



Cedar City

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

CITY COUNCIL WORK MEETING

July 15, 2026

5:30 P.M.

Mayor
Steve Nelson

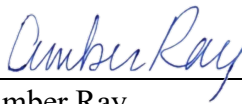
Council Members
Robert Cox
Waldo D. Galan
R. Scott Phillips
Phil E. Schmidt
Carter Wilkey

City Manager
Paul Bittmenn

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street. 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
 - Staff Comments
 - Swear in Code Enforcement Officer, Jayson Miller and Patrol Officer II, Jacob Jackson
- IV. Business Agenda
 - Public
 1. Resolution to approve a replacement board member for the Trails at Shurtz Canyon PID. J Tyler King/Randall McUne
- V. Staff
 2. Fiddlers Park – Big T Recreation presentation. Paul Foster/Ken Nielson
 3. Consider a resolution approving the Heritage Center Fees and Contracts. Jason Clark/Randall McUne
 4. Consider purchase of Toro Reelmaster Fairway mower in the amount of \$100,277. Steve Carter
 5. Consider lease agreement with Highland Golf in the amount of \$5,198.27 per month. Steve Carter
 6. Closed Session- Imminent Litigation. Randall McUne

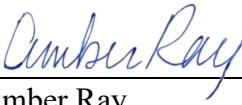
Dated this 13th day of July 2026.



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 13th day of July 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.

Steve Nelson
(435)590-5586

Robert Cox
(435)559-0785
rcrobert@cedarcityut.gov

Waldo Galan
(435)592-4116
gwaldo@cedarcityut.gov

Scott Phillips
435-701-7884
sphillips@cedarcityut.gov

Phil Schmidt
435-559-2522
sphil@cedarcityut.gov

Carter Wilkey
801-688-2992
wcarter@cedarcityut.gov

**CEDAR CITY
COUNCIL AGENDA ITEM #01
STAFF INFORMATION SHEET**

TO: Mayor and Council

FROM: City Attorney

DATE: July 13, 2026

SUBJECT: Replacement of Trustee for Trails at Shurtz Canyon PID

When the City approved the creation of the Trails at Shurtz Canyon Public Infrastructure District, the City also appointed trustees for the District. One of those trustees has resigned, and the District seeks to fill the vacancy with Thomas Mann. Until those positions become public positions, appointed by the purchasers of lots within the PID, the City must approve any changes to the trustees.

Please consider approving the attached resolution appointing Thomas Mann to fill Caleb Wilson's vacancy.

City Council of Cedar City, Utah
Resolution No. 26-0722

**A RESOLUTION OF THE CITY COUNCIL OF CEDAR CITY, APPOINTING NEW
TRUSTEE TO THE BOARD OF TRAILS AT SHURTZ CANYON PUBLIC
INFRASTRUCTURE DISTRICT**

WHEREAS Trails at Shurtz Canyon Public Infrastructure District (the “District”) is a public infrastructure district located within the boundaries of Cedar City, which was the creating entity of the District; and

WHEREAS the City Council of Cedar City (“Council”), as the legislative body of Cedar City, is empowered by Utah Code Title 17B Chapter 1 (the “Special District Act”), Title 17D Chapter 4 (the “PID Act”), and the Governing Document of the District, to appoint trustees to the District’s Boards of Trustees; and

WHEREAS a seat on the Board of Trustees of the District was vacated by trustee Caleb Wilson, and the seat has not yet transitioned to an elected seat pursuant to the Governing Document, therefore a new trustee must be appointed to replace the seat on the board of the District; and

WHEREAS the Governing Document of the District requires a vacated seat be filled pursuant to the Special District Act; however, as there are no residents within the boundaries of the District, a resident cannot be appointed; and

WHEREAS the PID Act, at Utah Code § 17D-4-202(3)(c), states that a non-resident may only serve as a board member if the person is an owner of land within the District, or an agent or officer of the owner of land, and must be a registered voter at that person’s primary residence; and

WHEREAS the owner of land within the District has nominated Tommy Mann, a resident of Kalispell, Montana, as their agent to replace Mr. Wilson on the Boards of Trustees; and

WHEREAS Mr. Mann is a registered voter at the place of his primary residence,

BE IT HEREBY RESOLVED by the Council, as follows:

1. Tommy Mann of Kalispell, Montana, being a person currently meeting the qualifications for appointment to the Board of Trustees of the District as stated in Utah Code §17D-4-202(3)(c) (i.e., registered voter and nominated agent of the property owners), is hereby appointed to fill Mr. Wilson’s seat on the Board of Trustees of the District.

2. Mr. Wilson was originally appointed for an initial six-year term. Mr. Mann will serve the remainder of the initial six-year term on the board, or until such earlier time as he is unable or unwilling to serve.

3. Mr. Mann shall be required to maintain his status as a registered voter during the time of her service on the Boards.

BE IT FURTHER RESOLVED that this Resolution shall take effect at the earliest date allowed by law.

ADOPTED BY THE CITY COUNCIL OF CEDAR CITY, STATE OF UTAH, ON THIS ____ DAY OF JULY, 2026, ON THE FOLLOWING VOTE:

Council Vote:

Phillips -

Cox -

Wilkey -

Schmidt -

Galan -

This resolution shall take effect immediately upon passage.

Dated this ____ day of July 2026.

Steve Nelson, Mayor

[SEAL]
ATTEST:

Amber Ray, Recorder

TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT

PROPOSED TRUSTEE BIO

For consideration by City Council of Cedar City

July 15, 2026

Thomas Mann

My name is Thomas Joseph Mann, born in Buffalo, Minnesota on August 6, 1997. I attended high school in Kalispell, Montana, graduating with honors and earning three Academic All-State awards, one team state championship, one individual state championship, and a 3.9 GPA (4.0 scale).

Beginning in the fall of 2016, I attended San Diego State University before accepting a golf scholarship to Marymount California University. I later completed my studies at Montana State University, graduating with a degree in Economics in the summer of 2019.

Following my education, I worked at Mann Mortgage as a Loan Officer Assistant, Loan Officer, and ultimately a Strategic Business Manager. After Mann Mortgage was acquired by Synergy 1 Lending, I continued working as a Loan Officer while simultaneously serving as Project Manager for a housing development in Montrose, Colorado, known as “The Grove.”

I am now a consultant for Mann, Inc. and will be representing Mann Developers full-time to support and ensure the successful execution of The Trails at Shurtz Canyon development.

To: Mayor & City Council

From: Jason Clark

Date: 7-15-2026

Subject: Heritage Theater and Festival Hall Rate Increases

At the direction of the City Council, staff of the Heritage Theater and Festival Hall are recommending an increase in rental rates and associated fees.

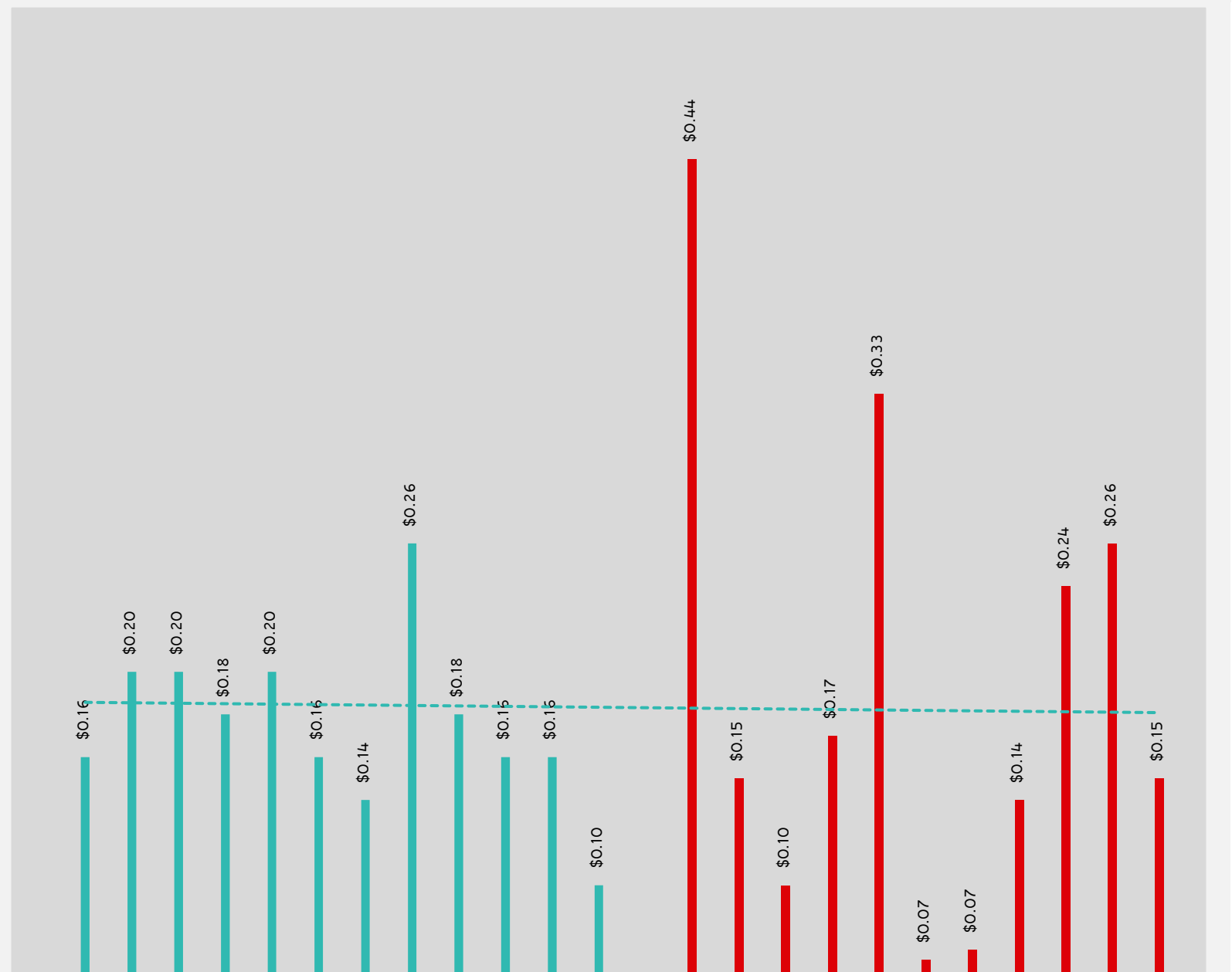
To ensure the proposed rates remain competitive, staff conducted a thorough review of fees charged by comparable meeting rooms, theaters, and event venues in the region. We believe the updated rates are fair, reasonable, and aligned with current market conditions.

Previously, and in accordance with earlier Councils directions, our primary focus was on maximizing facility utilization by filling the calendar with events. We are now shifting our approach to align with the current Council's emphasis on increasing revenue generation from these public assets.

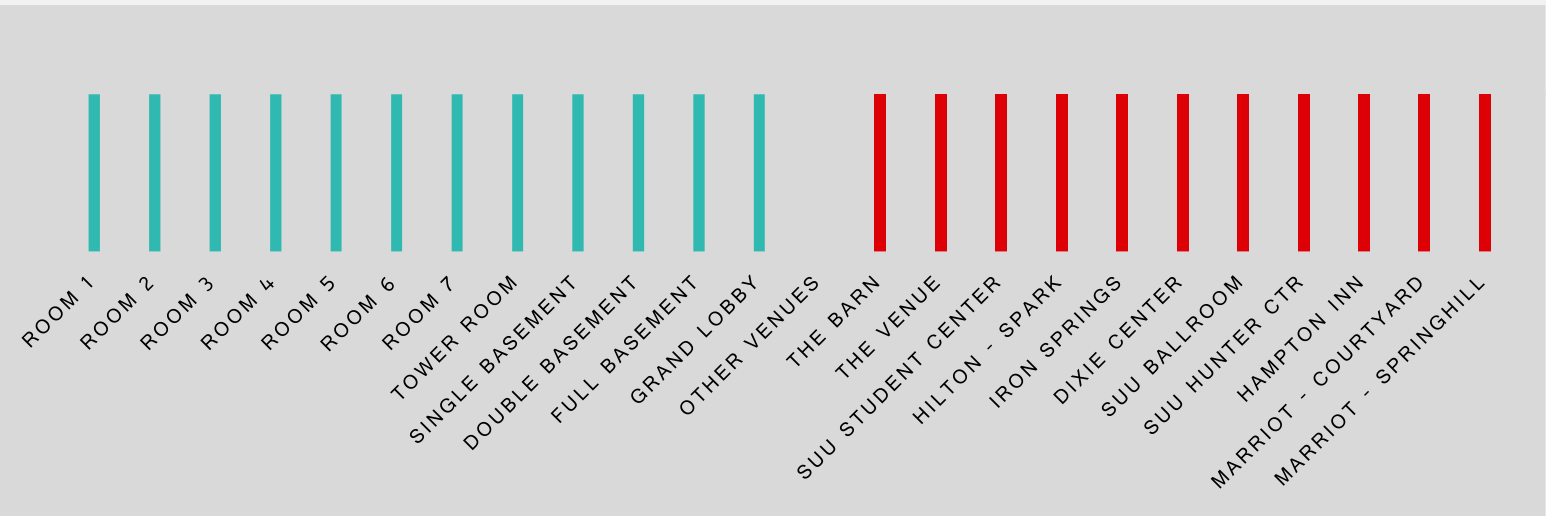
This adjustment will help ensure the long-term financial sustainability of the facilities while continuing to serve the community. Staff remains committed to actively pursuing new business opportunities and will work creatively within current policies to attract and accommodate events that benefit both the City and our residents.

Festival Hall Rate Comparison - Proposed

Festival Hall	Cost per sqft per 4 hrs	
Room 1	\$	0.16
Room 2	\$	0.20
Room 3	\$	0.20
Room 4	\$	0.18
Room 5	\$	0.20
Room 6	\$	0.16
Room 7	\$	0.14
Tower Room	\$	0.26
Single Basement	\$	0.18
Double Basement	\$	0.16
Full Basement	\$	0.16
Grand Lobby	\$	0.10
Other Venues		
The Barn	\$	0.44
The Venue	\$	0.15
SUU Student Center	\$	0.10
Hilton - Spark	\$	0.17
Iron Springs	\$	0.33

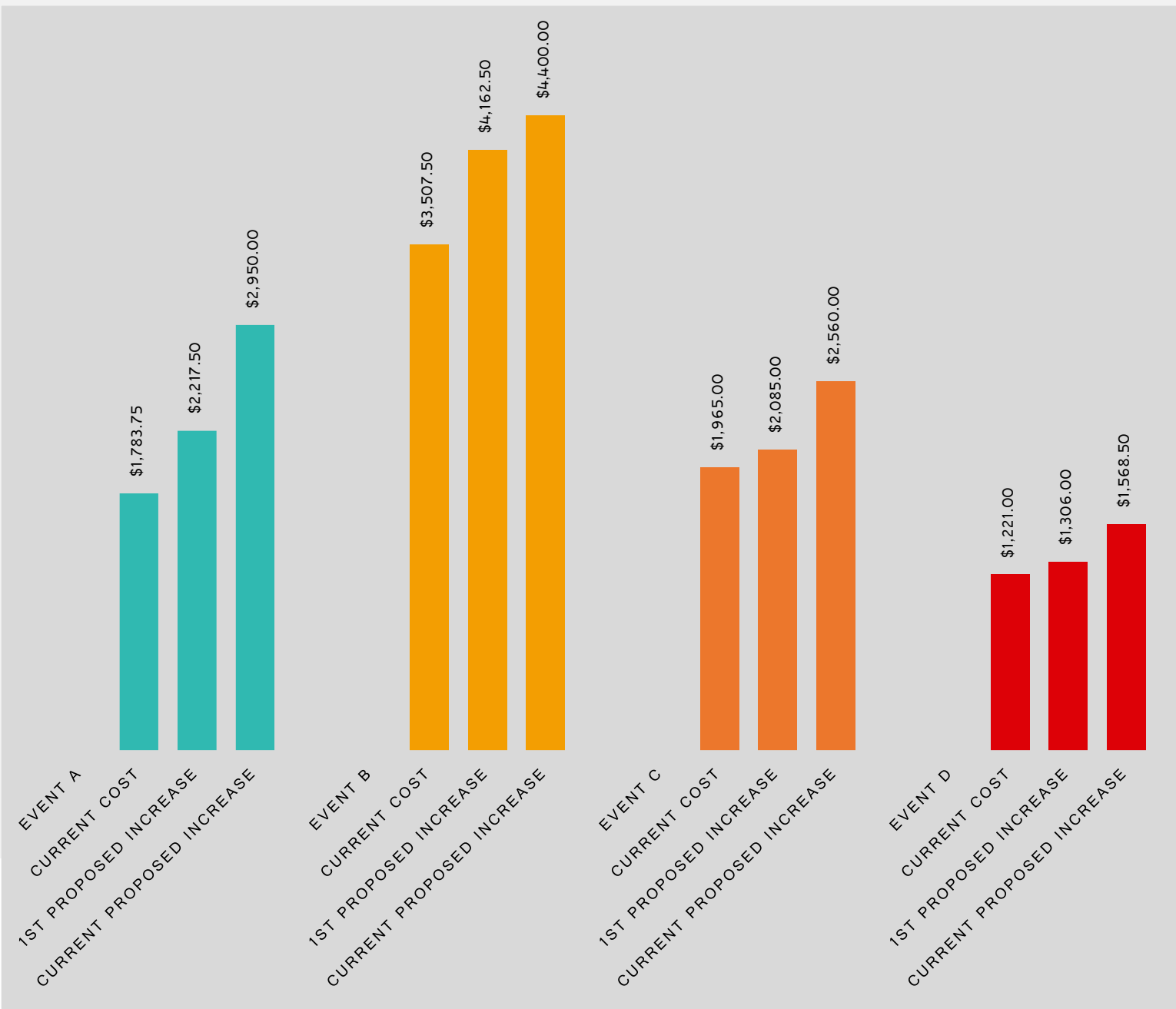


Festival Hall	Cost per sqft per 4 hrs	
Dixie Center	\$	0.07
SUU Ballroom	\$	0.07
SUU Hunter Ctr	\$	0.14
Hampton Inn	\$	0.24
Marriot - Courtyard	\$	0.26
Marriot - Springhill	\$	0.15



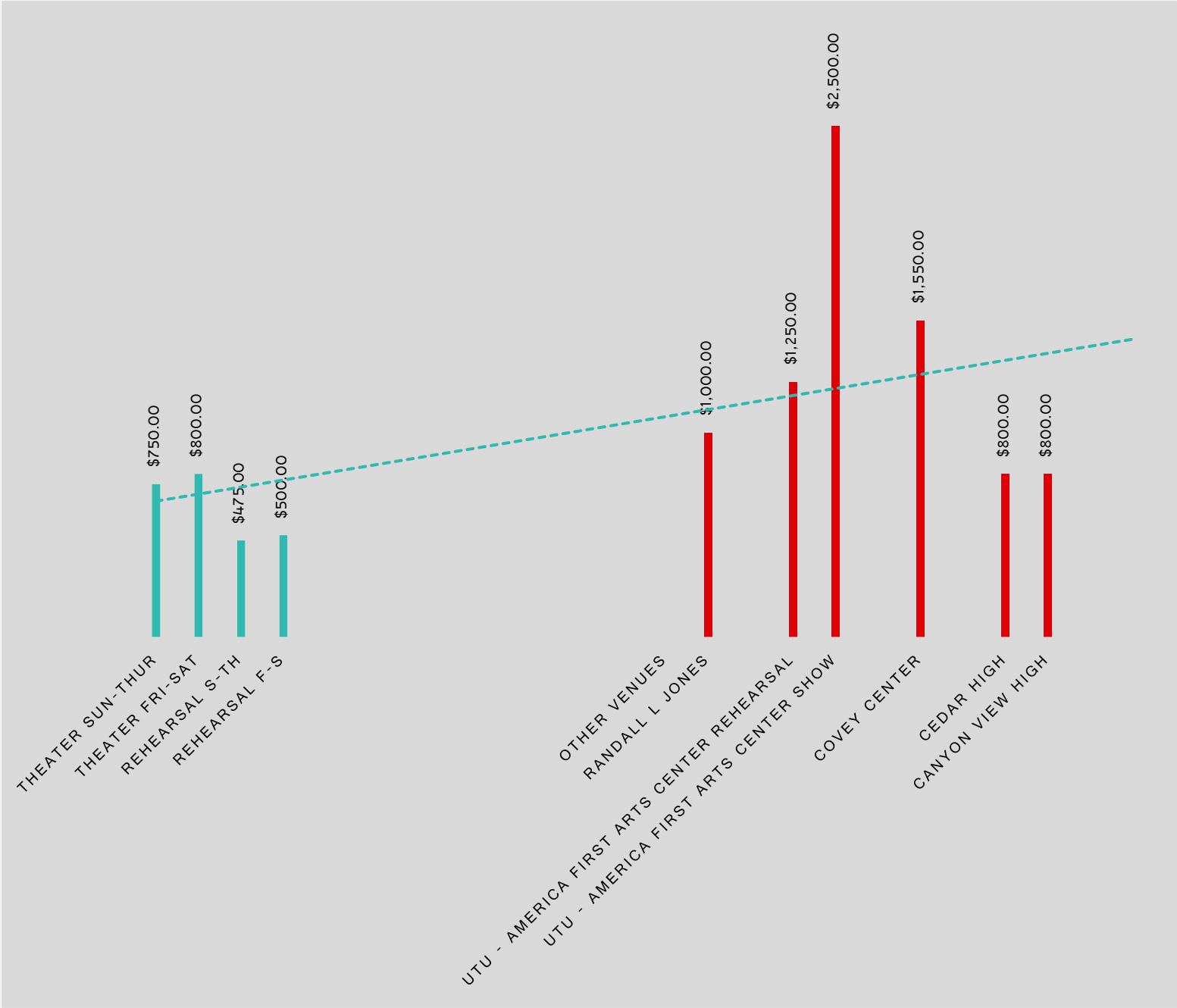
Heritage Theater Examples

Examples	Total Event Cost	
Event A		
Current Cost	\$	1,783.75
1st Proposed Increase	\$	2,217.50
Current Proposed Increase	\$	2,950.00
Event B		
Current Cost	\$	3,507.50
1st Proposed Increase	\$	4,162.50
Current Proposed Increase	\$	4,400.00
Event C		
Current Cost	\$	1,965.00
1st Proposed Increase	\$	2,085.00
Current Proposed Increase	\$	2,560.00
Event D		
Current Cost	\$	1,221.00
1st Proposed Increase	\$	1,306.00
Current Proposed Increase	\$	1,568.50



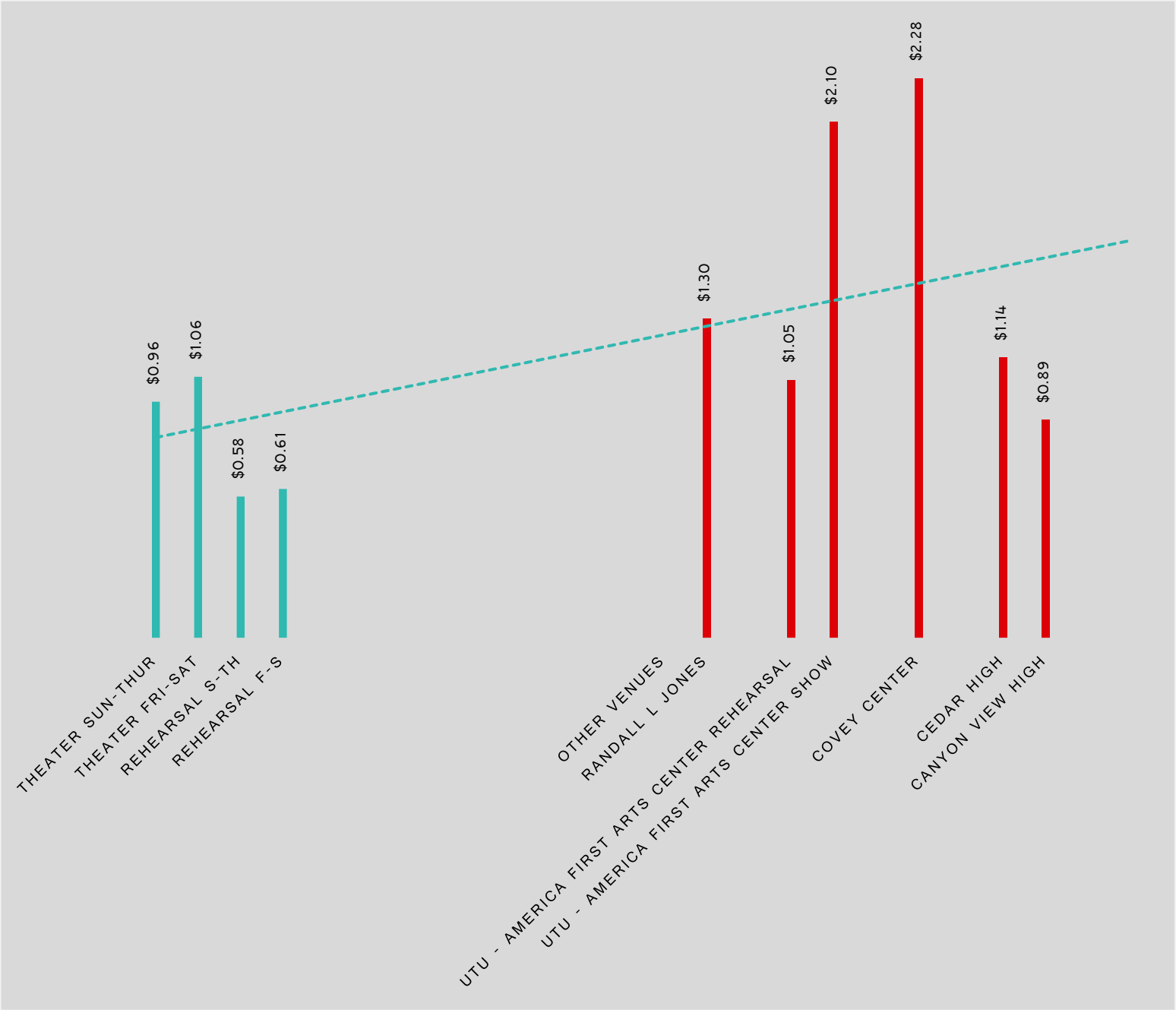
Heritage Theater Rate - Current

Heritage Theater		Rental Rate with basic lights and
Theater Sun-Thur	\$	750.00
Theater Fri-Sat	\$	800.00
Rehearsal S-Th	\$	475.00
Rehearsal F-S	\$	500.00
Other Venues		
Randall L Jones	\$	1,000.00
UTU - America First Arts Center Rehearsal	\$	1,250.00
UTU - America First Arts Center Show	\$	2,500.00
Covey Center	\$	1,550.00
Cedar High	\$	800.00
Canyon View High	\$	800.00



Heritage Theater Rate - Proposed

Heritage Theater		Price Per Seat
Theater Sun-Thur	\$	0.96
Theater Fri-Sat	\$	1.06
Rehearsal S-Th	\$	0.58
Rehearsal F-S	\$	0.61
Other Venues		
Randall L Jones	\$	1.30
UTU - America First Arts Center Rehearsal	\$	1.05
UTU - America First Arts Center Show	\$	2.10
Covey Center	\$	2.28
Cedar High	\$	1.14
Canyon View High	\$	0.89



HERITAGE THEATER AND FESTIVAL HALL

\$50 non-refundable deposit credited toward rental charges for each event booked in Festival Hall. Dep
upon cancellation.

Rental	Description	Time Block	Proposed Fee
Equipment	Computer/Laptop	Per Day	\$ 35

Festival Hall	Single Conference Room	Fri-Sat 4HR	\$ 185
		Fri-Sat 12HR	\$ 370
		Sun-Thu 4HR	\$ 175
		Sun-Thu 12HR	\$ 350
	Double Conference Room	Fri-Sat 4HR	\$ 325
		Fri-Sat 12HR	\$ 650
		Sun-Thu 4HR	\$ 310
		Sun-Thu 12HR	\$ 620

	The Explorers Conference Center	Fri-Sat 4HR	\$ 595
		Fri-Sat 12HR	\$ 1,190
		Sun-Thu 4HR	\$ 570
		Sun-Thu 12HR	\$ 1,140
	Multi-Use	Fri-Sat	\$ 1,500
		Sun-Thu	\$ 750

	Meeting Room 1	Fri-Sat 4HR	\$ 225
		Fri-Sat 12HR	\$ 450
		Sun-Thu 4HR	\$ 210
		Sun-Thu 12HR	\$ 420
	Meeting Room 2-5	Fri-Sat 4HR	\$ 100
		Fri-Sat 12HR	\$ 200
		Sun-Thu 4HR	\$ 95
		Sun-Thu 12HR	\$ 190

	Meeting Room 6	Fri-Sat 4HR	\$ 130
		Fri-Sat 12HR	\$ 260
		Sun-Thu 4HR	\$ 125
		Sun-Thu 12HR	\$ 250
	Meeting Rooms 1-6 (open/combined)	Fri-Sat 4HR	\$ 745
		Fri-Sat 12HR	\$ 1,490
		Sun-Thu 4HR	\$ 710

		Sun-Thu 12HR	\$ 1,420
	Meeting Room 7	Fri-Sat 4HR	\$ 445
		Fri-Sat 12HR	\$ 890
		Sun-Thu 4HR	\$ 420
		Sun-Thu 12HR	\$ 840
	Tower Room/Commission Room	Fri-Sat 4HR	\$ 105
		Fri-Sat 12HR	\$ 210
		Sun-Thu 4HR	\$ 100
		Sun-Thu 12HR	\$ 200
	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	\$ 50
		Per Event	\$ 75
	After Hours (outside typical office hours)		
Heritage Theater	Hogan Outdoor Stage	w/o Lights/Sound	\$ 25
		w/ Lights/Sound	\$ 50
	Grand Lobby	Fri-Sat 4HR	\$ 650
		Fri-Sat 12HR	\$ 1,300
		Sun-Thu 4HR	\$ 600
		Sun-Thu 12HR	\$ 1,200
	Exhibit Space	Per Day	\$ 200
	986 Seat Theater (incl. same-day setup / rehearsal)	Fri-Sat Per Show	\$ 700
		Sun-Thu Per Show	\$ 650
	Additional Rehearsal Time	Per Hour	\$ 50
	Rehearsal Only	Fri-Sat Per Day	\$ 325

		Sun-Thu Per Day	\$	300
	Technician / Stagehand Labor	Per Unit Per Day	\$	150
Ticketing	Box Office (provided by Center)	Per Show	\$	25
All rates are subject to the adopted rental rate administration policy				
Non-Profit groups receive a 25% discount on Room Rental Rates Sunday - Thursday				

osit is not refunded

Current Fee	
\$	35.00

\$	82.50
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\$	165.00
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\$	75.00
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\$	150.00
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\$	150.00
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\$	300.00
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\$	137.50
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\$	275.00
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\$	300.00
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\$	600.00
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\$	275.00
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\$	550.00
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\$	1,290.00
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\$	585.00
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\$	115.00
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\$	230.00
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\$	100.00
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\$	200.00
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\$	50.00
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\$	100.00
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\$	45.00
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\$	90.00
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\$	70.00
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\$	140.00
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\$	65.00
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\$	130.00
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\$	375.00
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\$	750.00
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\$	340.00
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\$ 680.00

\$ 225.00

\$ 450.00

\$ 200.00

\$ 400.00

\$ 55.00

\$ 110.00

\$ 50.00

\$ 100.00

\$ 50.00

\$ 300.00

\$ 600.00

\$ 275.00

\$ 550.00

\$ 600.00

\$ 550.00

\$ 300.00

\$	275.00
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\$	100.00
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CEDAR CITY RESOLUTION NO. 26-0722

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

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

WHEREAS, the Heritage Center and Festival Hall have a need to update its fees in order to reimburse the City for the public services that the facilities make available to residents of Cedar City and non-residents alike; and

WHEREAS, City staff have recommended changes in the fee schedule as reflected in exhibit #1; and

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

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

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

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

Council Vote:

Phillips -
Cox -
Wilkey -
Schmidt -
Galan -

Dated this _____ day of July, 2026.

STEVE NELSON
MAYOR

[SEAL]
ATTEST:

AMBER RAY, RECORDER

Exhibit #1

Cedar City Resolution No. 26-0722



**TURF EQUIPMENT
& IRRIGATION INC**

Proposal Date: 02/04/2026

Expiration Date: 06/04/2026

CPQ Quote ID: 04250007



Count on it.

Turf Equipment & Irrigation, Inc.

1630 S. Gladiola St. SLC, UT 84104

P.O. Box 26903 SLC, UT 84126-0903

(801) 566-3256

Cedar Ridge Golf Club

208 East 675 North

Cedar City, UT 84720 US

Prepared by:

Dave Jeffries

dave.jeffries@turfequip.com

MA4733 State of Utah Contract

All pricing is subject to change at the time of delivery.

Availability and time of delivery may vary; please check when placing the order.

<u>Qty</u>	<u>Model #</u>	<u>Name</u>	<u>Award</u>	<u>Ext Award</u>
1		Toro Reelmaster 5410-D	\$ 100,277.82	\$ 100,277.82
1	03952	Reelmaster 5410-D	\$ 67,316.80	\$ 67,316.80
5	03621	22 Inch 5 Inch 8-Blade Radial Reel (RR) EdgeSeries	\$ 3,895.20	\$ 19,476.00
5	114-5400	3.0 Inch Dia. Wiehle Front Roller	\$ 382.28	\$ 1,911.40
5	107-2993-03	Wiehle Roller Scraper (22 Inch)	\$ 42.30	\$ 211.50
5	110-1735	Comb/Scraper Kit (22 Inch)	\$ 179.43	\$ 897.15
5	137-6105	2.5 Inch Dia. Short Rear Roller Assembly	\$ 382.50	\$ 1,912.50
5	137-6094	Bedknife - EdgeMax	\$ 133.50	\$ 667.50
1	03406	5 Inch Powered Rear Roller Brush for Cutting Units without Groomers	\$ 3,954.40	\$ 3,954.40
1	03667	Seat Suspension, Air Ride	\$ 791.20	\$ 791.20
1	133-1308	Seat Cover	\$ 70.39	\$ 70.39
1	30669	Universal Sunshade, White	\$ 820.80	\$ 820.80
1	03614	Operator Golf Ball Guard	\$ 863.20	\$ 863.20
1	119-6955	MVP Kit - Hyd Hose	\$ 1,384.98	\$ 1,384.98
1		Toro Workman MDX	\$ 16,809.62	\$ 16,809.62
1	07235	Workman MDX	\$ 14,853.60	\$ 14,853.60
1	07324	Canopy	\$ 770.40	\$ 770.40
1	07326	Folding Windshield	\$ 365.60	\$ 365.60
1	07145	Brush Guard	\$ 427.20	\$ 427.20
1	07278	Receiver Hitch	\$ 224.00	\$ 224.00
2	131-6690	Seat Cover Small Grey	\$ 53.18	\$ 106.36
1	30004	400 Hour Filter Maintenance Kit	\$ 62.46	\$ 62.46



Count on it.

1		Toro Workman GTX EFI Lifted	\$ 15,404.35	\$ 15,404.35
1	07059LT	Workman GTX EFI Lifted	\$ 11,956.80	\$ 11,956.80
1	07048	Bucket Seat Kit	\$ 600.80	\$ 600.80
1	07046	Plastic Cargo Bed	\$ 1,023.20	\$ 1,023.20
1	07921	2-Person Canopy	\$ 779.20	\$ 779.20
1	07923	Fold-Down Windshield	\$ 336.00	\$ 336.00
1	07145	Brush Guard	\$ 427.20	\$ 427.20
1	136-6280	MVP Kit 400	\$ 84.03	\$ 84.03
2	131-6690	Seat Cover Small Grey	\$ 53.18	\$ 106.36
1	139-4497	MVP Kit	\$ 90.76	\$ 90.76

Equipment Total:	\$ 132,491.79
Set-Up Fee:	\$ 0.00
Sales Tax:	\$ 0.00
Total:	\$ 132,491.79

*Does not include Sales Tax, Use Tax, or Personal Property Tax
Credit Card Payments will incur an additional 3.00% Fee*



***Yamaha Drive 2 QuietTech EFI
Fleet Proposal***

October 6, 2025 Revised February 3, 2026 Revised April 28, 2026

Presented to:



Cedar Ridge Golf Club

C/O Steve Carter and Jared Barnes

Presented by:

***Highland Golf
Mike Lasater***

*3653 South 500 West
South Salt Lake City, Utah 84115
Cell # 801-897-1200 / (801) 322-GOLF*



Summary

Yamaha Drive 2 QuieTech EFI

Highland Golf Cars is pleased to present a *Yamaha Drive 2 QuieTech EFI Fleet Lease Proposal* to Cedar Ridge Golf Course featuring the redesigned 2026 Drive 2 QuieTech Golf Car with upgraded styling, tuned/cradle-smooth independent suspension and reliable, proven performance.

Key Points

- *Automotive Style Dash with Room for Range Finders & Mobile Devices*
- *Large Storage Bins with No-Slip Mat to keep Valuables in Place*
- *Widest, Most Ergonomic Contoured Seat In the Industry w/ Most Legroom in its Class*
- *Dual USB ports and Automotive Comfort Grip Steering Wheel (Standard)*
- *Industry-Exclusive Tuned Independent Suspension for a Smooth, Comfortable Ride*
- *Best, Largest Sweater Basket in Industry with More Storage and Easy Cleaning*

Yamaha – The Best Drive of the Day!



Glacier White
Optional Equipment Also Shown

Quote is valid for 30 Days. *Delivery is anticipated TBD*

For detailed specifications, color literature and application information, please visit:

www.yamahagolfcar.com

Please contact me with any questions you may have.

Sincerely,

Mike Lasater

Fleet Golf Car Sales Manager

Mike@highlandgolf.net

Yamaha Drive 2 QuieTech EFI
2026 Drive 2 Lease Proposal

	<u>Unit Pmt</u>	<u>Total Pmt</u>	<u>Agreed</u>
MONTHLY LEASE PAYMENT (80 Total Vehicles):	\$64.98*	\$5198.27*	_____

Vehicles Included:

Qty. 80 2026 Yamaha *Drive 2 QuieTech* Golf Cars

Glacier White Body Panels, Stone Seat, Black Suntop, Over Molded Steering Wheel,
Dual Sand & Seed Bottle Kit, Cart Numbers, Wheel Covers, Dual USB Ports, Upgraded Deep
Cycle Battery

* Quoted prices do not include applicable sales and property taxes, which are the responsibility of the lessee

Notes: 60-Month Lease Term with Level Payment Schedule (Due Monthly)

EARLY ROLL OPTION AVAILABLE AFTER 48 PAYMENTS

**Pricing Includes trade in of 81 Carts in Complete and Running Condition – Trade Values will be
Adjusted for Carts in less than Complete and Running Condition**

1st Payment Due: TBD

60 Total Payments

Lease subject to credit approval & completion of applicable lease documents.

Quote Valid for 30 Days.

Delivery: TBD

Warranty: 4-Year Limited Yamaha Factory Warranty

Initial those items you accept, then sign and date below. Return completed form to Mike Lasater

Acceptance: Both parties acknowledge agreement to the above noted items by signing below:

Customer: Cedar Ridge Golf Course:

Highland Golf:

Customer's Signature

Date

Date

Print Name

Print Name