

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.

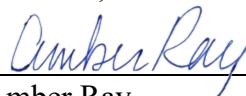
Chief Phillips: The cost of fire trucks went up. We budgeted \$820,000 it went up to \$865,865.

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