

**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:**

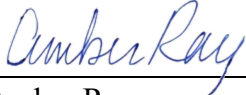
Ann Clark: We just got through the big debate over the Cross Hollow rezone and RDO. There was a time where the city needed to encourage development to come. I think we did a lot of things to encourage developers to come here. I don't think we need to anymore. What we need to do is come up with some procedure 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.

  
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Amber Ray  
City Recorder



# *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

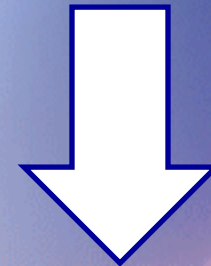
Income – Expenses =  
\$ Available for Future  
Savings



Rainy Day  
College  
Home Improvements  
Retirement

## General Fund Budget

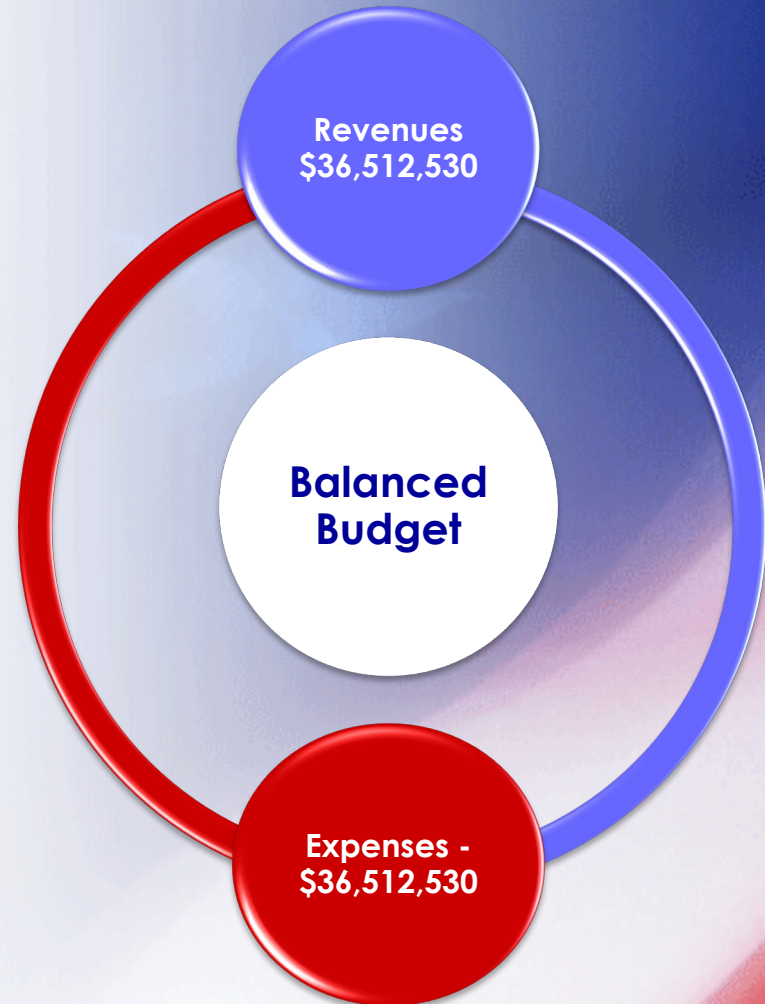
Revenue – Expenditures =  
\$ Available for Fund Balance



Economic Downturns  
Long Term Planning  
Capital Projects  
Unexpected Expenses

# 2026-27 General Fund Budget

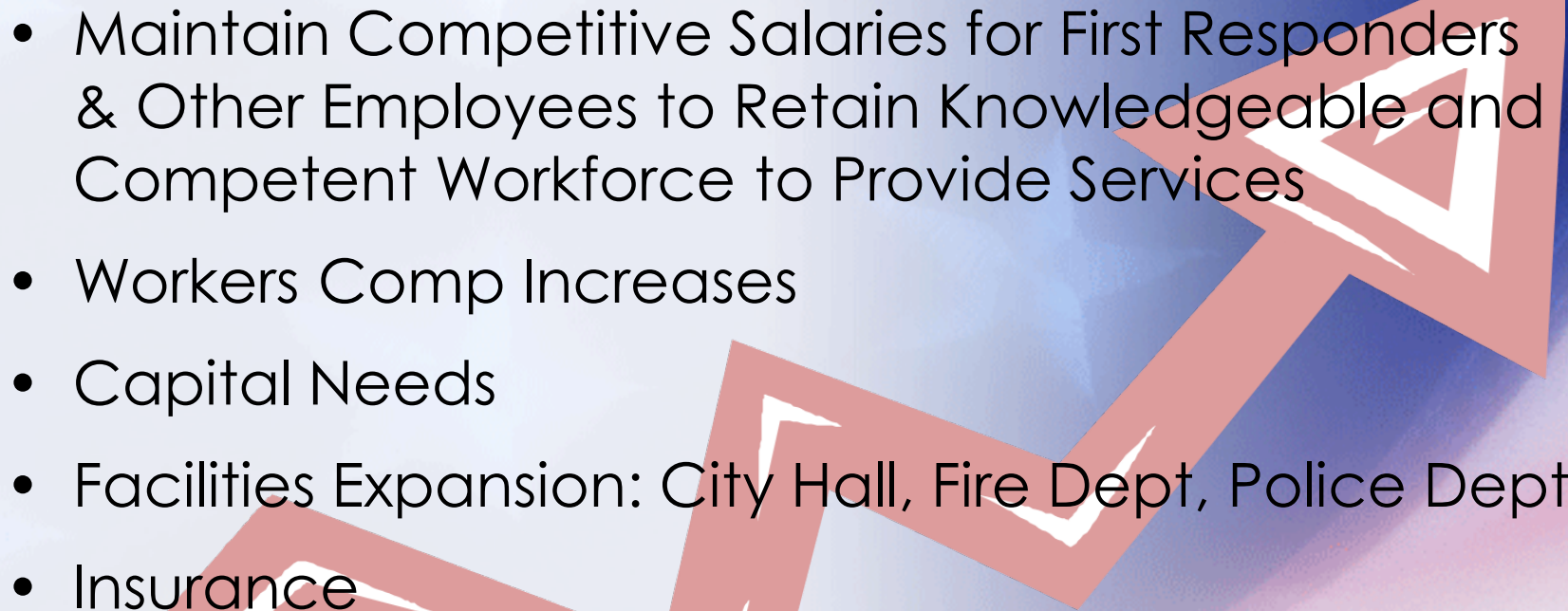
- **No Significant Department Operating Cost Increases**
- **Stable Reserve Levels**
- **Market Analysis of Employee Salaries is Completed**



# 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 slide is a close-up, slightly blurred image of the American flag. The stars are prominent in the upper left and center, while the stripes are visible in the lower right. The colors are vibrant, with a deep blue, bright white, and a rich red.

**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**



**CONSTRAINED**



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



