing consultant, we're still going to have the same level of involvement. I don't know if it makes a big difference for us there. Some of the grants that we chase we can get help from outside without paying for it. When we go after a grant for federal highway funding, there are plenty of engineering consultants out there that are more than happy - as part of that relationship-building with us as potential client. They're more than happy to help us put those together. And they're doing them for other cities. They know exactly what they're doing. They do it efficiently. They help us with that. When we turned in our grant application for that roadway project to connect Providence Center Drive to South Mountain Drive, we had a consultant help us with that, and we did not pay for that. There are those kinds of opportunities available as well that we don't necessarily need to pay anyone for some of the grants that we chase.

Phillips: I'm a little worried about going after six or seven different consultants. The airport has one, and public safety has one. There are firms, and I've worked with them in Salt Lake City, who are very capable of saying, "I know who to go to for arts, entertainment, and medicine. I know who to go to for public safety, education, and aeronautics." That is what they specialize in, in fundraising. I think you need to find the right one if you're outsourcing, but I don't think you need to go to six different people. **Mayor:** From our perspective, if we just put a bucket of money and then turn to our staff and say, "We expect you to go figure out how to get more grants, and here's a bucket of money to help you do that," and allow them to, or you hire somebody outsourced and say, "We're going to hire firm XYZ as a consultant," just like an airport consultant, and their responsibility is to help raise funds for Cedar City, for our departments that have needs. Maybe it's two or three that can meet the needs of everyone. The firm may say, "We're going to bring in our guy who is an expert on medicine." Some of these firms have six, seven, eight, and nine people on staff. It's more of giving them the bucket of money and the direction to do it. **Galan:** I was not aware that there are firms that have that flexibility and that focus. We go through staff with an RFQ. We lay out the scope of what we envision they can do for us, and have them quote us, and then we can put them to work. For now, it's more of just put a number in the budget. We are guessing because we don't know what these companies charge, but it's a placeholder. **Schmidt:** If we do that, to help timewise, if we could set up something that we don't have to go through a contract every single time. I don't want to go through a bid on every single one of these. **Phillips:** The downside of this is Avenue Consultants or Hanson, Allen, Luce and the rest of them, if you want to get a good, qualified person to work for the city and all its departments, it's going to cost you \$100,000 a year. It's going to be a retained employee. Do you want a full-time employee, or do you want to hire an outside source? **Mayor:** I would rather outsource. **Paul:** We don't have room for another employee.

Councilmember Schmidt moves to keep the \$115, 525: Councilmember Galan seconds; vote unanimous.

Iron Leaders: \$2,800
No objection

Hospitality: \$2,000
No objection

Gym Bond: \$11,000

Wilkey: This is the cost to add it to the bond. There may be other ways to fund. We can add it in later if we decide to. **Mayor:** We are not in a place to get on ballot. **Galan:** I think we need to explore other avenues on that bond. **Paul:** What do you want us to do with this? **Phillips:** Let's see if we can forward money into a fund for it. **Wilkey:** It would be nice to have Leisure Services come to us on how to go about it. **Mayor:** Ken can bring back when it's ready. **Paul:** When we say deal with later, they don't get dealt with. **Mayor:** The general consensus is that we won't bond for it this year.

Remove Gym bond
No objection

Schmidt: I went to our Active Transportation meeting last week. There is a statewide bike summit in Salt Lake and they were asking if we could help support three individuals. \$2,000-

\$2,500. They're very helpful and very impactful. The Active Transportation Committee, which is bikes and trails and walking and all that, they actually do quite a bit. They just don't have a budget. They were asking if it was possible for us to put in and then they can pay for registration and hotel. **Mayor:** Have they gone before?

Phillips: We've had grants awarded to us by the highway public safety grants, and for the last three years, I have written that grant. I have managed that grant. I have done the reporting on that grant, and I said, "I can't keep doing it." And we were awarded it this year, but nobody would take on the reporting and the following through, so we had to turn the money back. That's an interesting piece to that discussion. I just couldn't do it. So that is why we need that person. It was \$4,000. I think it's a worthy thing for \$2,500, and I would support adding it to the budget. **Paul:** Your committees are set up to be advisory. They're not necessarily set up to spend things. That's the way we've done business. That doesn't mean that's how we have to do it in the future. If you guys want to allocate money to send committee members to conferences, trainings, trade shows, or whatever, you're free to do that. Just please allocate some money. **Phillips:** Maybe we allocate that the money is for Active Transportation, but it's under Leisure Services. It's a line item in their budget. He is the staff liaison to that committee. **Wilkey:** They might want to assist in a slow roll or something in Active Transportation. They could use a few hundred dollars here or there to do some things with that. **Paul:** You have to be really careful when you have these volunteer boards spending money on stuff. They have to go through staff. We have to keep it in line with our financial policies and how we spend money. Just because the group says, "Hey, it's a great idea. Let's go buy a bunch of stuff and give it away," that's not necessarily in line with how we can do business. **Phillips:** Part of this grant had to be for education. You had to report on what you did with those funds. You had to do so many in-services in the schools, which we did, but you had to report all of that. **Ken:** We have a travel and training line item. Just let Terri put it in that, and we can figure that out on our end. **Mayor:** Do you see value for this committee to have people go to this with taxpayer dollars? **Ken:** Yes. But I think that they need to present what they're doing and what they get out of it. **Galan:** Just a one-time thing, because if we get back to writing the grant, that is how it will be funded.

Councilmember Wilkey moves to add \$2,500 to Leisure Services travel budget;
Councilmember Phillips seconded; vote unanimous.

Animal Control: Additional part time \$8,965, Connex down to \$7,500
No objection

Economic Development: \$10,000

Phillips: I wanted to say with those extra hours with the understanding that we have to get some results out of it, and report back what those connections are and what we're getting from it. **David:** I went through the job description, and where that position on the current 10 hours, it is only able to fulfill probably 60% of what's on the job description, and we'll get it up to 100%.

Councilmember Phillips moves to approve; Councilmember Schmidt seconds; vote unanimous.

Engineering:

Mayor: I didn't intend to do both in the same year. I think we need to tackle the zoning component. Get that in ordinance and then reevaluate our master plan with the framework of the change in zoning. **Galan:** Is that right order? **Paul:** Yes, fix your zoning, then to the general. **Schmidt:** Does that include the setbacks? I am getting a lot of feedback on that. **Mayor:** Some of those things we can work on immediately. The zoning is more of an overall look at how we currently do our zoning as R1 or 2 or 3, central commercial, industrial. Is there a way that we can look at that differently, and then that changes ordinances if we do. Then you go to the master plan. **Schmidt:** The setbacks are getting to be a big deal. **Wilkey:** The first part would be, what are our zones, define those zones. The second part is you take those new definitions, and you plug them into the map. Once you have the definitions, you also are going to have some other ordinances that are affected by them. It's a pretty big ordinance overhaul. Then you go to the map after. **Galan:** How long would that first phase one take to get us to be able to look at data and discuss it and vote on it? With the extent of what I've heard that people want to change, you're going to take the next fiscal year doing that. **Paul:** A year or more. It is a big lift. Then the General Plan. We always go into a general plan update with a lofty goal of having it done in eight or six months, and a year and a half later, we are still here frustrated. There's a lot of public input. There's a lot of public involvement, and then the consult will take all that public input and all that public involvement, and then they'll go back and they'll start generating some sort of document. They'll run it through our engineering department multiple times to get our feedback and our input into that product. It takes time. **Mayor:** My proposal would be to remove the General Plan update from this year's budget and keep \$150,000 for the zoning consultant **Kent:** I do think this is the right order. We do the zoning ordinance update. It is going to take some time, but we were planning for next year to be requesting money for the general plan update anyway. We do this zoning now if it's perfectly into what our plans already were. **Wilkey:** Where did the number come from? **Jonathan:** From Don Boudreau and I.

Mayor moved to remove the General Plan update from this year's budget and keep \$150,000 for the zoning consultant.

No objection

Thunderbird Gardens: \$31,630

Philips: We understand that things change, and the BLM on a federal level changed its components of our memorandum of understanding. We have between 60 and 70 thousand people who use this on a yearly basis. This number we are told from Leisure Service is going to help us have the ability to open up the restrooms and clean them and take care of the road a couple of times a year so visitors can get in and out of the trailhead. **Mayor:** The golf course is a lot closer, so they may be able to run up and do it as easy too. So you'll probably see some of that money go to parks, and some of it go to streets. Is that the number to do the road also? **Kent:** Yes, grading. This venturing into something we're not accustomed to because we deal with restrooms that are in our system. This is septic, totally different. We don't know what we're getting into.

No objection

Weed Abatement: \$30,000

Schmidt: Everybody we've talked to would like the city to look nicer. There's a lot of sidewalks, curb gutter that's not it's just city, a lot of these are overgrown. I think this is a great shot to try.

No objection

Downtown Parking: \$200,000

Phillips: We need to create the appropriate bulb outs. We can't just paint it. We are nearing accidents here. The reason I brought it forward is because we talked about wanting to focus on downtown in this next fiscal year as one of our priority goals, and we really haven't budgeted anything for downtown to do anything about it. This can do a great deal to fix, enhance, and make our angle parking space safer on 100 West. **Paul:** The basic scope of the project would be on all of the drive approaches leading to 100, you'd put a bulb out so that the person exiting the parking lot can pull out past the angled parking cars and get a good view of traffic. You would do those in concrete, a little curbing, and then you'd have to come and restripe. That's the basic scope of that project. **Wilkey:** I want to make sure that we still have the discussion. We did take this to Downtown Parking Authority. I think they would agree with this idea. There was this discussion there. But we've also discussed making some of those entrances one way. This is really about safety. **Paul:** Center to 200 North. **Phillips:** I thought we were going to look at expanding it up to behind the Hampton Inn. I'd like to see it go south past Center Street if we can. **Mayor:** There's only a few there that you'd have even room to with the driveways that are close together. Maybe two more bulb outs. **Kent:** As we get into that and we see what that would take, we can either prioritize the 200,000 or come back and ask you for a little more money.

No objection

Heritage Theatre Renovation: \$1,000,000

Phillips: I know there has been a great deal of discussion about wanting to try and increase the revenues for that facility, which I totally agree with. When this facility was built, it was built with the notion of trying to have it a place for outside entities to come in and use and also to be a community theater for all of the performing arts groups in the city that didn't have a home to perform in because they were being pushed out of the Randall Jones and the auditorium facility and the recital hall. The new music building is going to help that a great deal. This might open up some more dates for us to fill in with some revenue-generating things when they move some of their recitals and some of their other things back to the music building. SUU has been using the Heritage Theater for a lot of the recitals and orchestra concerts and choral concerts. **Jason Clark:** The university music department has been using our facility for over a decade. For their larger ensembles, and an occasional smaller ensemble. **Wilkey:** How much revenue are we going to lose because of that? **Jason:** We will lose some. We have a gap between revenue and operation. The council expressed a desire to narrow that gap, and we believe we can. That will be a work in process. We don't believe it can be done overnight. We also don't believe it will ever completely close. But we know we can narrow that. I have made a good faith effort. I've come to the council on five different occasions to have rates increased without actually ever being asked to do that because I felt that was incumbent upon my position. In retrospect, maybe I should have raised those rates more frequently or in higher amounts. We can look forward to increasing the rates, but we also don't want to create a shock in the system. Many of our local arts organizations plan a year or two out in advance. If we were to have a significant increase all in one go, we could create a crippling kind of effect for some of our arts organizations that have come to depend on the theater. **Phillips:** I want to raise the rates of the stage and the grand lobby by \$100 a day more than what we're currently considered to be a fee to help raise some revenue. And maybe it needs to be raised even more than that. I would also like to recommend that we put

\$500,000 into the renovation fund. I know there's not an appetite, I don't believe, for the full million. There's about \$1,200,000 in that fund right now. We just redid the roof. We originally put a half million dollars in with the caveat that if we needed to replace the roof before we got to the major renovation that we would tap into that, which we have, the roof is approximately a quarter of a million dollars. We have about a million and a quarter still in the renovation fund. We need new seats, they want carpeting. We need to fix some of the unevenness in the grand lobby. We need to paint. But those are all cosmetic. The thing that I'm concerned about, if we don't put some money in there and renovate our lighting and sound system, we run the risk of not being able to use the facility. If our dimmer racks go out, and they are past their life, and they are very expensive, they're going to be 3 or 4 hundred thousand dollars to do all of that. We can't run a show. You'll get rehearsal lights, and that's it. **Galan:** Clearly, we cannot increase our fees to a balanced financial equation. That would be undoable, and we would price ourselves out of a potential market. That pressure shouldn't be there on you. We do need to increase some, and you're already making a proposal, and I think that's fine. The other side of the equation is if strategically, we need to be looking at what kinds of space are being made available because of the new building at SUU. We need to be aggressively and strategically looking for tenants for those openings, that are hopefully not the same 10 people that always come in and use money we give them through RAP tax to pay for the thing. I want fresh capital going into that building so that we can begin to be more profitable, in absorbing the costs and the operations, and probably making it more viable to do more of the repairs. What if we do we keep the million? What else would we do with the other half million? **Phillips:** There's backstage work. We've got to increase the height of the loading dock area because there's a certain amount of scenery that can't move in because the opening is too small. This was all part of the consideration that study. I've had a consultation with Jason, Dallin and Lisa, our stage manager. I've identified about \$3.5 million of stuff that I think we need to do in totality to get it to be the kind of place that we could have roadshows stop and things like that. We're always going to be limited by our fly system because we never built the theater high enough to fly scenery fully in and out. But there's still a lot we can do to attract a lot of other paying kinds of things in there if we can get the right kinds of theatrics done. We've got problems in our follow-spot areas. We've got some safety issues up in the balcony and things of that nature. **Paul:** If you do put the whole million in and you don't spend it, stays in that savings account so that we can add more to it to hopefully do the full renovation that we want. **Wilkey:** Do we go ahead and do the lights and stuff now, or you just want to have the money there so when it happens? Is the goal to keep building till we do the big, massive renovation all at once, or is it, do the lights now? Get those things fixed before they go out? What are you proposing there? **Phillips:** I would say that the plan was always that we would have this closing date and reopening date. **Jason:** That's what we've been working towards. But you have to find the right window because this is something that can't be done overnight. **Wilkey:** If it broke down tomorrow, we'd have to close down the building. Then you don't have a choice. **Jason:** Prior councils and administrations had a pay-as-you-go approach. The previous administration said, "Why are we just dribbling this all out? Let's do it right. Let's do it all at once." So we have changed our approach. That was part of the whole consulting. We are working with the university, schools, and churches to try to take up some of the slack during that closure period. If we do it all at once, we can remove all the seats, rip out the carpeting, erect scaffolding for painting, for rigging sound and lights. Then we just reverse the process. There's an efficiency of scale if we do it all at once. We're going to have to put this out to contract and bid. When we decided the roof would no longer last, I had to come back to

council and ask you to move from that special savings account to actual active account. Our concern is if we don't at least fund some of this, we're going to come back to you with an even larger sum, and that's going to be a heavier lift. I would rather ask for a million this year and a million next year as opposed to 2 million in two years' time. **Wilkey:** Do you have a marketing budget for the theater and upstairs? The county went in and redid the Fair Park. I hear their advertisement for, "Bring your birthday parties here. Bring your family reunions here. " I want to make sure that you have the money to be able to advertise the space that you have to get the people. **Jason:** As for the theater, we're basically at capacity. I basically have all the that I can handle in the theater, turning over one event to the next. Festival Hall is a little interesting because that's a joint project with the county. There are things we probably could do and expand, but we ought to partner with the county on that. They own the building, I would like to have a discussion with them before we do a great big ad campaign, and suddenly, they can't get in. **Mayor:** I just feel that's a place we're leaving a lot of revenue. We manage it. We pay to maintain it. If they need it, we've let them use it. We should be filling every minute of it without otherwise. I don't think that's another discussion that needs to happen. That's under the agreement. We can fill it with any times that they don't want it. We don't need to leave it vacant waiting for them to come and ask us to use it. **Galan:** I'm on the 3-plus million dollars that it would take to renovate the entire place if we were to shut it down and, like you said, tear up the seats and the carpets and all that. So I don't want this money to go bleeding into stuff that isn't going to the total renovation of the of the place. **Jason:** It wouldn't. It gets put in a special fund that can't be used for any other purpose. **Schmidt:** I'd like to keep this million in there. We want to have places that outside people could come. We're trying to increase our sales tax. If we don't have a facility that warrants people coming to, then we have a big facility there that's just costing us a lot of money. If we're if we're going to try to advertise it, if we're going to try to keep it busy, then we need to make it such. I would like to see the lights and the sound fixed as soon as possible. Parts sometimes are two weeks out, and sometimes they're eight months out. I really don't want to see this just sit in the fund. I want to see these things done. **Jason:** We believe it will take us a full year to hire a general contractor. We have bookings all the way out to the end of December 2027. If we were to try to do it earlier, we would have to suspend some of those bookings we already have. **Mayor:** The lighting system is to the end of its life, but he feels comfortable that it will hang on for a few more years. **Jason:** I'm crossing my fingers when I say that. I can't guarantee it. **Phillips:** It's either going to work or it isn't. And if it doesn't work, you are going to be a year out getting it fixed. That is something that you need to decide. To me, it's much better if we need to get it fixed, get the parts, get the plans, put it off to bid. It does not take a year to put a project out to bid. Sometimes you have to say, "Hey, this needs to be fixed." If you don't fix this and it breaks down, you are going to be way worse. If we are going to give it to you, use it and get the things done that are critical. **Wilkey:** We've had this discussion a lot in different departments as we've gone through the budget. We sometimes get kind of tunnel vision about taking care of the things only that our community needs, but where the real bread and butter for the city is, is when we bring outside people that spend money in other places. How can we increase revenue for this? We have to get to a point where if a big outside group that's going to bring 500 people from not from our city versus, "Oh, but this little community theater wants to use it that weekend," the price for the theater is the same, so the revenue there's the same, but one is going to put 400 people in hotel beds, and one is going to be people from Cedar City and Enoch that are using our theater. **Jason:** That's why we support the Shakespeare Festival. We know we put heads in beds and seats in restaurants, and that drives revenue. We completely understand that. We

are in a transition. When I took over, the theater was greatly underutilized, and the city did not have any money for self-production. The mandate was just get the building filled. We are at that point. A major renovation gives us an opportunity to refresh not just the building, but our approach to the building. **Wilkey:** You say, "I have a full calendar," I'd almost like to look at that calendar and say, "What of these local events that take up the space, and they pay for the space, but we had to bump an event that would have been the same amount of space, but they would have brought people from outside that are going to also bring more tax money?" **Jason:** Those are discussions that we need to have. We book on a first-come, first-serve basis. **Jason:** It would be great if we could set aside some windows. By policy, the city can reserve the theater out to three years in advance. If we would keep the timetable we're talking about, we could set aside some prime weekends and slots, work with events, work with other organizations that are bringing in or having events, and we could fit those into those windows. Right now, if we were to open up windows, I think that we would generate with a lot of local organizations, would be counterproductive right now, but we certainly could look at that in the, the forward process. **Mayor:** The council needs to direct this comment I'm going to make, but I would encourage him to not book anything else until we have come to a conclusion of how we are going to approach the theater moving forward. **Jason:** Into 2028 we have everything is on a contingency basis based upon the renovation. And we've told everybody. **Mayor:** I would say don't make that just on the renovation. That's if we decide we're changing anything. If don't get to book it, then they don't get to book it. **Galan:** There is a time to be a missionary, and there is a time to be a mercenary. This is the mercenary time. We're going to give you the chance to turn things that are not profitable into profitable. We're giving you that authority. I rely heavily on Mr. Phillips' expertise and council, and I think that he can be an instrument in making those mercenary decisions with Jason operationally so that we can take care of the things that have to be fixed and continue to generate revenue. We need to prioritize things that make money for the theater. Versus things that are nice. I am on 100% mercenary mode right now as far as the theater is concerned. We're going to have to renovate. We're going to have to do all these things. But we cannot do it all at once, so we have to choose. We have to get rid of fluff. We need to focus on the things that will make the place go and do it now. And, and when I say this, I'm saying, from my point of view, I'm giving you the green light to do whatever it takes. **Jason:** Part of that is we have to change actual city policy, and we need to have some lengthy discussions about that. **Paul:** Bring it to us. You need to change what you're doing. I think you've made your point that you're willing to change what you're doing. **Galan:** I just wanted to light a fire under the discussion that the way we've been running the theater is not how I want to see the theater continue to be run. I think we are all on that same page now. I am happy to take time with Mr. Phillips and Jason to work with you guys on prioritizing, or whatever it takes. **Phillips:** I was going to suggest that we put \$500,000 in the theater and that we move \$500,000 to the gymnasium sinking fund, moving that budget from about 2.7 to 3.2, getting us there. I'm not saying go back on it, just why I was going to come back to the Gymnasium.

Keep the \$1,000,000

No objection

Airport

Business plan for airport stays at zero. North Hangar stormwater project stays on.

No objection

Storage facility

Wilkey: When I brought it up, the intention was never to say, "Hey, let's budget for the building." It was, "Do we need to budget anything, plan for it?" If there was a couple hundred thousand to start a sinking fund, that'd be great, but there probably isn't. But it's still good to at least have the discussion to begin with. **Phillips:** It's an important project for the city.

Wilkey: I think it's a big thing, but in the list of needs, it's probably four or five down the list. It's not the top priority by any means, and so we'll get there. **Paul:** There's no more engineering to be done. It's all designed. If you want to go for a grant, this is the project to go for because it's already designed. **Carter:** I would take that one on myself, I'd be happy to.

Pulled from budget

No objection

Public Works

No objection

Storm Drain

Drainage Study at South interchange taken off.

No objection

Water

No objection

Gym

Wilkey: Anything to add to the Gym discussion? **Mayor:** I think the overall approach still has debate. If it becomes something we are ready to do, there is a lot of flexibility in our capital. My personal opinion it to let that play out. **Phillips:** Just for clarification, do conversations move ahead on a staff level to come up with some concepts before it comes back to council for consideration and discussion? **Mayor:** Yes, bring it back and we will talk about it. **Wilkey:** Don't let the ball slow down, keep it moving.

Jonathan: In the water enterprise fund, we had proposed \$280,000 for waterline betterment as far as the as part of the South Interchange project, and we had included \$280,000. That was before we got some information from UDOT that they're changing the pedestrian access from a tunnel to a pedestrian bridge. Because that would have required additional right-of-way acquisition, they changed it to a bridge going up over I-15. **Paul:** When UDOT had the tunnel configuration, we were able to piggyback off of that and run our waterline under I-15 while they were doing the tunnel. They're not doing that anymore, so our cost to run our waterline under I-15 just went up. We have \$280,000 included in the budget for next year for that project. UDOT come back to us and said it's going to be about a million. The project's probably still a good project because it gets the existing waterline out from underneath Maverick's gas pumps and asphalt. It also gets our existing waterline out from underneath all that developable property and moves it where you see the purple line. We have to bear the cost of going under I-15 with the waterline. **Jonathan:** We'll have to put it in casing. **Kent:** UDOT is already planning to replace the culvert for the Greens Lake storm channel down through here. They need to replace that because they need to change the profile of it. As they're phasing the construction, moving traffic back and forth, and they're putting that culvert in, we'll get our waterline in at the same time. **Paul:** Not this fiscal year. This is something to remember for next year's budget. If you don't want to tackle it all in this year's

budget, we have \$225,000 sitting there. We're going to need another \$750,000 to complete the project. **Mayor:** So just leave it in for now the way it is, but just you wanted us to know that it's not going to get the project completed. **Kent:** UDOT's going to require the city to enter into a betterment agreement at some point, probably in the next four or five months, I would assume. The betterment agreement will come sometime during this fiscal year, but we won't have to actually expend any money. But in that betterment agreement, we're saying that we are going to come up with the funds to do it. UDOT's looking for some recommendation from the from the city if we want to move forward with this, at least including it in the design and then moving forward with the betterment agreement. **Mayor:** No objection to having staff work with UDOT to get it in the betterment agreement. **Kent:** With the interchange project, there will be some other betterments as well as we continue to work with the design team on this. Just so you're aware when we come back with some betterments for the interchange project, this won't be the only item on the list.

Wilkey: The numbers that were in this year's budget for revenue, was that based off of old impact fees or the proposed new impact fees? **Terri:** I didn't assume any increases in impact fees. Carter wanted clarification on Transportation impact fees, you can see the tentative budget is 3 million. You can see the 2.3 million above it coming from fund balance to fund the projects that are below.

Chief Phillips: The cost of fire trucks went up. We budgeted \$820,000 it went up to \$865,865.

Increase line item for fire truck- \$45,865

No objection

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

ADJOURN: Councilmember Phillips moved to adjourn at 7:33 p.m. and moved to open the Redevelopment meeting; second by Councilmember Schmidt; vote unanimous.

Amber Ray
City Recorder

COUNCIL MINUTES
JUNE 10, 2026

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

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

MEMBERS ABSENT: Councilmember Phil E. Schmidt

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; City Recorder Amber Ray; City Engineer Kent Fugal; Senior Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Economic Development David Johnson; Mary Nelson; Jason Clark; Matt Baker; Ken Nielson;

CALL TO ORDER: Mike Carter, The Church of Jesus Christ of Latter-day Saints, North Stake gave the invocation; the pledge was led by Robert Cox.

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

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ **Chief LaNor Warby:** introduced new volunteer firefighters: Erick (Ike) Anderson, Cameron Ellis, Daniel Isom, Langdon Marvin, Joshua Peterson, Tyler Rimel, Ayden Taylor, Travis Terry. ■ **Tom Jett:** Two weeks ago, on a Friday afternoon, at one of my rentals there was a fire. Everyone got out okay. There were three kids under five in the basement. There was a pregnant lady and she got out. Police were true heroes but had limited resources. When the Firemen came it's almost like watching a beautiful ballet. Everyone knows their place and station. Everyone knows what to do. It is not beautiful to see properties burned, but a beautiful sight to see you in action. This could have spread; you guys were so well prepared in how you presented yourself. I am so thankful for our public service. You truly save lives. Very appreciated. ■ **Fire Chief Mike Phillips:** We have the Type 5 brush truck. Paid for with wildland money. We picked it up yesterday, so it has 580 miles on it. Mary is going to do a story on our wildland trucks. ■ **Councilmember Phillips:** I just want to remind all those listening and the folks in the audience and the ones that have left us that this Friday evening, there is a choral orchestral America 250 concert on the library quad at SUU near the Gerald R. Sherrat Library. It's going to have some beautiful patriotic music and songs, and it's entitled From Iron County with Pride, and it'll be at 7:30 this Friday on the quad. On Saturday, the 13th, the very next day, we have a very large America 250 Summers Music Festival happening over on 100 West and Harding Avenue. There's going to be food, vendors, bounce houses, cornhole, and climbing walls. 65 vendors and food trucks. Five different bands playing. There's going to be a lot of fun celebrating Flag Day. There will be a brief program at about 6:45 where we'll talk about Flag Day and its significance and what the flag is about. I've got 31 historical flags that'll be flying. Everything from Betsy Ross's flag to the 49-star flag, and stories behind them. That will be on Saturday from 5:00 to 10:00. My second item is more city related. I want to acknowledge that we had quite a major waterline break on Sunset Canyon on Sunday. I want to know what the next steps are? What are we doing about this? There's been ongoing water problems in Sunset Canyon. **Mayor:** We approved a budget to fix that. Getting the main line done on 56 is the solution. **Wilkey:** I

talked to Matt Baker a little bit about that today. I was out there that night. I was somewhat close to the area, so I stopped by at about 10:30 as our crew was repairing the pipe, and they always do an amazing job. One of the things that Matt clued me in on that I didn't even think about is, we have high pressure in that area, but because of the elevation change in that subdivision due to fire flow, we have to have high pressure at the low end to be able to get the fire flow to the top end of that neighborhood because Crescent Hills and Sunset Canyon share one PRV valve. We've got to keep the pressure high down low to be able to get the necessary pressure up high. He said he was going to talk to Jonathan about possibly relooking at the model to see if we can maybe turn it down a little bit and still keep fire flow. **Phillips:** I just want to make sure that we're all aware of it, that we're having discussions, and that we're moving ahead on some permanent solutions.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED MAY 20 AND 27, 2026 (2) APPROVE BILLS DATED JUNE 5, 2026 (3) APPROVE A CONTRACT WITH DIVISION OF OUTDOOR RECREATION IN THE AMOUNT OF \$50,720.79. KEN NIELSON (4) APPROVE PROPERTY PURCHASE AGREEMENT WITH CRIMSON CLIFFS DEVELOPMENT, LLC IN THE AMOUNT OF \$150,000. CRIMSON CLIFFS DEVELOPMENT LLC/ PAUL BITTMENN:

Councilmember Wilkey moved to approve the consent agenda as written above, seconded by Councilmember Cox; vote unanimous.

(5) CONSIDER APPROVAL OF A SEPTIC SYSTEM FOR PROPERTY LOCATED AT 580 N (HORSE ALLEY). BENTLEY HUGIE/ KENT FUGAL Wilkey: This is the same as 20 other properties on that road. Until we put a sewer line down, this will be the situation

Councilmember Wilkey moved to approve the septic system at 580 N; seconded by Councilmember Galan; vote unanimous.

(6) PUBLIC HEARING APPROVE A RESOLUTION FOR THE ADOPTION OF THE 2026-2027 FISCAL YEAR BUDGET. TERRI MARSH Terri: (Power point attached) Wilkey: On the reserve on Heritage Center renovation, and we pulling or putting it in? Terri: Putting it in the reserve for the future. Phillips: I am not sure if Councilman Schmidt reached out to all of you today because he did reach out to me. Evidently, he's gone through and looked at several possible, mostly parking lots throughout the city. Is it something that we want to consider to do anything with this particular budget? Do we want to come back and visit this later mid-year? Paul: Some of the locations he was looking at posed some engineering challenges. I know he looked at the spot up there by the Aquatic Center in that corner. One of the functions that that land has is an emergency area for water to go if that lake ever breaches. It would cover the fields, and it would keep going. That needs to be taken into account. These are probably good ideas, but we should probably design them, get a cost estimate, then come back and get a budget, then build them. Cox: If we get it on the agenda, have a thorough discussion, and then determine if we need to do a budget revision instead of just throwing them on there. I don't know that we have enough information to make a decision on a budget, and we can do that down the road. That's just my opinion. Wilkey: I think there were three main ones. There was the Aquatic Center, Bicentennial across from the soccer fields on the backside of the cemetery, and then Iron

West. The one behind the soccer fields would be my top priority. I think that's the one that probably would get utilized the most. Iron West, we're still a ways away from. Aquatic Center one does get used a ton. **Galan:** I admire Phil and his tenacity and his desire to help us all to have the right infrastructure in place and to improve. I think he looked at everything that we have discussed here very thoroughly. My question to him was, "Okay, do you have the money?" And clearly, he doesn't, and we don't. We need to look at what it'll take to do that. He told me, "Hey, we can just enclose that canal next to the next to the aquatic center and divert that, and we should be okay." I'm no engineer, but no. Paul just clarified that. I think all of the projects are good and necessary. Iron West can wait until the next budget year because that's not going to be ready anytime soon. **Phillips:** I believe we did budget money for Iron West this year for parking and restrooms. We have a parking lot, maybe it's not as large as we want, but we also need lights out there Are lights a higher priority right now and not increase the parking lot? Or do we want the big parking lot before we have lights? **Ken:** I've been with Phil on all three of those the last couple of days, and they are all worthy projects. It needs some lifting from the engineering, and it needs some concepts done. Bicentennial is last on my list. Iron West is going to take that bulk of soccer play. Bicentennial will turn into our rec stuff. It's going to turn into flag football, T-ball, machine pitch. It will have a lot of people, but not the same. It would be excessive to make another parking lot. Iron West, has 354 stalls, Bicentennial has 150. It's already double. The parking lot where he wants to expand, that's cemetery. That's going to be grass eventually. **Mayor:** We're all still learning our roles, particularly us that are new. I appreciate Phil identifying things that he sees as issues, going and getting information, and then recognizing that the council still ultimately gets to decide if the money gets spent there or not. It's an area he has knowledge in, so his input's valuable. **Ken:** They're all worthy projects. It just needs some engineering and some concepts and then needs to come to you guys to work out.

Public Hearing Open

Dan Kitter: I have been one of the biggest critics of the City Council and budget in the past. I wanted to say, well done gentlemen. I have gone through the budget and watched the long meetings. Looking at this budget, I am very impressed by the restraint that you all have shown, by the fiscal responsibility that you all have shown, the compassion to the taxpayers that you all have shown in providing us a balanced budget. Robert, I'm very thankful for your comments regarding the Aquatic Center as being a want and not a need. Carter, I am very thankful for your comments that it needs to go on the ballot. In 2001, I was one of the sponsors of the referendum against the expansion of the Aquatic Center. We ultimately gathered enough signatures to get that put on the ballot. That was our number one ask, is that the issue be put on the ballot. When the price tag came in over the \$7 million estimation to \$9.4 million, the council repealed that General Obligation bond authorization. At that time, we asked the council to put it on the ballot as a non-binding measure of the community's desire to have that. Carter, I appreciate very much your words on getting that put on the ballot. When it comes time to do that, if the council decides to go forward, which I hope they will, somebody will have to write a pro, and somebody will have to write a con. We have a very active group within the community who is happy to step forward, and I'm happy to help in any way I can in getting that con argument written up so that it can go onto the ballot proposition and offer my services and the services of others in that group. It is an active group of over 120 members that took to the streets, knocked doors, and gathered over 1,600 signatures. We're happy to step up into that role and make that argument. I'm sure you won't have any problem finding somebody to write the pro side as well. I'm very appreciative on behalf of the groups that I represent in this community, in your dedication to service and your

thoughtfulness and your approach, especially in this economy currently, and protecting taxpayers. I thank you for that.

Public Hearing Closed

Councilmember Phillips moved to approve the resolution; seconded by Councilmember Cox; vote as follows:

ROLE CALL:

AYE: 4

NAY: 0

ABSTAINED: 0

Wilkey: Thank you Terri for all your hard work. **Mayor:** I am impressed with the stewardship attitudes that the large majority of our staff take towards the resources that we take from citizens.

PUBLIC COMMENT:

Ann Clark: We just got through the big debate over the Cross Hollow rezone and RDO. There was a time where the city needed to encourage development to come. I think we did a lot of things to encourage developers to come here. I don't think we need to anymore. What we need to do is come up with some procedure so that we aren't always caught in that rezone debate. I don't know what that's going to be, but there should be something we do. It just can't be that developers or anybody come and say, "Hey, we want to rezone so we can make more money." That can't be the reason. In order to make it fair for everyone, maybe we could talk about that and try to get some kind of procedure that we follow. **Mayor:** We got a good budget item that's going to help us with that. We're going to be looking at all of our zoning ordinances this next year, the process of land use. There will be meetings about it and forums. It's going to take a year to do that.

ADJOURN: Councilmember Wilkey moved to adjourn the action meeting and move to MBA Meeting 6:12 p.m.; second by Councilmember Cox; vote unanimous.

CLOSED MEETING – reasonable imminent litigation: Councilmember Phillips moved to go into closed meeting at 6:22 p.m.; seconded by Councilmember Cox; roll call vote as follows:

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

ADJOURN: Councilmember Phillips moved to adjourn at 6:46 p.m.; second by Councilmember Cox; vote unanimous.

Amber Ray
City Recorder

Downtown Clean & Care Event

Main Street Revival Phase 1

June 13th, 2026

CONTACT INFORMATION:

Rachel Erwin- Historic Downtown Main Street Coordinator Cedar City

- **Phone: 703-862-5663**
 - **Email: downtown@cedarcityut.gov**
-

TIMELINE

- **8:00 AM – 8:30 AM** → Check-in + briefing + group assignment
- **8:30 AM – 9:30 AM** → Cleanup
- **9:30 AM – 9:40 AM** → Return to Mayor Square, trash drop-off, group photo!

Meeting Point: Meeting 8:00 am and Ending Point 9:45 am Mayor Square

Trash bags are provided for today's cleanup and will be dispersed at check in.

Route: The cleanup will **begin in Mayor Square**, where the check-in table is located. From there, volunteers will **spread out along Main Street down to 200 North**. We will also **include and Center Street down to 100 West** as part of the route. The route then returning and **ending** back at **Mayor Square**.

EVENT STRUCTURE

Volunteers will be placed into **three primary groups based on preference**.

FLEXIBILITY RULE

If a volunteer finishes early or is ahead of schedule, volunteers are encouraged to:

- Move to higher-need areas

SAFETY GUIDELINES

- Stay hydrated throughout the event
- Wear closed-toe shoes
- Be aware of vehicle traffic when working near streets or parking areas
- Do not pick up sharp, unknown, or hazardous materials directly
- Report any hazardous items found
- Wash hands or use sanitizer after the cleanup

OPTION 1: FRONT DOOR IMPACT

“First impressions matter”

Focus Area: Main storefront corridor and primary sidewalks

Tasks:

- Pick up litter along sidewalks and curbs
- Clean storefront entryways
- Remove cigarette butts, wrappers, windblown trash
- Light weed pulling in sidewalk cracks

Goal: Make downtown look clean and welcoming for community members, visitors, and summer events.

OPTION 2: CONNECTOR STREETS & EDGES

“Hidden mess cleanup”

Focus Area: Side streets, parking edges, visible alley entrances

Tasks:

- Collect trash along fences, walls, and edges
- Clean alley entrances and parking borders
- Remove debris from corners and low-traffic areas
- Check behind signage and dumpsters

Goal: Eliminate overlooked clutter that makes downtown feel messy

OPTION3: COMFORT & GREEN SPACES

“Detail + beautification”

Focus Area: Benches, planters, seating areas, gathering spots

Tasks:

- Weed removal in planter beds and landscaping edges
- Sweep under and around benches
- Pick up trash in shaded seating areas
- Light beautification and tidying

Goal: Make public spaces feel cared for, inviting, and comfortable

COMMUNITY NOTE

This cleanup is about showing care and appreciation for our downtown and the people who make it what it all is! We love our downtown and are grateful for everyone who showed up today to take part in keeping it clean, welcoming, and well cared for.

Thank you for being part of this effort!

- Rachel Erwin the Historic Downtown Main Street Coordinator Cedar City, in partnership with the Historic Downtown Economic Committee

CEDAR CITY

FINAL BUDGET: 2026-2027



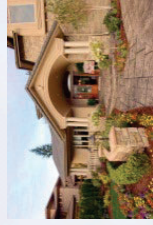
City Finance 101: What is a Budget?

- ❖ Serves as a Financial Plan and Guide that reflects the numerical representation of Council Priorities and Goals that are established through the Public Input Process of Strategic Planning for the Future
- ❖ Establishes Funding Levels for City Services to the Community using Long Term Planning

City Checkbook: General Fund

Sources of Revenue

- Sales Tax from items sold in Cedar City
- Property Tax from property in Cedar City
- Charges for Services
- License & Permits
- Fees & Fines
- Grants & Reimbursements



Operating Expenses

Services such as:

- Public Safety
- Parks & Recreation Programs
- Street Projects
- Economic Development
- Library
- Community Venues



City Finance 101

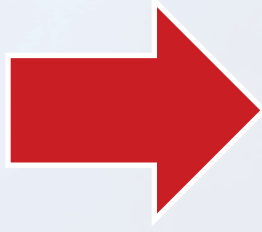
What is a Balanced Budget?

- A budget in which available planned revenues equal or exceed planned expenditures (expenses) for the year
- The City of Cedar City had a spendable “surplus”, or in other words, an actual larger revenue than expenses, 15 out of the past 15 years. (See City Audited Financial Statements from 2010 to 2025)
- Spendable Surpluses are used to build “Unassigned Fund Balance” as a rainy-day fund, and to build other important reserves, for future goals and forecasted challenges

Planning for the Future - Reserves

Home Budget

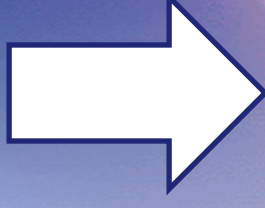
Income – Expenses =
\$ Available for Future
Savings



Rainy Day
College
Home Improvements
Retirement

General Fund Budget

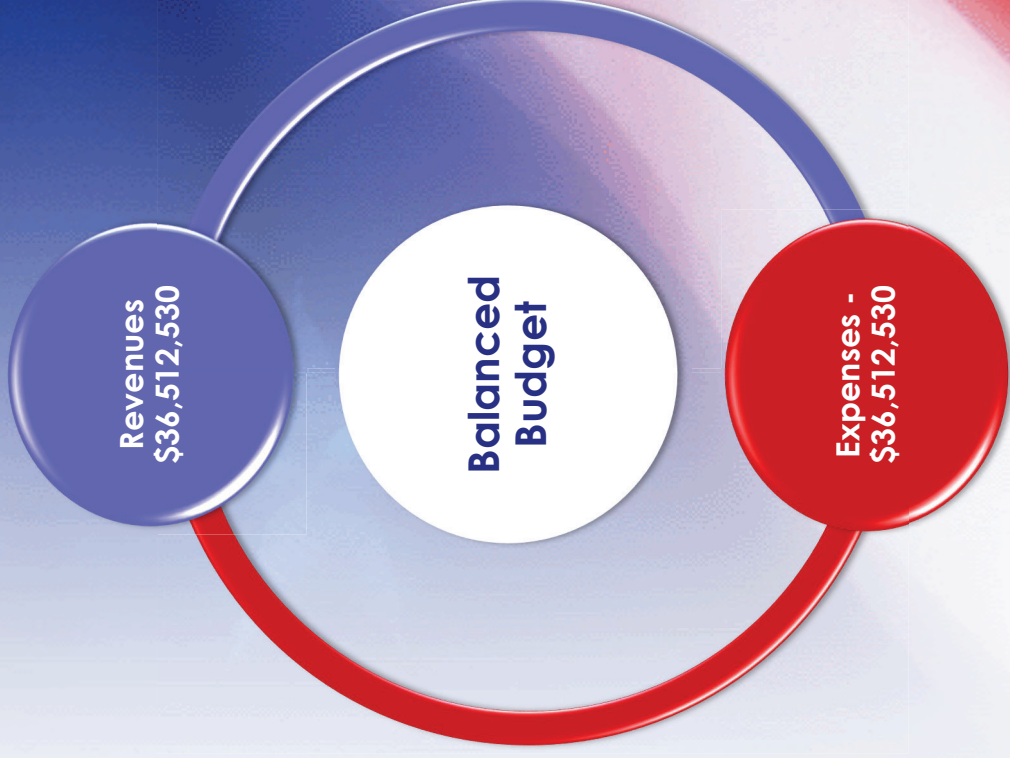
Revenue – Expenditures
= \$ Available for Fund Balance



Economic Downturns
Long Term Planning
Capital Projects
Unexpected Expenses

2026-27 General Fund Budget

- No Significant Department Operating Cost Increases
- Stable Reserve Levels
- Market Analysis of Employee Salaries is Completed



General Fund Changes from Tentative Budget

- Grant Contractor added- \$115,525
- Iron Leaders Conference added - \$2,800
- Hospitality for City Visitors added - \$2,000
- Additional Animal Control part-time hrs. added - \$8,965
- Animal Control Connex Storage decreased by \$2,500
- Additional hrs. for Downtown Coordinator added - \$10,000
- Zoning Ordinance Consultant – \$150,000
- Thunderbird Gardens – \$31,630
- Leisure Services Bikers Conference – \$2,500
- Weed Abatement – additional \$30,000
- Downtown Angle Parking on 100 W. - \$200,000
- Future Heritage Center Renovation - \$1,000,000 Reserve

Long Term General Fund Budget Challenges

- Maintain Competitive Salaries for First Responders & Other Employees to Retain Knowledgeable and Competent Workforce to Provide Services
- Workers Comp Increases
- Capital Needs
- Facilities Expansion: City Hall, Fire Dept, Police Dept
- Insurance

The background of the page is a close-up, slightly blurred image of the American flag, showing the stars and stripes in shades of blue, white, and red. The text is centered on a white rectangular area.

OTHER FUNDS

Other Fund Changes from Tentative Budget

- Airport Fund: North Hangar Stormwater Project - \$50,000
- Water Fund: Position Reclass - \$14,240

ACKNOWLEDGEMENTS

- Mayor & City Council
- City Manager
- HR
- All Department Heads
- Budget Support Staff in All Departments
- Finance Staff

THANK YOU !!

ACTIONS TO BE TAKEN BY CITY COUNCIL

1. Hold Public Hearing
2. Review and Adopt the FY
2026-27 Budget

ANY QUESTIONS?







Government Funds

General Fund



- Chief operating fund - main City “checking account”
- Repository for most general tax revenue and operating expenses
- A city’s capacity to effectively deliver basic day-to-day service to its residents and businesses, fundamentally affects whether residents can live in a healthy, safe, and fulfilling manner. Local governments are at the forefront in providing these basic services which are funded by the General Fund

What's a Fund Balance Anyway?

- **Fund Balance** is the difference between fund assets and liabilities, or the City's total net assets. BUT not all assets are available for spending. Some are legally restricted by accounting principles for a specific purpose, while others are put aside in spendable reserves, and the rest is unassigned and spendable
- There are 5 components of fund balance:

**\$7 Million
Unassigned
Fund
Balance as
of 6/30/13**



**Increase
of \$443 k
last year**



CITY COUNCIL CLOSED MEETING
JUNE 10, 2026

The City Council held a closed meeting on Wednesday, June 10, 2026, at 6:22 p.m. in the Council Chambers at the City Office, 10 North Main, Cedar City, Utah.

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

MEMBERS ABSENT: Councilmember Phil Schmidt

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; City Engineer Kent Fugal; City Recorder, Amber Ray.

REASONABLY IMMINENT LITIGATION:

ADJOURN: Councilmember Phillips moved to adjourn at 6:46 p.m.; second by Councilmember Cox; vote unanimous.



Amber Ray, City Recorder

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
47G - UTAH AEROSPACE & DEFENSE					
1894	CC EC DEV - MEMBERSHIP	02/19/2026	10-60-210 SUBSCRIPTIONS & MEMBERSHIPS	7,500.00	
Total 47G - UTAH AEROSPACE & DEFENSE:				7,500.00	
ADVANCED EXERCISE					
50156	CC AQ - CHEST PRESS	06/11/2026	20-40-700 CAP OUTLAY-NONCAPITAL ASSETS	4,771.55	
Total ADVANCED EXERCISE:				4,771.55	
ALLSTAR FIRE EQUIPMENT					
273016	CCFD - BOOTS	06/02/2026	10-73-451 UNIFORM ALLOWANCE	753.00	
Total ALLSTAR FIRE EQUIPMENT:				753.00	
ALSCO - AMERICAN LINEN SUPPLY					
LSTG1245547	005510 - WWTP UNIFORM SERV Y26	06/09/2026	53-56-451 UNIFORM SERVICE	40.30	
LSTG1245792	6051 - FLT UNIFORM SERV	06/10/2026	10-78-451 UNIFORM SERVICE	31.75	
LSTG1246704	005510 - WWTP UNIFORM SERV Y26	06/16/2026	53-56-451 UNIFORM SERVICE	40.30	
LSTG1246934	6051 - FLT UNIFORM SERV	06/17/2026	10-78-451 UNIFORM SERVICE	31.75	
Total ALSICO - AMERICAN LINEN SUPPLY:				144.10	
ASHDOWN BROTHERS CONSTRUCTION					
10838	CED01 - ASPHALT	06/11/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,296.28	
10854	CED01 - ASPHALT	06/16/2026	51-40-255 WATER SYSTEM MAINTENANCE	1,008.45	
Total ASHDOWN BROTHERS CONSTRUCTION:				3,304.73	
BARNEY BROS ELECTRIC INC					
16704	CC WTR - GENERATOR CLUFT CHLO	05/20/2026	51-40-740 CAP OUTLAY-EQUIPMENT	362.50	
16747	CC WTR - REWIRE MOTOR QP6	06/10/2026	51-40-255 WATER SYSTEM MAINTENANCE	411.20	
Total BARNEY BROS ELECTRIC INC:				773.70	
BIG TREES NURSERY					
9025	CC PARK - MAPLE TREES URBAN FO	06/08/2026	10-83-482 URBAN FORESTRY PROGRAM	343.63	
Total BIG TREES NURSERY:				343.63	
BLUE STAKES OF UTAH					
UT202600922	CEDARC - MAY 26 NOTIFICATIONS	05/31/2026	61-40-310 PROF & TECH SERVICES	933.95	
Total BLUE STAKES OF UTAH:				933.95	
BURT BROTHERS TIRE AND SERVICE					
3435-9246260	UT300268 - TIRES	05/21/2026	10-78-930 INVENTORY	3,030.75	
Total BURT BROTHERS TIRE AND SERVICE:				3,030.75	
CARTER ENTERPRISES, INC.					
7	CCC - FCRT RESTROOM CONSTRUCT	06/10/2026	26-40-739 CAP OUTLAY-TRAIL EXPANSION	20,638.75	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total CARTER ENTERPRISES, INC.:				20,638.75	
CEDAR CITY COCA COLA					
877126	15484 - CONCESSIONS SODA & WATE	06/12/2026	20-40-482 MERCHANDISE-CONCESSIONS	346.40	
Total CEDAR CITY COCA COLA:				346.40	
CEDAR CITY MOTOR COMPANY LLC					
5014593	CC FLEET - BODY PARTS	05/08/2026	10-78-930 INVENTORY	3,607.41	
5014594	CC FLEET - BODY BRACKET	05/08/2026	10-78-930 INVENTORY	22.39	
5014654	CC FLEET - CREDIT	05/12/2026	10-78-930 INVENTORY	(246.56)	
5014670	CC FLEET - ENGINE	05/13/2026	10-78-930 INVENTORY	6,998.75	
5014718	CC FLEET - WASHER BOTTLE GROM	05/15/2026	10-78-930 INVENTORY	12.50	
5014761	CC FLEET - ENGINE PARTS	05/19/2026	10-78-930 INVENTORY	181.31	
5015016	CC FLEET - ENGINE CORE CREDIT	06/02/2026	10-78-930 INVENTORY	(1,000.00)	
Total CEDAR CITY MOTOR COMPANY LLC:				9,575.80	
CENTURYLINK					
JUN 2026	333989743 - JUN 2026	06/07/2026	51-40-280 TELEPHONE	49.21	
JUN 2026	333989743 - JUN 2026	06/07/2026	52-55-280 TELEPHONE	98.42	
JUN 2026	333989743 - JUN 2026	06/07/2026	10-42-280 TELEPHONE	49.21	
JUN 2026	333989743 - JUN 2026	06/07/2026	10-81-280 TELEPHONE	49.21	
JUN 2026	333989743 - JUN 2026	06/07/2026	28-40-280 TELEPHONE	98.42	
JUN 2026	333989743 - JUN 2026	06/07/2026	10-70-280 TELEPHONE	147.63	
JUN 2026	333989743 - JUN 2026	06/07/2026	10-92-280 TELEPHONE	98.42	
JUN 2026	333989743 - JUN 2026	06/07/2026	10-43-280 TELEPHONE	49.19	
JUN 2026	333989743 - JUN 2026	06/07/2026	10-76-280 TELEPHONE	49.21	
JUN 2026	333989743 - JUN 2026	06/07/2026	24-40-280 TELEPHONE	98.42	
JUN 2026	333989743 - JUN 2026	06/07/2026	56-41-280 TELEPHONE	49.21	
JUN 2026	333989743 - JUN 2026	06/07/2026	10-73-280 TELEPHONE	98.42	
JUN 2026	333989743 - JUN 2026	06/07/2026	20-40-280 TELEPHONE	147.63	
Total CENTURYLINK:				1,082.60	
CHEMTECH-FORD LLC					
26E2061	CC WWTP - LAB ANALYSIS 25/26	06/09/2026	53-56-313 TESTING	77.00	
26E2062	CC WWTP - LAB ANALYSIS 25/26	06/09/2026	53-56-313 TESTING	482.00	
26E2063	CC WWTP - LAB ANALYSIS 25/26	06/09/2026	53-56-313 TESTING	482.00	
26F0416	CC WWTP - LAB ANALYSIS 25/26	06/17/2026	53-56-313 TESTING	77.00	
Total CHEMTECH-FORD LLC:				1,118.00	
CMC TIRE INC					
60054772	6086 - TIRES (2)	05/28/2026	10-78-930 INVENTORY	1,625.78	
60054977	6086 - RETREAD TIRES	06/01/2026	10-78-930 INVENTORY	2,624.40	
Total CMC TIRE INC:				4,250.18	
COLD SPRING GRANITE COMPANY					
RI 2542679	CC PKS - NICHE SIGNS / BIRD	06/03/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	361.91	
Total COLD SPRING GRANITE COMPANY:				361.91	
COLONIAL FLAG & SPECIALTY CO.					
0362773-IN	17842 - AMERICA 250 FLAG	05/26/2026	10-53-672 AMERICA 250	2,402.01	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total COLONIAL FLAG & SPECIALTY CO.:				2,402.01	
CRIMSON CLIFFS DEVELOPMENT LLC					
PROPERTY PURC	CCC - LAND PURCHASE FROM CRIMS	06/08/2026	10-79-710 CAP OUTLAY-LAND	150,000.00	
Total CRIMSON CLIFFS DEVELOPMENT LLC:				150,000.00	
CURTIS & SONS					
INV1074214	C29937 - CCFD - HYDRANT WRENCH	05/29/2026	10-73-252 EQUIPMENT MAINTENANCE	1,552.00	
INV1075983	C29937 - CCFD - SUPER DUTY HANDL	06/03/2026	10-73-252 EQUIPMENT MAINTENANCE	29.38	
INV1077243	C29937 - CCFD - AUTO CHARGE KIT	06/08/2026	10-73-252 EQUIPMENT MAINTENANCE	3,129.38	
Total CURTIS & SONS:				4,710.76	
DANIEL KNIGHT					
2026-8WR-01	CC EVENTS - DJ FOR BWR	06/11/2026	30-40-221 EVENT SPONSORSHIP	1,000.00	
Total DANIEL KNIGHT:				1,000.00	
DAVIS HEATING & A/C SERVICE					
0000073943	269 - CCWTR A/C REPAIR NORTHFIEL	06/05/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,950.00	
Total DAVIS HEATING & A/C SERVICE:				2,950.00	
DEMCO					
7814806	430024850 - BOOK LAMINATE	06/01/2026	10-87-240 OFFICE SUPPLIES & EXPENSE	341.67	
Total DEMCO:				341.67	
DENNIS GREEN					
1976	CCC - MUSIC SUMMER JAM WITH UN	06/13/2026	10-53-672 AMERICA 250	500.00	
Total DENNIS GREEN:				500.00	
DMJ CRANE					
888	CC WTR - BOOM TRUCK - QP 6 MOVE	06/03/2026	51-40-255 WATER SYSTEM MAINTENANCE	300.00	
Total DMJ CRANE:				300.00	
EMERGENCY VEHICLE SYSTEMS					
6327	CCFD - KNG CLONING ADAPTER	05/11/2026	10-73-450 SPECIAL PUBLIC SAFETY SUPPLIES	215.00	
Total EMERGENCY VEHICLE SYSTEMS:				215.00	
EXPERIAN					
1077-20260603	8876612 - MAY 2026 COVERAGE	06/03/2026	11-22560 INS PAYABLE - Theft/ ID	516.00	
Total EXPERIAN:				516.00	
FASTENAL					
UTCED136275	UTCED0056 - MISC FACILITY/SHOP S	06/12/2026	53-56-480 SPECIAL DEPARTMENT SUPPLIES	395.46	
Total FASTENAL:				395.46	
FINE IRON LLC					
125	CC STRT - SNOW PLOW RACK WORK	06/08/2026	10-79-267 MAINTENANCE-SNOW REMOVAL	21,434.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total FINE IRON LLC:				21,434.00	
FREEDOM MAILING SERVICE					
53174	CCC - BILL PROCESSING AND POSTA	06/09/2026	51-40-240 OFFICE SUPPLIES & EXPENSE	4,836.37	
53174	CCC - NEWLETTERS/WATER BILLS	06/09/2026	10-43-222 PRINTING & POSTAGE	127.24	
Total FREEDOM MAILING SERVICE:				4,963.61	
FULL COMPASS SYSTEM LTD					
INC02824317	CUC2384391 - AUDIO GEAR	05/20/2026	10-92-480 SPECIAL DEPARTMENT SUPPLIES	1,199.37	
Total FULL COMPASS SYSTEM LTD:				1,199.37	
GLEAVE CONCRETE					
1267	CC STR - ADA RAMO AND SIDEWALK	05/29/2026	10-79-264 MAINTENANCE-SIDEWALKS	3,575.50	
Total GLEAVE CONCRETE:				3,575.50	
GRAINGER					
9931092374	845094440 - CLARIFIER REBUILD	05/28/2026	53-56-730 CAP OUTLAY-IMPROVEMENTS	1,633.39	
9938539690	845094440 - CLARIFIER PARTS	06/03/2026	53-56-730 CAP OUTLAY-IMPROVEMENTS	641.57	
9938539708	845094440 - CLARIFIER PARTS	06/03/2026	53-56-730 CAP OUTLAY-IMPROVEMENTS	1,328.74	
9938878619	845094440 - CLARIFIER PARTS	06/03/2026	53-56-730 CAP OUTLAY-IMPROVEMENTS	238.68	
9939289865	845094440 - CLARIFIER PARTS	06/04/2026	53-56-730 CAP OUTLAY-IMPROVEMENTS	22.48	
9941716517	845094440 - CLARIFIER PARTS	06/05/2026	53-56-730 CAP OUTLAY-IMPROVEMENTS	501.20	
Total GRAINGER:				4,366.06	
GREEN & DEMILLE ENTERPRISES					
2678	CCC - CHRISTMAS LIGHT INSTALL/TA	05/15/2026	57-40-262 BUILDING & GROUND MAINTENANCE	9,932.50	
Total GREEN & DEMILLE ENTERPRISES:				9,932.50	
HANSEN ALLEN & LUCE INC					
57916	CCC - ENG SVCS EFFLUENT REUSE S	06/09/2026	53-56-310 PROF & TECH SERVICES	3,322.15	
57967	CCC - CROSS HOLLOW MASTER PLA	06/09/2026	51-40-310 PROF & TECH SERVICES	661.67	
57970	CCC - GENERAL WATER MODELING	06/09/2026	51-40-310 PROF & TECH SERVICES	344.75	
57971	CCC - CHLORINATION SYSTEM FOR	06/09/2026	51-40-740 CAP OUTLAY-EQUIPMENT	2,681.14	
Total HANSEN ALLEN & LUCE INC:				7,009.71	
HEALTH EQUITY-HSA					
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	55-40-132 EMPLOYEE INSURANCE	4.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-44-132 EMPLOYEE INSURANCE	6.30	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-75-132 EMPLOYEE INSURANCE	4.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-79-132 EMPLOYEE INSURANCE	14.70	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-85-132 EMPLOYEE INSURANCE	4.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	20-40-132 EMPLOYEE INSURANCE	4.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	51-40-132 EMPLOYEE INSURANCE	21.00	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-70-132 EMPLOYEE INSURANCE	88.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-77-132 EMPLOYEE INSURANCE	2.10	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-83-132 EMPLOYEE INSURANCE	21.00	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-90-132 EMPLOYEE INSURANCE	4.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	28-40-132 EMPLOYEE INSURANCE	10.50	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	53-56-132 EMPLOYEE INSURANCE	18.90	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-81-132 EMPLOYEE INSURANCE	23.10	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-87-132 EMPLOYEE INSURANCE	8.40	

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BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	24-40-132 EMPLOYEE INSURANCE	4.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	52-55-132 EMPLOYEE INSURANCE	8.40	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	61-40-132 EMPLOYEE INSURANCE	2.10	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-42-132 EMPLOYEE INSURANCE	2.10	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-60-132 EMPLOYEE INSURANCE	4.20	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-76-132 EMPLOYEE INSURANCE	2.10	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-84-132 EMPLOYEE INSURANCE	.00	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-92-132 EMPLOYEE INSURANCE	6.30	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	30-40-132 EMPLOYEE INSURANCE	2.10	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	54-40-132 EMPLOYEE INSURANCE	6.30	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-41-132 EMPLOYEE INSURANCE	6.30	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-43-132 EMPLOYEE INSURANCE	12.60	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-73-132 EMPLOYEE INSURANCE	23.10	
BMV4SBS	CCC - 36976 HSA JUN 26	06/01/2026	10-78-132 EMPLOYEE INSURANCE	8.40	
Total HEALTH EQUITY-HSA:				323.40	
IDEXX DISTRIBUTION INC					
3200059454	174920- LAB COLILERT TESTING SUP	05/01/2026	53-56-313 TESTING	1,840.40	
Total IDEXX DISTRIBUTION INC:				1,840.40	
IMAGE PRO					
157568	433 - CCC AMERICA 250 FLYERS	06/01/2026	10-53-672 AMERICA 250	124.00	
Total IMAGE PRO:				124.00	
INGRAM					
97081665	2046315-BOOKS	06/04/2026	10-87-481 BOOKS-GENERAL COLLECTION	22.83	
97081666	2046315-BOOKS	06/04/2026	10-87-482 BOOKS-YOUNG ADULT	16.76	
97180658	2046315-BOOKS	06/09/2026	10-87-481 BOOKS-GENERAL COLLECTION	32.65	
97180659	2046315-BOOKS	06/09/2026	10-87-482 BOOKS-YOUNG ADULT	73.47	
Total INGRAM:				145.71	
INNTELEX LLC					
7	CCC - CONSTRUCTION 100 E	06/30/2026	51-40-735 CAP OUTLAY-NEW WATERLINES	13,208.00	
7	CCC - CONSTRUCTION 100 E	06/30/2026	52-55-731 CAP OUTLAY-LINE REPLACEMENT	11,155.50	
7	CCC - CONSTRUCTION 100 E	06/30/2026	10-79-731 CAP OUTLAY-100 EAST	56,543.39	
Total INNTELEX LLC:				80,906.89	
INTERMOUNTAIN FARMERS					
1024417726	730181 - PARK GRASS SEED	06/03/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	489.96	
1024422714	730181 - STRT WEED KILLER	06/04/2026	10-79-420 WEED ABATEMENT	2,805.54	
Total INTERMOUNTAIN FARMERS:				3,295.50	
ISOLVED INC					
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-90-312 COMPUTER & TECH SERVICE	97.04	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	28-40-312 COMPUTER & TECH SERVICES	291.12	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	53-56-312 COMPUTER & TECH SERVICES	485.20	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	52-55-312 COMPUTER & TECH SERVICES	242.60	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	61-40-312 COMPUTER & TECH SERVICES	48.52	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-42-312 COMPUTER & TECH SERVICES	48.52	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-70-312 COMPUTER & TECH SERVICES	2,716.24	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-77-312 COMPUTER & TECH SERVICES	97.04	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-83-312 COMPUTER & TECH SERVICES	485.20	

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0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-41-312 COMPUTER & TECH SERVICES	194.08	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-60-312 COMPUTER & TECH SERVICES	145.56	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-76-312 COMPUTER & TECH SERVICES	48.52	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-81-312 COMPUTER & TECH SERVICES	485.20	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-87-312 COMPUTER & TECH SERVICES	194.08	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	24-40-312 COMPUTER & TECH SERVICES	145.56	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-75-312 COMPUTER & TECH SERVICES	242.60	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-79-312 COMPUTER & TECH SERVICES	582.24	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-85-312 COMPUTER & TECH SERVICES	97.04	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	20-40-312 COMPUTER & TECH SERVICES	97.04	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	51-40-312 COMPUTER & TECH SERVICES	582.24	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	55-40-312 COMPUTER & TECH SERVICES	194.08	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-84-312 COMPUTER & TECH SERVICES	48.52	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-92-312 COMPUTER & TECH SERVICES	145.56	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	30-40-312 COMPUTER & TECH SERVICES	48.52	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	54-40-312 COMPUTER & TECH SERVICES	145.56	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-44-312 COMPUTER & TECH SERVICES	145.56	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-43-312 COMPUTER & TECH SERVICES	339.64	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-73-312 COMPUTER & TECH SERVICES	776.32	
0000003678	APH425174 - PAYROLL PROCESSING	06/03/2026	10-78-312 COMPUTER & TECH SERVICES	242.60	
Total ISOLVED INC:				9,412.00	
JENKINS OIL COMPANY					
0618804	216 - FUEL / ARENA	06/01/2026	10-90-251 GAS & OIL	1,909.01	
0619188	259 - FUEL / OIL	06/11/2026	53-56-251 GAS & OIL	180.60	
Total JENKINS OIL COMPANY:				2,089.61	
L & L MECHANICAL CONTRACTORS					
1458	CC WWTP - REPAIR HVAC	05/29/2026	53-56-262 BUILDING & GROUND MAINTENANCE	2,121.56	
Total L & L MECHANICAL CONTRACTORS:				2,121.56	
LADYBUG NURSERY					
1291	CCC - MAIN STREET FLOWERS	06/01/2026	10-83-480 SPECIAL DEPARTMENT SUPPLIES	7,734.61	
Total LADYBUG NURSERY:				7,734.61	
MARSHALL & EVANS ELECTRIC					
10234	CC STR - STREET LIGHT REPAIR - MA	04/23/2026	10-79-260 MAINTENANCE-STREET LIGHTS	5,495.00	
Total MARSHALL & EVANS ELECTRIC:				5,495.00	
MATT'S BALLOONS OF PURE IMAGINATION					
001	CC LBRY - BALLOONS FOR SUMMER	05/29/2026	10-87-313 GUEST SPEAKER PROGRAM	100.00	
Total MATT'S BALLOONS OF PURE IMAGINATION:				100.00	
METERWORKS INC					
11768	CC WTR - WATER METERS / CHANGE	06/11/2026	51-40-740 CAP OUTLAY-EQUIPMENT	2,081.04	
Total METERWORKS INC:				2,081.04	
MICROMARKETING LLC ATTN: AR					
1010293	15980-YOUNG ADULT BOOKS	06/04/2026	10-87-482 BOOKS-YOUNG ADULT	23.39	
1011275	15980-YOUNG ADULT BOOKS	06/16/2026	10-87-482 BOOKS-YOUNG ADULT	18.89	

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Total MICROMARKETING LLC ATTN: AR:				42.28	
MJG INC					
9153	CCC - R/R MAIN MAY 2026	05/31/2026	10-79-265 MAINTENANCE-RAILROAD	1,914.16	
Total MJG INC:				1,914.16	
MOUNTAIN STATES CONTRACTING					
B26-26061-0549	CC STR - TRACK INSP 2ND QTR 2026	05/31/2026	10-79-265 MAINTENANCE-RAILROAD	1,075.00	
Total MOUNTAIN STATES CONTRACTING:				1,075.00	
MOUNTAIN WEST COMPUTERS					
90418	CC LBRY - COMPUTER REPLACE CLA	05/21/2026	10-87-954 STATE GRANT-DCC LIBRARY GRANT	7,196.00	
Total MOUNTAIN WEST COMPUTERS:				7,196.00	
NUCO2					
83841644	446694 - BULK CO2 POOL Y26	05/31/2026	20-40-254 CHEMICALS	520.21	
Total NUCO2:				520.21	
OVERDRIVE INC					
01506CO26192904	1506-1027 - GENERAL COLLECTION	06/04/2026	10-87-481 BOOKS-GENERAL COLLECTION	3,996.18	
01506CO26192956	1506-1027 - LBRY YOUNG ADULT BOO	06/04/2026	10-87-482 BOOKS-YOUNG ADULT	1,981.54	
Total OVERDRIVE INC:				5,977.72	
OWEN EQUIPMENT					
00123892	S1540 - SWEEPER PARTS	04/23/2026	10-78-930 INVENTORY	1,664.70	
00124191	S1540 - SWEEPER PARTS	05/21/2026	10-78-930 INVENTORY	328.42	
Total OWEN EQUIPMENT:				1,993.12	
PHILLIPS FEED SERVICES INC					
35742334	9493 - CCAC - CAT LITTER	05/22/2026	10-76-450 ANIMAL SHELTER FOOD SUPPLIES	1,017.42	
Total PHILLIPS FEED SERVICES INC:				1,017.42	
PLAYAWAY PRODUCTS LLC					
536653	CC LBRY - BOOKS	06/05/2026	10-87-481 BOOKS-GENERAL COLLECTION	828.86	
537680	CC LBRY - BOOKS	06/12/2026	10-87-481 BOOKS-GENERAL COLLECTION	278.96	
Total PLAYAWAY PRODUCTS LLC:				1,107.82	
POLLARD WATER					
WP086944	41223- PIPE DESCALER	05/28/2026	51-40-255 WATER SYSTEM MAINTENANCE	175.87	
WP087060	41223- METER SEALS	06/01/2026	51-40-255 WATER SYSTEM MAINTENANCE	169.60	
Total POLLARD WATER:				345.47	
POLYDYNE INC					
2035890	108711 - POLYMER EMULSION Y26	06/08/2026	53-56-254 CHEMICALS	13,248.00	
Total POLYDYNE INC:				13,248.00	

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PRESTON'S SHREDDING					
54041060926	CCC - FY26 SHREDDING	06/09/2026	10-43-240 OFFICE SUPPLIES & EXPENSE	100.00	
Total PRESTON'S SHREDDING:				100.00	
PURCELL TIRE AND SERVICE CENTER					
30515622	3050390 - TIRES	04/29/2026	10-78-930 INVENTORY	666.00	
30515720	3050390 - TIRE	05/13/2026	10-78-930 INVENTORY	166.50	
Total PURCELL TIRE AND SERVICE CENTER:				832.50	
RDO EQUIPMENT CO					
P14761R3	29670002 - FUEL SHUTOFF SOLENOID	05/15/2026	10-78-930 INVENTORY	211.32	
Total RDO EQUIPMENT CO:				211.32	
READING TRUCK EQUIPMENT LLC					
S 204230	CC FLEET - FILTERS	05/21/2026	10-78-930 INVENTORY	605.00	
Total READING TRUCK EQUIPMENT LLC:				605.00	
REPUBLIC SERVICES INC					
0233-000793071	302332300304 - DUMP SVC AQ Y26	05/31/2026	20-40-262 BUILDING & GROUND MAINTENANCE	150.00	
0233-000793072	302332300305 - DUMP SVC PRK/CMTR	05/31/2026	10-83-262 BUILDING & GROUND MAINTENANCE	841.40	
Total REPUBLIC SERVICES INC:				991.40	
RHINEHART OIL COMPANY LLC					
IN-220042-26	R10003911 - DEF	05/21/2026	10-78-930 INVENTORY	487.86	
Total RHINEHART OIL COMPANY LLC:				487.86	
ROCKY MOUNTAIN POWER					
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-79-272 UTILITIES-RAIL ROAD CROSSING	50.58	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-90-270 UTILITIES-CROSS HOLLOWS EVENTS	2,382.20	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	24-40-270 UTILITIES-AIRPORT	6,179.76	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	53-56-270 UTILITIES-SEWER PLANT	27,973.96	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-83-270 UTILITIES-PARKS & CEMETERY	2,631.31	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	20-40-270 UTILITIES-AQUATIC CENTER	8,832.26	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	51-40-270 UTILITIES-WATER	108,605.53	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	56-41-270 UTILITIES-EAST PARKING AUTH	421.36	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-53-635 FESTIVAL PROMOTIONS	21.78	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-60-270 UTILITIES	139.40	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-79-271 UTILITIES-STREET LIGHTING	5,505.31	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-92-270 UTILITIES-HERITAGE CENTER	5,741.30	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	28-40-270 UTILITIES	3,581.42	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	55-40-270 UTILITIES-SOLID WASTE	10.89	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-73-270 UTILITIES-FIRE	987.84	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-42-270 UTILITIES	3,703.07	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-76-270 UTILITIES	797.16	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	10-87-270 UTILITIES-LIBRARY	2,931.32	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	22-40-270 UTILITIES-CATS	552.02	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	52-55-270 UTILITIES-SEWER COLLECTION	1,739.41	
MAY 2026	75494886-019 4- MAY 2026 POWER	06/03/2026	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	459.79	
Total ROCKY MOUNTAIN POWER:				183,247.67	

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ROOTS 2 LEAVES LLC					
2111	CC PRKS - TREE TREATMENTS	06/03/2026	10-83-482 URBAN FORESTRY PROGRAM	1,625.00	
Total ROOTS 2 LEAVES LLC:				1,625.00	
SCHOLZEN PRODUCTS COMPANY					
1035811-00	100592 - MISC SUPPLIES	06/04/2026	51-40-255 WATER SYSTEM MAINTENANCE	990.00	
3057182-00	100592 - MISC SUPPLIES	06/16/2026	51-40-255 WATER SYSTEM MAINTENANCE	60.00	
6991600-00	100592 - MISC SUPPLIES	06/15/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,393.55	
6991611-00	100592 - MISC SUPPLIES	06/15/2026	51-40-255 WATER SYSTEM MAINTENANCE	1,867.00	
6992220-00	100592 - MISC SUPPLIES	06/04/2026	51-40-255 WATER SYSTEM MAINTENANCE	771.20	
6993260-00	100592 - MISC SUPPLIES	06/09/2026	51-40-255 WATER SYSTEM MAINTENANCE	460.56	
6993658-00	100592 - MISC SUPPLIES	06/10/2026	51-40-255 WATER SYSTEM MAINTENANCE	837.48	
6994003-00	100592 - MISC SUPPLIES	06/11/2026	10-78-930 INVENTORY	600.00	
6995239-00	100592 - MISC SUPPLIES	06/17/2026	51-40-255 WATER SYSTEM MAINTENANCE	2,472.50	
6995251-00	100592 - MISC SUPPLIES	06/17/2026	51-40-255 WATER SYSTEM MAINTENANCE	6,448.30	
Total SCHOLZEN PRODUCTS COMPANY:				16,900.59	
SKYLINE CREATIONS INC					
2026-091	CCC - SOUTH MAIN LIGHTS PH 2	06/10/2026	57-40-730 CAP OUTLAY-IMPROVEMENTS	32,714.73	
Total SKYLINE CREATIONS INC:				32,714.73	
SOMMERTIME EMBROIDERY					
2737	CCC - SWAG EMBROIDERY	06/04/2026	10-44-611 EMPLOYEE RECOGNITION	154.12	
2737	CCC - SWAG EMBROIDERY	06/04/2026	10-41-611 EMPLOYEE RECOGNITION	416.07	
2737	CCC - SWAG EMBROIDERY	06/04/2026	10-43-611 EMPLOYEE RECOGNITION	770.01	
Total SOMMERTIME EMBROIDERY:				1,340.20	
SOUTH CENTRAL COMMUNICATIONS					
JUN 26 FD	9192600 - JUN 2026 INTERNET	06/01/2026	10-73-270 UTILITIES-FIRE	380.63	
Total SOUTH CENTRAL COMMUNICATIONS:				380.63	
SOUTHWEST PLUMBING SUPPLY					
S5132249.001	113 - SWR - 100 E PROJECT	03/26/2026	52-55-731 CAP OUTLAY-LINE REPLACEMENT	600.00	
S5150384.001	113 - WTR - 100 E PROJECT	03/31/2026	51-40-735 CAP OUTLAY-NEW WATERLINES	2,732.26	
S5173375.001	113 - SWR - SERVICE CHARGES	04/30/2026	52-55-731 CAP OUTLAY-LINE REPLACEMENT	66.29	
S5178676.002	113 - SWR - 100 E PROJECT	05/07/2026	52-55-731 CAP OUTLAY-LINE REPLACEMENT	1,141.00	
S5201387.001	113 - PRKS - SPRINKLERS	06/09/2026	10-83-262 BUILDING & GROUND MAINTENANCE	482.90	
Total SOUTHWEST PLUMBING SUPPLY:				5,022.45	
SPECTRUM					
12124273	1118947 - WTR - 1700 W WATERLINE B	03/02/2026	51-40-731 CAP OUTLAY-LINE REPLACEMENT	67.60	
12167620	1118947 - SWR - SEWERLINE REHAB	03/16/2026	52-55-731 CAP OUTLAY-LINE REPLACEMENT	80.40	
12178191	1118947 - ENG - RATE STUDY BID AD	03/20/2026	54-40-310 PROF & TECH SERVICES	17.30	
12178191	1118947 - ENG - RATE STUDY BID AD	03/20/2026	51-40-310 PROF & TECH SERVICES	17.30	
12178191	1118947 - ENG - RATE STUDY BID AD	03/20/2026	52-55-310 PROF & TECH SERVICES	17.30	
12178191	1118947 - ENG - RATE STUDY BID AD	03/20/2026	53-56-310 PROF & TECH SERVICES	17.30	
Total SPECTRUM:				217.20	
STAKER PARSON COMPANIES					
6870559	260116 - FLOWABLE FILL	06/02/2026	51-40-255 WATER SYSTEM MAINTENANCE	919.00	
6872004	260116 - FLOWABLE FILL	06/03/2026	51-40-255 WATER SYSTEM MAINTENANCE	981.50	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
6872905	260116 - FLOWABLE FILL	06/04/2026	51-40-255 WATER SYSTEM MAINTENANCE	856.50	
6874413	260116 - FLOWABLE FILL	06/08/2026	51-40-255 WATER SYSTEM MAINTENANCE	1,044.00	
6875673	260116 - FLOWABLE FILL	06/09/2026	51-40-255 WATER SYSTEM MAINTENANCE	918.00	
6876860	260116 - FLOWABLE FILL	06/10/2026	51-40-255 WATER SYSTEM MAINTENANCE	668.00	
Total STAKER PARSON COMPANIES:				5,387.00	
STATE OF UTAH FUEL NETWORK					
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-79-251 GAS & OIL	3,485.97	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-90-251 GAS & OIL	528.44	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	30-40-251 GAS & OIL	282.83	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	54-40-251 GAS & OIL	633.30	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-73-251 GAS & OIL	5,766.14	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-78-251 GAS & OIL	255.25	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-85-251 GAS & OIL	207.44	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	28-40-251 GAS & OIL	175.07	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	53-56-251 GAS & OIL	1,673.91	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-75-251 GAS & OIL	827.32	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	55-40-251 GAS & OIL	7,573.24	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-60-251 GAS & OIL	98.76	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	61-40-251 GAS & OIL	685.54	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-83-251 GAS & OIL	4,169.82	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	24-40-251 GAS & OIL	788.34	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	52-55-251 GAS & OIL	2,632.49	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-76-251 GAS & OIL	692.72	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-81-251 GAS & OIL	611.02	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	22-40-251 GAS & OIL	3,282.34	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	51-40-251 GAS & OIL	3,573.89	
F2611E00770	CCC - MAY 2026 VEHICLE FUEL	06/01/2026	10-70-251 GAS & OIL	14,871.66	
Total STATE OF UTAH FUEL NETWORK:				52,815.49	
SUNCORE CONSTRUCTION AND MATERIALS					
004CINV000100762	C114473 - SAND	05/21/2026	10-79-263 MAINTENANCE-STREETS	135.32	
004CINV000100780	C114473 - ASPHALT	05/21/2026	10-79-263 MAINTENANCE-STREETS	640.00	
Total SUNCORE CONSTRUCTION AND MATERIALS:				775.32	
SYSCO LAS VEGAS INC					
517624635	291385 - AQUATIC CONCESSIONS	06/02/2026	20-40-482 MERCHANDISE-CONCESSIONS	1,842.16	
517629844	291385 - AQUATIC CONCESSIONS	06/05/2026	20-40-482 MERCHANDISE-CONCESSIONS	1,793.57	
517636344	291385 - AQUATIC CONCESSIONS	06/09/2026	20-40-482 MERCHANDISE-CONCESSIONS	4,121.02	
517641124	291385 - AQUATIC CONCESSIONS	06/12/2026	20-40-482 MERCHANDISE-CONCESSIONS	2,089.71	
Total SYSCO LAS VEGAS INC:				9,846.46	
TACTEC					
17968	CC CATS - RADIO SERV 25/26	05/21/2026	22-40-270 UTILITIES-CATS	180.00	
Total TACTEC:				180.00	
TERRACON CONSULTANTS INC					
RETAINAGE FIDDL	CCC - FIDDLERS CYN PARK RETAINA	06/11/2026	10-83-790 CAP OUTLAY-RAP TAX FUNDS	4,316.80	
Total TERRACON CONSULTANTS INC:				4,316.80	
THE LINCOLN NATIONAL LIFE INSURANCE CO					
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-75-132 EMPLOYEE INSURANCE	152.28	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-79-132 EMPLOYEE INSURANCE	228.59	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-85-132 EMPLOYEE INSURANCE	74.13	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	20-40-132 EMPLOYEE INSURANCE	63.27	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	51-40-132 EMPLOYEE INSURANCE	410.68	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	55-40-132 EMPLOYEE INSURANCE	119.56	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-78-132 EMPLOYEE INSURANCE	198.57	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-84-132 EMPLOYEE INSURANCE	30.26	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-92-132 EMPLOYEE INSURANCE	87.83	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	30-40-132 EMPLOYEE INSURANCE	38.37	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	54-40-132 EMPLOYEE INSURANCE	99.60	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-44-132 EMPLOYEE INSURANCE	140.52	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-87-132 EMPLOYEE INSURANCE	121.19	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	24-40-132 EMPLOYEE INSURANCE	96.08	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	52-55-132 EMPLOYEE INSURANCE	169.05	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	61-40-132 EMPLOYEE INSURANCE	28.63	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-43-132 EMPLOYEE INSURANCE	262.65	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-73-132 EMPLOYEE INSURANCE	158.25	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	53-56-132 EMPLOYEE INSURANCE	333.97	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-41-132 EMPLOYEE INSURANCE	135.81	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-60-132 EMPLOYEE INSURANCE	153.96	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-76-132 EMPLOYEE INSURANCE	28.93	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-81-132 EMPLOYEE INSURANCE	467.75	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-42-132 EMPLOYEE INSURANCE	43.70	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-70-132 EMPLOYEE INSURANCE	2,050.85	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-77-132 EMPLOYEE INSURANCE	88.75	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-83-132 EMPLOYEE INSURANCE	297.90	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	10-90-132 EMPLOYEE INSURANCE	73.72	
4981551928	1777486 - LIFE, LTD INSURANCE	06/11/2026	28-40-132 EMPLOYEE INSURANCE	210.00	
4981551946	1778508 - VOLUNTARY LIFE	06/11/2026	11-22550 INS PAYABLE - Vol Life	4,694.96	
4982357766	1777579 - AD & D	06/15/2026	11-22555 INS PAYABLE - AD&D	1,430.70	
Total THE LINCOLN NATIONAL LIFE INSURANCE CO:				12,490.51	
TONGS FIRE EXTINGUISHER SALES AND SERV					
8554	CC ARENA - FIRE EXTINGUISHERS	05/26/2026	10-90-252 EQUIPMENT MAINTENANCE	295.75	
8566	CCFD - BRACKETS	06/01/2026	10-73-252 EQUIPMENT MAINTENANCE	134.00	
Total TONGS FIRE EXTINGUISHER SALES AND SERV:				429.75	
TROY SUNDQUIST					
JUN 2026	CCC - PUBLIC DEFENDER 25/26	06/30/2026	10-44-310 PROF & TECH SERVICES	6,250.00	
Total TROY SUNDQUIST:				6,250.00	
UNIFIRST CORPORATION					
2310082476	1895630 - PRK UNIFORM SERVICE	06/04/2026	10-83-451 UNIFORM SERVICE	135.58	
Total UNIFIRST CORPORATION:				135.58	
UPPER CASE PRINTING INK					
4511	CCC - NEWSLETTER PRINTING	06/03/2026	10-43-222 PRINTING & POSTAGE	636.00	
Total UPPER CASE PRINTING INK:				636.00	
UTAH WATER USERS ASSOCIATION					
2026 ANNUAL DUE	CCC-M. BAKER-2026 ANNUAL DUES	06/10/2026	51-40-255 WATER SYSTEM MAINTENANCE	165.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total UTAH WATER USERS ASSOCIATION:				165.00	
VERIZON WIRELESS					
6143766654	571244071-00002 FY26 TF CELLS	05/16/2026	76-43-210 EQUIPMENT, SUPPLIES, OPERATING	198.35	
Total VERIZON WIRELESS:				198.35	
VIKING EXCAVATION INC					
2 1700 W	CCC - 1700 W WATERLINE	05/26/2026	51-40-731 CAP OUTLAY-LINE REPLACEMENT	85,008.43	
3 1700 W	CCC - 1700 W WATERLINE	06/11/2026	51-40-731 CAP OUTLAY-LINE REPLACEMENT	24,214.68	
Total VIKING EXCAVATION INC:				109,223.11	
Grand Totals:				872,373.54	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: Ambur Kay

City Treasurer: Rhean Cochran

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

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

To: Mayor and City Council

From: Shane Johnson

Council Meeting Date: June 24, 2026

Subject: **Consider bids for the Covered Outdoor Arena Pre-engineered Metal Building.**

Discussion: The Cross Hollow Events Center is doing a project to construct an outdoor covered arena on the south side of the Diamond Z Arena. The new building will add 33,750 square feet of space to the event center to be used primarily for barrel racing.

A bid package was prepared by the City requesting bids for the design and manufacture of the pre-engineered metal building (PEMB) only. The work associated with site grading, concrete foundations, and construction of the building is planned to be bid out in the future separately.

Bidders were notified of this project via email, newspaper advertisement, and on the City’s website. The bid documents were requested by 4 building suppliers, 5 contractors, and 3 plan rooms. Cedar City received three bids for the project.

The following table shows a summary of the bids that were received:

**Bid Summary
Covered Outdoor Arena Pre-engineered Metal Building**

Contractor	Office Location	Bid Amount	Estimated Delivery Date
Falcon Buildings, LLC	Washington, UT	\$521,257.87	14-20 Weeks
PRT Builders, LLC	Cedar City, UT	\$534,874.00	12-14 Weeks
CO Building Systems, Inc.	Ephraim, UT	Non-Responsive	Non-Responsive

The bid provided by CO Building Systems is considered “non-responsive” because they did not provide the bid on the appropriate Bid Schedule and they did not acknowledge the Addenda that were issued during the bidding process.

Since PRT Builders is considered a “Local Bidder” per the local bidder preference in the City’s purchasing policy, PRT was given the opportunity to match the low bid from Falcon Buildings. PRT has not yet let us know in writing on their decision to match the low bid from Falcon Buildings, LLC.

If this bid is awarded it would be on the condition that the Supplier provides the required executed bonding, insurance, immigration status verification, and that the Mayor be authorized to sign the agreement with the Supplier.

Funding for the project comes from private donations. The following information provides a summary of the proposed funding for the project.

Cash-on-Hand:

- Private Donations totaling \$1,004,119.

The following table provides a summary of the proposed budget for the project.

**Project Funding
Covered Outdoor Arena Project
Account #10-90-970**

<u>Current Funding available -</u>	<u>Funding</u>	<u>Expenses</u>	<u>Balance</u>
Cross Hollow - Acct. #10-90-970	\$804,119		
Private Donation	\$200,000		
 <u>Expenses -</u>			
Pre-engineered Metal Building		(\$521,258)	
 Totals -	 \$1,004,119	 (\$521,258)	 \$482,861

Leisure Services will need to remain within the project budget regarding future expenses to outfit the building. There will be other expenses to complete the project including the construction of the building.

Please consider whether to approve the bids for the Covered Outdoor Arena PEMB project. Thank you for your consideration.

CEDAR CITY COUNCIL
AGENDA ITEM _____

DECISION PAPER

TO: Mayor and City Council

FROM: Natasha Hirschi

DATE: June 19, 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: Below is the revised version of the out-of-class compensation policy based on the recommendations from the work meeting. The changes made since last week are highlighted for your consideration.

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/or 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. Approval of the Department Head and City Manager is required.

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 -

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/or 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. Approval of the Department Head and City Manager is required.

CEDAR CITY COUNCIL
AGENDA ITEMS -
DECISION PAPER

TO: Mayor and City Council

FROM: City Manager

DATE: June 18, 2026

SUBJECT: Impact fees

Included in your packets is an updated ordinance that will adopt the impact fee facility plan and analysis. It will also amend the fee schedule consistent with the discussion from last week. By state law, the new fees will become effective 90 days after the ordinance is approved by the Council.

CEDAR CITY ORDINANCE NO. _____

AN ORDINANCE ADOPTING AN IMPACT FEE FACILITY PLAN; AN IMPACT FEE ANALYSIS; PROPORTIONATE SHARE ANALYSIS; ASSOCIATED DOCUMENTS; AND IMPOSING IMPACT FEES FOR CULINARY WATER, WASTEWATER, STORM WATER, TRANSPORTATION, FIRE, POLICE, AND PARKS AND RECREATION; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROFIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS.

WHEREAS, Cedar City (the “City”) is a political subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

WHEREAS, the City has previously enacted impact fees for Culinary Water, Wastewater, Storm Water, Transportation, Fire, Police, and Parks and Recreation; and

WHEREAS, the City has legal authority, pursuant to Title 11 Chapter 36a Utah Code Annotated (UCA) (the “Act”), to impose development impact fees as a condition of development approval, which impact fees are used to defray capital infrastructure costs attributable to growth activity related to qualified public facilities as defined in the Act; and

WHEREAS, the City desires to assess Culinary Water, Wastewater, Strom Water, Transportation, Fire, Police, and Parks and Recreation impact fees as a condition of development approval in order to appropriately assign capital infrastructure costs to development in an equitable and proportionate manner; and

WHEREAS, the City Council has directed Lewis Young Robertson & Burningham, Inc, to prepare an updated Impact Fee Facilities Plan and an updated Impact Fee Analysis which are conducted consistent with and in compliance with the Impact Fee Act (specifically UCA §§ 11-36a-301 through 11-36a-306). Copies of said written Impact Fee Analysis and Impact Facilities Plan are included herein as exhibit “A”; and

WHEREAS, the City and impact fee consultants engaged by the City have reviewed and evaluated the City-Wide Service area (the “Service Area”) and have determined that it is fair and equitable to designate the City Service Ares shown in Figure 3.1 on page 9 of Exhibit “A”, map of the City Service Area, which is contiguous with the City’s municipal boundaries and future annexed area as it is annexed into the City as the appropriate service area for purposes of the impact fees imposed; and

WHEREAS, Consultant and members of City Staff have worked together to collect and evaluate information relevant to the preparation of the Impact Fee Facilities Plan and the Impact Fee Analysis; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Cedar City, State of Utah, as follows:

SECTION ONE: ADOPTION OF THE IMPACT FEE FACILITIES PLAN AND IMPACT FEE ANALYSIS.

The City Council of Cedar City hereby approves and adopts the written Impact Fee Facilities Plan and Impact Fee Analysis attached hereto and incorporated here in as exhibit “A”.

SECTION TWO: REPEAL OF PRIOR IMPACT FEE ENACTMENTS.

Cedar City has adopted various ordinances and/or resolutions from time to time establishing the City’s impact fees and amending the City’s impact fees. All prior impact fee ordinances and/or resolutions establishing or amending the City’s Impact Fees are hereby repealed in their entirety.

This general repeal of prior impact fee ordinances and/or resolutions shall not impair the City’s ability to use Impact Fees to complete projects that were commenced prior to the effective date of this ordinance pursuant to the provisions of the then existing impact fee ordinances and/or resolutions adopted by Cedar City.

SECTION THREE: ADOPTION OF A NEW ORDINANCE, CEDAR CITY ORDINANCE NO. _____ ENTITLED “AN ORDINANCE ADOPTING AN IMPACT FEE FACILITY PLAN; AN IMPACT FEE ANALYSIS; PROPORTIONATE SHARE ANALYSIS; ASSOCIATED DOCUMENTS; AND IMPOSING IMPACT FEES FOR CULINARY WATER, WASTEWATER, STORM WATER, TRANSPORTATION, FIRE, POLICE, AND PARKS AND RECREATION; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING AND SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS”.

The new revised ordinance of Cedar City is enacted to read as follows:

Section 1. Findings. The Cedar City Council finds and determines as follows:

1.1 All required notices have been given and made and public hearings conducted as required by the Impact Fee Act with respect to the Impact Fee Facilities Plan, the Impact Fee Analysis, and the Impact Fee Enactment.

1.2 Growth and development activities in Cedar City will create additional demands on its public facilities. The required improvements to the City’s public facilities, which are

analyzed in the Impact Fee Facilities Plan and the Impact Fee Analysis, are the direct result of additional public facility needs caused by future development activities. The persons responsible for growth and development activities should pay the proportionate share of the costs for the public facilities needed to serve the growth and development activity.

1.3 Impact Fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received.

1.4 In enacting and approving the Impact Fee Facility Plan, Impact Fee Analysis, and this Ordinance, the City Council has taken into consideration, and in certain situations will consider on a case-by-case basis in the future, the future public facilities needs of Cedar City, the capital financial needs of Cedar City which are the result of Cedar City's future facilities' needs, the distribution of the burden of costs to different properties within Cedar City based on the use of the public facilities of Cedar City by such properties, the financial contribution of those properties and other properties similarly situated in Cedar City at the time of computation of the required fee and prior to the enactment of this Ordinance, all revenue sources available to Cedar City, and the impact on future public facilities that will be required by growth and new development activities in Cedar City.

1.5 The provisions of this Ordinance shall be liberally construed in order to carry out the purposes and intent of the City Council in establishing the Impact Fee program.

SECTION 2 Definitions.

2.1 Except as provided below, words and phrases that are defined in the Impact Fee Act (Title 11, Chapter 36a, Utah Code annotated 1953 as amended) shall have the same meaning in this Ordinance.

2.2 "Service Area" shall mean the geographic boundaries of Cedar City as they currently exist or as they may be amended through annexation of additional lands.

2.3 "Project improvements" means site improvements and facilities that are: (1) planned and designed to provide service for development resulting from a development activity; (2) necessary for the use and convenience of the occupants or users of development resulting from a development activity; and (3) not identified or reimbursed as a system improvement. Project improvements does not mean system improvements.

2.4 "Utah State Impact Fee Act" shall mean Title 11, Chapter 36a, Utah Code Annotated, 1935 as amended, or its successor state statute if that title and chapter is renumbered, recodified, or amended.

SECTION 3. ADOPTION.

3.1 The City Council hereby approves and adopts the Impact Facility plan and Impact Fee Analysis attached hereto and incorporated herein as exhibit “A”. The Impact Fee Facilities Plan and the Impact Fee Analysis are incorporated herein by reference and adopted as though fully set forth herein. Based on the City Council’s approval and adoption of the Impact Fee Facilities Plan, and Impact Fee Analysis, the City Council imposes a requirement that all developers install Project Improvements as a condition to connection to Cedar City’s current or future public facilities. Based on its approval and adoption of the Impact Fee Facilities Plan, and the Impact Fee Analysis, the City Council hereby imposes the Impact Fees for Culinary Water, Wastewater, Storm Water, Transportation, Fire, Police, and Parks and Recreation as specified herein and enacts this Ordinance to require payment of the Impact Fees specified herein as a condition to connection to Cedar City’s current or future public facilities and provision service from Cedar City.

SECTION 4. IMPACT FEE CALCULATIONS.

4.1 Impact Fees. The Impact Fees imposed by this Ordinance shall consist of a facilities impact fee (“Facilities Impact Fee”) to fund future public facilities and improvements.

4.2 Developer Credits/Developer Reimbursements. A developer, including a school district or charter school, may be allowed a credit against or proportionate reimbursement of an Impact Fee if the developer dedicates land for System Improvements, builds and dedicates some or all of a System Improvement, or dedicates a public facility that Cedar City and the developer agree will reduce the need for a System Improvement. A credit against impact fees shall be granted for any dedication of land for improvement to, or new construction of, any system improvements provided by the developer if the facilities are dedicated to the public and offset the need for an identified system improvement(s). Any such developer credit shall only be applied to the impact fee for the specific public facility directly benefited by the dedication of land, improvement, or construction.

4.3 Impact Fees Accounting. Cedar City shall establish a separate interest-bearing ledger account for the cash impact fees collected pursuant to this Ordinance. Interest earned on such account shall be allocated to that account.

a. Reporting. At the end of each fiscal year, Cedar City shall prepare a report generally showing the source and amount of all monies collected, interest earned and received by the fund or account, and of each expenditure from the fund or account. The report shall also identify Impact Fee funds by the year in which they were received, the project from which the funds were collected, and capital projects for which the funds were budgeted, and the project schedules for expenditure and be provided to the State Auditor on the form developed by the State Auditor.

b. Impact Fee Expenditures. Cedar City may expend Impact Fees covered by this Ordinance only for System Improvements that are identified in the Impact Fee Facilities Plan and for the specific public facility type for which the fee was collected.

c. Time of Expenditure. Impact Fees collected pursuant to this Ordinance are to be expended or encumbered for a permissible use within six (6) years of receipt by Cedar City, unless the Cedar City Council finds there is an extraordinary and compelling reason why the fees should be held longer and identifies an absolute date by which the fees will be expended. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

d. Extension of Time. Cedar Cit may hold fees longer than six (6) years if it identifies in writing, (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years, and (ii) identifies an absolute date by which the fees will be expended.

4.4 Refunds. Cedar City shall refund impact fees in accordance with relevant provisions of the Impact Fee Act.

4.5 Additional Fees and Costs. The Impact Fees authorized hereby are separate from and in addition to developer fees and charges lawfully imposed by Cedar City, such as engineering and inspection fees, building permit fees, subdivision fees, review fees, and other fees and costs that may not be included as itemized components of the impact fee.

4.6 Fees Effective at Time of Payment. Unless Cedar City is otherwise bound by the terms of a prior or separate contractual requirement, the impact fee shall be determined from the impact fee schedule in effect at the time of payment in accordance with the provisions of Section 5 below.

SECTION 5 IMPACT FEE IMPOSED.

For any development activity which creates additional demand and need for public facilities, Impact Fees are hereby imposed as a condition of the issuance of a building permit by Cedar City. Impact fees for storm drain may be collected at the time of subdivision or other building approval. The formula for each impact fee category is included in exhibit "A". Cedar City's existing Impact fees and consolidated fee schedule, are ~~imposed~~ amended as follows:

	Single Family (per unit)	Multi-Family (per unit)	Commercial (per 1K SF)	Industrial (per 1K SF)	Institutional
Parks/rec.	\$4,106	\$3,110	n/a	n/a	n/a
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. See exhibit "A" table 9.6					
**Represents a general fee for commercial (ITE Code 820), institutional (ITE Code 560), and industrial (ITE Code 110). See exhibit "A" table 10.6					

IMPACT FEES

	Existing	Adopted
Drainage		
Single Family Dwelling Unit (per dwelling unit)	\$294.00	<u>\$393.00</u>
Multi Family Dwelling Unit (per dwelling unit)	\$63.00	<u>\$85.00</u>
Commercial (per 1K Sf)	\$941.00	<u>\$1,256.00</u>
Industrial (per 1K Sf)	\$1,015.00	<u>\$1,345.00</u>
Agricultural (per Acre)	\$447.00	<u>\$597.00</u>
Institutional (per 1K sf in structure)	\$283.00	<u>\$378.00</u>
Fire/EMS		
Single Family Dwelling Unit (per dwelling unit)	\$404.00	<u>\$603.00</u>
Multi Family Dwelling Unit (per dwelling unit)	\$185.00	<u>\$778.00</u>
Commercial (per 1K Sf)	\$199.00	<u>\$1,422.00</u>
Office (per 1K Sf)	n/a	<u>\$768.00</u>
Industrial (per 1K Sf)	\$482.00	<u>\$142.00</u>
Agricultural	n/a	n/a
Institutional (per 1,000 sf in structure)	\$362.00	<u>\$569.00</u>
Parks & Recreation		
Single Family Dwelling Unit (per dwelling unit)	\$1,350.00	<u>\$2,700.00</u>
Multi Family Dwelling Unit (per dwelling unit)	\$1,290.00	<u>\$2,500.00</u>
Commercial (per 1K Sf)	n/a	n/a
Industrial (per 1K Sf)	n/a	n/a
Agricultural	n/a	n/a

	Existing	Adopted
Institutional (per 1,000 sf in structure)	n/a	n/a
Police		
Single Family Dwelling Unit (per dwelling unit)	\$89.00	<u>\$89.00</u>
Multi Family Dwelling Unit (per dwelling unit)	\$71.00	<u>\$71.00</u>
Commercial (per 1K Sf)	\$107.00	<u>\$107.00</u>
Office (per 1K Sf)	n/a	n/a
Industrial (per 1K Sf)	\$56.00	<u>\$19.00</u>
Agricultural	n/a	n/a
Institutional (per 1,000 sf in structure)	\$33.00	<u>\$33.00</u>
Sewer		
1" meter	\$1,935.00	<u>\$4,596.00</u>
1 1/2" meter	\$4,837.50	<u>\$11,491.00</u>
2" meter	\$7,740.00	<u>\$18,387.00</u>
3" meter	\$11,281.05	<u>\$26,813.00</u>
4" meter	\$16,776.45	<u>\$39,837.00</u>
6" meter	\$28,386.45	<u>\$67,413.00</u>
Transportation		
Single Family Dwelling Unit (per dwelling unit)	\$636.00	
Multi Family Dwelling Unit (per dwelling unit)	\$453.00	
Commercial (per 1K Sf)	\$2,516.00	
Industrial (per 1K Sf)	\$324.00	
Agricultural (per acre)	n/a	
Institutional (per 1,000 sf in structure)	\$971.00	
<u>Residential</u>		
<u>Single family (per dwelling)</u>		<u>\$1,169</u>
<u>Multifamily housing - low-rise (per dwelling)</u>		<u>\$835.00</u>
<u>Multifamily housing - mid-rise (per dwelling)</u>		<u>\$562.00</u>
<u>Commercial</u>		
<u>Hotel (per room)</u>		<u>\$991.00</u>
<u>Free-standing discount store (per 1,000 Sq. Ft.)</u>		<u>\$5,337.00</u>
<u>Shopping center (per 1,000 Sq. Ft.)</u>		<u>\$3,254.00</u>
<u>New auto sales (per 1,000 Sq. Ft.)</u>		<u>\$3,447.00</u>
<u>Used auto sales (per 1,000 Sq. Ft.)</u>		<u>\$3,351.00</u>
<u>Supermarket (per 1,000 Sq. Ft.)</u>		<u>\$8,831.00</u>
<u>24 hr. convenience market (per 1,000 Sq. Ft.)</u>		<u>\$46,252.00</u>
<u>Pharmacy/drugstore with drive through (per 1,000 Sq. Ft.)</u>		<u>\$6,845.00</u>
<u>Drive-in bank (per 1,000 Sq. Ft.)</u>		<u>\$8,076.00</u>

	Existing	Adopted
<u>Auto parts sales (per 1,000 Sq. Ft.)</u>		<u>\$3,851.00</u>
<u>Restaurant – sit down (per 1,000 Sq. Ft.)</u>		<u>\$7,566.00</u>
<u>Restaurant – fast food with drive up (per 1,000 Sq. Ft.)</u>		<u>\$26,049.00</u>
<u>Industrial</u>		
<u>Light industrial (per 1,000 Sq. Ft.)</u>		<u>\$604.00</u>
<u>Warehouse (per 1,000 Sq. Ft.)</u>		<u>\$213.00</u>
<u>Mini-Warehouse (per 1,000 Sq. Ft.)</u>		<u>\$181.00</u>
<u>Institutional</u>		
<u>Public Elementary School (Students)</u>		<u>\$282.00</u>
<u>Public High School (Students)</u>		<u>\$510.00</u>
<u>University/College (Students)</u>		<u>\$193.00</u>
<u>Church (per 1,000 Sq. Ft.)</u>		<u>\$941.00</u>
<u>Day Care (per 1,000 Sq. Ft.)</u>		<u>\$3,301.00</u>
<u>Medical</u>		
<u>Hospital (per 1,000 Sq. Ft.)</u>		<u>\$1,335.00</u>
<u>Nursing Home (per 1,000 Sq. Ft.)</u>		<u>\$837.00</u>
<u>Office</u>		
<u>General office (per 1,000 Sq. Ft.)</u>		<u>\$1,342.00</u>
<u>Medical/Dental (per 1,000 Sq. Ft.)</u>		<u>\$4,458.00</u>
	Existing	Adopted
Water		
1” meter	<u>\$3,892.00</u>	<u>\$3,892.00</u>
1 ½” meter	<u>\$9,730.00</u>	<u>\$9,730.00</u>
2” meter	<u>\$15,568.00</u>	<u>\$15,568.00</u>
3” meter	<u>\$22,690.36</u>	<u>\$22,690.36</u>
4” meter	<u>\$33,743.64</u>	<u>\$33,743.64</u>
6” meter	<u>\$57,095.64</u>	<u>\$57,095.64</u>

SECTION 6 FEE EXCEPTIONS AND ADJUSTMENTS.

6.1 Waiver for “Public Purpose”. The City Council may, on a project-by-project basis authorize exceptions or adjustments to the then existing impact fee rate structure for those projects the City Council determines to be of such benefit to the community as a whole to justify the exception or adjustment. Such projects may include low-income housing. When making a public purpose exception or adjustment the City Council shall identify sources of funding to cover the impact fees that are waived or adjusted.

6.2 Adjustments. The City Council may adjust Impact Fees imposed pursuant to this Ordinance as necessary in order to respond to unusual circumstances in specific areas, ensuring that Impact Fees are imposed fairly, permit the adjustments of the amount of the Impact Fee

based upon studies and data submitted by an applicant in order to ensure that the Impact Fee represents the proportionate share of the cost of providing such facilities which are reasonably related to and necessary in order to provide the services in question to anticipated future growth and development activities. The City Council may also adjust Impact Fees to respond to a request for a prompt and individualized Impact Fee review for the development activity of an agency of the State of Utah, a school district, or a charter school.

SECTION 7 APPEAL PROCEDURES.

7.1 Application. The appeal procedure applies both to challenges to the legality of Impact Fees, to similar and related fees of Cedar City and to the interpretation and/or application of those fees.

7.2 Cedar City appeal process. Any person or entity required to pay an Impact Fee under this Ordinance may file a written request to appeal the Impact Fee. An appeal shall be in writing and clearly set forth the reasons for the appeal. All appeals shall be heard first by the Cedar City Manager. The City Manager shall have thirty (30) days from receipt of the appeal to make a decision and reply in writing to the party submitting the appeal. The person or entity may appeal the decision of the City Manager to the City Council. The City Council shall hear the appeal during an open and public meeting and make a determination within thirty (30) days. The decision of the City Council is final. When hearing the appeal and fashioning a remedy the City Manager and the City Council shall follow the provisions of the Impact Fee Act, specifically Title 11, Chapter 36a, Part 7, Utah Code Annotated 1953 as amended.

7.3 Denial Due to the Passage of Time. Should Cedar City, for any reason, fail to issue a final decision on a written challenge to an Impact Fee, its calculation or application, within thirty the applicable time limitation set forth in section 7.2 the challenge shall be deemed to have been denied.

7.4 Judicial Review. Nothing in this ordinance shall be interpreted to alter the statutory deadlines before which an action to challenge an Impact Fee must be initiated in the District Court. After having been served with a copy of the pleadings initiating a court review, Cedar City shall submit to the Court the record of the proceedings before Cedar City, including minutes, and if available, a true and correct transcript of any proceedings.

SECTION 8 IMPACT REVIEW AND COMMUNITY INVOLVEMENT.

8.1 City's Impact Fee Review. The Cedar City Council may review Impact Fees in five (5) years. In order to meet the Council's five (5) year review timetable, staff is directed to begin the process of requesting a budget, solicit proposals for a consultant, publish the appropriate notices, and take all steps reasonably necessary and proper to begin a comprehensive Impact Fee review in four (4) years. The Council reserves its ability to amend this provision. The Council reserves its ability to pass its yearly budget. The Council reserves its ability to require a

review of Impact Fees at a different time than is specified herein in response to such factors as the Council deems appropriate, including but not limited to changing economic conditions.

8.2 Continuing Dialogue with the Building Industry. City staff are directed to engage in continuing dialogue with representatives of the Iron County Home Builders Association, the Iron County Board of Realtors, and other interested groups or individuals. This will be an effort by the City to work with these various interested groups and individuals to refine and improve the current and future Impact Fee study, Impact Fee Facility Plan, and Impact Fees.

SECTION 9 SEVERABILITY.

If any section, subsection, paragraph, clause or phrase of this ordinance shall be declared invalid for any reason, such decision shall not effect the remaining provisions of this Ordinance, which shall remain in full force and effect, and for this purpose, the provisions of this Ordinance are declared to be severable.

SECTION 10 EFFECTIVE DATE

Pursuant to UCA§11-36a-401(2) this ordinance shall take effect ninety (90) days after it is approved by the Cedar City Council.

PASSED AND ADOPTED BY THE CEDAR CITY COUNCIL on the _____ day of _____, 2026

Aye Nay Absent Abstain

Mr. Phillips
Mr. Cox
Mr. Wilkey
Mr. Schmidt
Mr. Galan

Presiding Officer

Attest

Steve Nelson

Amber Ray

Mayor

City Recorder

City Seal:

Exhibit "A"

Impact Fee Facility Plan and Impact Fee Analysis



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



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

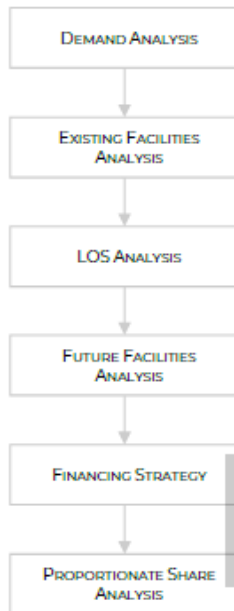
The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.¹ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact 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.

DRAFT

² 11-36a-302(2)

³ 11-36a-302(3)

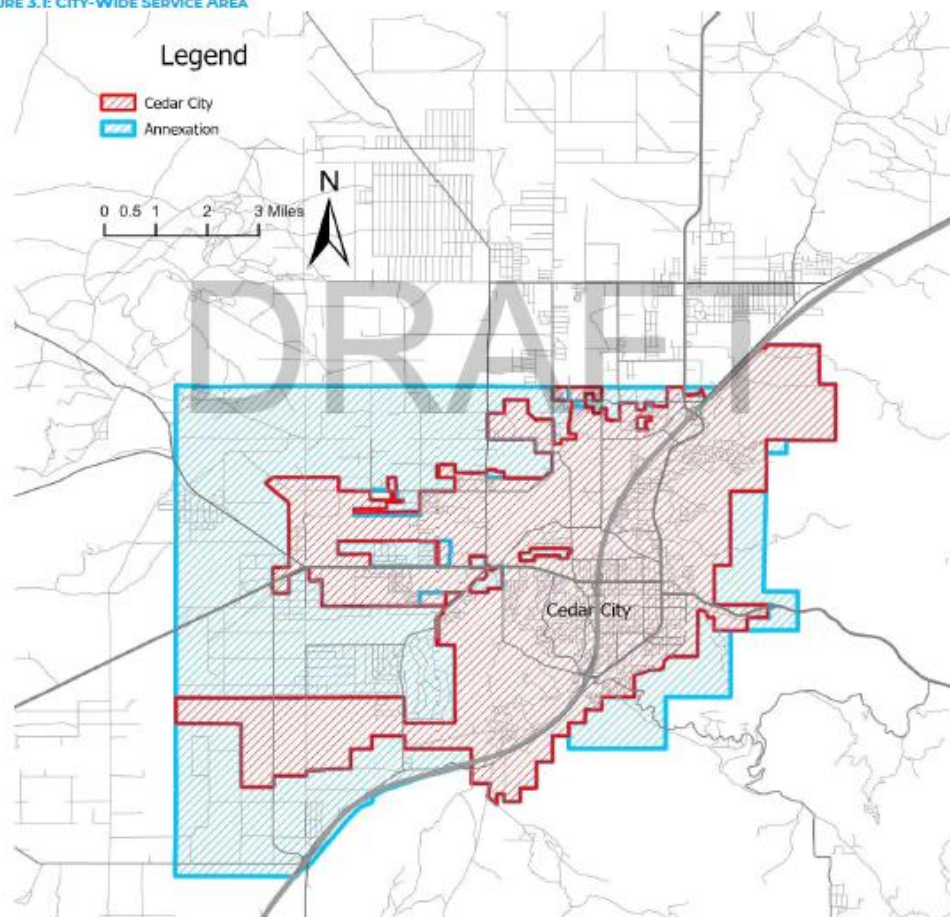


SECTION 3: OVERVIEW OF SERVICE AREA AND GENERAL DEMAND FIGURES

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. FR.	POLICE SQ. FR.	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:

$(\text{Estimate of Annual Police Calls per Unit} \times \$320) + (\text{Estimate of Annual Animal Control Calls per Unit} \times \$621) = \text{Impact Fee per Unit}$

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
	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
Retail/Service	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
	1,000 sq ft	843	Auto Parts Sales	54.57	43%	15.55	\$3,851
Restaurant/Drinking	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

¹³11-36a-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.3: 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	PAVILLION - 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 15%	TOTAL IMPROVEMENT VALUE
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%	\$ 316,844	\$ 47,542	\$ 364,486
Canyon Park - East	5.00	1.00	2.00		1.00						3,840			100%	\$ 932,360	\$ 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	16.00	1.00	8.00									4,500		100%	\$ 1,451,000	\$ 217,650	\$ 1,668,650
Rotary Centennial			15.00											100%	\$ 62,500	\$ 9,375	\$ 71,875
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/					6.00	3.00								0%	\$ -	\$ -	\$ -
Fields at the Hills	14.00		5.00				4.00		4.00	1.00	103,032			100%	\$ 4,033,628	\$ 603,544	\$ 4,637,172
Iron West Complex														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														100%	\$ 50,000	\$ 7,500	\$ 57,500
Cemetery														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%	\$116,996	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	\$107,225,521	100%	\$107,225,521	Treatment
Total			\$165,886,000	\$207,240,919		\$148,325,065	

*2% 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 Cottonail 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 54" Detention Basin	\$90,000	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 84" 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-FY19)	SAFE YIELD (AC-FY19)	
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	2.20
North	3200 North	2.50
	Cedar Canyon North	2.00
	North	2.10
South	Redmen	1.00
	South	2.00
	Squaw Cave	0.90
	Spillsbury 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 (DW10,000):													
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	\$5,500,000		\$5,500,000	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 CKWCD 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	\$562,880	\$763,172	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	\$411,266	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	\$96,640	\$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 Nicholas 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 Nicholas 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

HERITAGE THEATER AND FESTIVAL HALL

\$100 non-refundable deposit credited toward rental charges for each event booked in Festival Hall.
Deposit is not refunded upon cancellation.

Rental	Description	Time Block	Fees	Current Fee
Equipment	Computer/Laptop	Per Day	\$35	
Festival Hall	Single Conference Room	Fri-Sat 4HR	\$150	
		Fri-Sat 12HR	\$300	
		Sun-Thu 4HR	\$80	\$75
		Sun-Thu 12HR	\$160	\$150
	Double Conference Room	Fri-Sat 4HR	\$250	
		Fri-Sat 12HR	\$500	
		Sun-Thu 4HR	\$150	\$137.50
		Sun-Thu 12HR	\$300	\$275
	The Explorers Conference Center	Fri-Sat 4HR	\$500	
		Fri-Sat 12HR	\$600	
		Sun-Thu 4HR	\$300	\$275
		Sun-Thu 12HR	\$575	\$550
	Multi-Use	Fri-Sat 12HR	\$1,500	
		Sun-Thu 12HR	\$750	
	Meeting Room 1	Fri-Sat 4HR	115	
		Fri-Sat 12HR	230	
		Sun-Thu 4HR	100	
		Sun-Thu 12HR	200	
	Meeting Room 2-5	Fri-Sat 4HR	\$50	
		Fri-Sat 12HR	\$160	
		Sun-Thu 4HR	\$45	
		Sun-Thu 12HR	90	
	Meeting Room 6	Fri-Sat 4HR	70	
		Fri-Sat 12HR	220	
		Sun-Thu 4HR	65	
		Sun-Thu 12HR	130	
	Meeting Rooms 1-6 (open/combined)	Fri-Sat 4HR	460	
		Fri-Sat 12HR	920	
		Sun-Thu 4HR	340	

		Sun-Thu 12HR	680	
	Meeting Room 7	Fri-Sat 4HR	\$325	\$225
		Fri-Sat 12HR	\$550	\$450
		Sun-Thu 4HR	\$300	\$200
		Sun-Thu 12HR	\$600	\$400
	Tower Room/Commission Room	Fri-Sat 4HR	\$100	
		Fri-Sat 12HR	\$200	
		Sun-Thu 4HR	\$50	
		Sun-Thu 12HR	\$100	
	Kitchen -- Basic Use	Fri-Sat 4HR	\$30	
		Fri-Sat 12HR	\$60	
		Sun-Thu 4HR	\$30	
		Sun-Thu 12HR	\$60	
	Kitchen -- Full Use	Fri-Sat 4HR	\$50	
		Fri-Sat 12HR	\$100	
		Sun-Thu 4HR	\$50	
		Sun-Thu 12HR	\$100	
	Setup / Labor	Per Event	\$75	\$50
Heritage Theater	Hogan Outdoor Stage	w/o Lights/Sound	\$25	
		w/ Lights/Sound	\$50	
	Grand Lobby	Fri-Sat 4HR	\$400	\$300
		Fri-Sat 12HR	\$700	\$600
		Sun-Thu 4HR	\$375	\$275
		Sun-Thu 12HR	\$650	\$550
	Exhibit Space	Per Day	\$200	
	999 Seat Theater (incl. same-day setup / rehearsal)	Fri-Sat Per Show	\$700	\$600
		Sun-Thu Per Show	\$650	\$550
	Rehearsal Only	Fri-Sat Per Day	\$400	\$300
		Sun-Thu Per Day	\$375	\$275
	Technician / Stagehand Labor	Per Unit	\$150	\$100

All rates are subject to the adopted rental rate administration policy				
Non-Profit groups receive a 25% discount on Room Rental Rates Sunday - Thursday				