

REDEVELOPMENT AGENCY MINUTES

August 12, 2026

The Redevelopment Agency held a meeting on Wednesday August 12, 2026, 6:34 pm p.m. in the Council Chambers at the City Office at 10 North Main Street, Cedar City, UT.

PRESENT: Chair R. Scott Phillips; Members: Waldo Galan; Steve Nelson; Phil Schmidt; Carter Wilkey.

EXCUSED: Member Robert Cox.

OTHERS PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Amber Ray; City Engineer Kent Fugal.

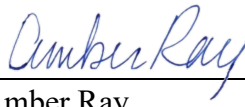
APPROVE BID FOR SILVER SAGE CONSTRUCTION IN THE AMOUNT OF \$281,700 FOR THE SOUTH MAIN STREET LIGHTING IMPROVEMENTS

PHASE 3. SHANE JOHNSON/ KENT FUGAL **Phillips:** I did bring up last week that we need to make sure that we have clarity from UDOT on the interchange project. I think our city engineer has some updated information for us. **Kent:** When we brought this issue to you last week, we had just barely gotten the plan set, all 787 sheets for the interchange project. Subsequent to our meeting, myself, Shane Johnson, and Jonathan spent a fair amount of time going over those plans. I brought up the issue of our street lighting project at the review meeting that UDOT held on Monday of this week. What we have concluded is that there are several of the luminaires that we were planning on putting up with this project are in conflict with UDOT's plans. Some of those will wind up being on top of a retaining wall that UDOT needs to build. It's going to be difficult for us to try to add those. We wouldn't be able to construct them until after UDOT has the retaining wall built. It's difficult to go in and put those foundations in once the wall's already there if the wall hasn't been designed to handle it from the start. We've had quite a bit of discussion about that. I contacted Devin Squire, the UDOT PM. We spoke for a while today about this project and about the lighting. It really makes the most sense for us to have discussions with UDOT's design team and Devin regarding what really needs to be done to be able to get these lights in and look at having those designed into their plans and constructed with their project. We would need to pay UDOT for that as a local betterment to that project. That is what makes the most sense to us at this time, given the situation with the conflict between our design that was done before there were any UDOT plans. It was designed back in 2023. Between our design and what is going to be built by UDOT, there are just too many conflicts. We think it makes the most sense to not award this construction contract, and instead, we work with UDOT on getting that included with their design. **Wilkey:** Once we get on the same page, we're going to have to pay for the ones that are part of their project. Would it make sense to have two different contractors, ours do ours and them do theirs, or will some work with UDOT to just have one contractor do it for both of us? **Galan:** Since we designed our project before they designed theirs, obviously, they never consulted us on what we had in mind there. Why do we have to pay for them to change the stuff that doesn't coincide with our project? **Kent:** We would be paying to have the work done under their contract. If their project

wasn't happening, our design would be fine. We would pay the contractor. **Galan:** I would go ahead and award this, would pay the contractor to go out and install those. If we have that done under UDOT's project, someone still needs to be paid. We would be paying UDOT to have them pay their contractor to go ahead and install those. **Galan:** It would be a net cost to us? **Kent:** I don't know yet what the cost would be through UDOT. I will say, generally, things end up costing more. But even if we had been able to identify this conflict upfront and we went to them with our plans and we said, "Hey, we need to work this out," it's not something any of us realized we were going to have a conflict with. I apologize for that. Perhaps we should have foreseen that. **Paul:** You do have other options. You can go ahead and put them in now, and UDOT will come along and rip them out when they do their project. You can wait until UDOT's all done with their project, and four years from now, we could do this project. Those are options. If we want to keep it in house and in our control, we don't have to go through the betterment process with UDOT. But UDOT's option to do it along with all their other work on that part of Main Street is definitely an option to consider. **Kent:** For us to add some of those later after UDOT's done, it's going to be very difficult because of the retaining wall. **Wilkey:** Can we go back and get another bid or maybe use the same company? How many lights can we still go ahead and put in now? We're ready to move. We don't want to necessarily wait four years on the few that don't include UDOT. **Paul:** It's not just the lights. It's running power as well. They're relocating parts of the road, and they're relocating power poles that are out there. **Phillips:** It'll be done as part of the project, and they're starting on that next spring. But these will be the last, so two years. This puts us getting those poles up for two years, both on our part and on their part. I also think that with the Smiths building going in, the whole area we're doing is right there, and then on the opposite side. They're planning to do a median in the road all the way down to the new Smiths. I think there's a lot of impact that UDOT's going to have on this portion. I think we're better off waiting. **Schmidt:** Is UDOT going to do the entire project? Not all of this is under the part that they're fixing. **Kent:** All of this that is in this phase of our Main Street lighting project falls within UDOT's project area. **Phillips:** Can we make sure we notify all the previous bidders that this is the direction we are taking? **Mayor:** And an apology letter. Notify all the bidders.

Member Schmidt moved to reject the bid; second by Member Galan; vote unanimous.

ADJOURN: Member Wilkey moved to adjourn meeting at 6:42 p.m.; second by Member Schmidt; vote unanimous.



Amber Ray
City Recorder