

## **COUNCIL WORK MINUTES**

**August 5, 2026**

The City Council held a meeting on Wednesday, August 5, 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; Phil E. Schmidt; Carter Wilkey.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; City Recorder Amber Ray; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall; Senior Engineer Jonathan Stathis; Water Superintendent Matt Baker.

**OTHERS PRESENT:** Justin Christensen (UDOT), Brant Parker, Scotty Harville (American Legion Auxiliary), Ann Clark, Tom Jett, David Woods, Bill Payne, Tonya Payne, Mike Platt, Jennifer Hunter.

**CALL TO ORDER:** Elder Jeff Disney, Sonrise Christian Church gave the invocation; the pledge was led by Ken Nielson.

**AGENDA ORDER APPROVAL:** Councilmember Phillips moved to remove agenda item #7 and approve the remaining agenda as written; second by Councilmember Wilkey; vote unanimous.

### **ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF**

**COMMENTS:** *Traffic Signal Projects Status Update:* **Kent:** Kitty Hawk and Bulldog and 600 S 1100 W, the underground is in on both of those. The signal pole foundations are there, waiting for poles to put on the foundations. Manufacturer is having a hard time keeping up. We're waiting our turn to get materials. Those will be completed as soon as we can get the materials to complete them. **Mayor:** No realistic expectation of when that is? **Kent:** For the Kitty Hawk and Bulldog intersection, hopefully in the next two weeks we'll have those poles. That order was placed a couple of months before the 600 South 1100 West. We really don't know what to expect on that one. That intersection will continue to operate as a four-way stop until we get those materials and get them installed and tested and get that signal activated. **Phillips:** When we discussed the 1100 West traffic signal, the urgency for that was to try and get it completed before school started. Did we not anticipate this issue with the poles? **Kent:** In the past, as we work with UDOT with their stockpiles, that has generally been pretty quick turnaround. But the manufacturer just can't keep up.

*100 East Roadway and driving range netting:* **Jonathan:** The 100 East project is close to being complete. The south section from 625 North to 900 North is open. The section from 900 North going north to Knoll Street is not open yet. There's some utility boxes that still need to be moved. We've been working with a couple of the utility companies for several months, and unfortunately, they've been delayed as well. We have been in contact with them this week, and they're supposed to have that done within the next couple of weeks. Then we can get that last section finished off at the north end, get it tied in, and get it opened up. The other thing on that is you will be seeing a final change order hopefully soon. A lot of that is for the work that was done along Jay Smith's property, which he's already paid for, and it just needs to be officially done as a change order on the project. As far as the driving range netting, we're working on a study to see exactly how tall it needs to be. We should have the results next week. **Phillips:** It hasn't been ordered yet? **Jonathan:** No, it has not been ordered. Part of the delay has been we've been working with the Forest Service.

The Forest Service says we can get started on the construction if they haven't officially approved it, but it would be nice to have the official approval from them. There's a few things we're just trying to get finished up, and then we'll get it bid, and get it ordered. **Phillips:** Any idea that once the study is completed, how long it'll take for construction of this netting? I'm concerned with the road opening now and cars going by there. **Jonathan:** I think they're saying once they get the materials, it's about two months to get it up and installed. We're probably looking at about four months until we can actually get it complete. **Phillips:** Is the trail also available and ready to be used alongside the road? **Jonathan:** Yes **Schmidt:** If we could get the poles expedited, maybe the city order them so we get it in before weather hits.

*Main Street Concept Study.* **Kent:** Presentation attached. **Phillips:** When these raised medians do go in. Will there be appropriate accommodations for U-turns and things like that to get back to those businesses on the other side? That has to be taken into consideration. **Justin Christensen:** During each phase, we will hold those public open houses, and we will try to identify those locations where it makes the best sense to have those opportunities. We are working with the fire department and the police department to identify some other options so emergency vehicles have access to some of those streets that have just a single connection onto Main Street, and so that we aren't reducing their reaction times. We do want to be sensitive to that. **Schmidt:** We're going to have to add parking, a parking lot or a parking garage. **Kent:** A lot of that was discussed in all the public involvement that was done as part of the Avenue Consultant study because that study recommended eliminating all of that parking in favor of buffered bike lanes. At this point, UDOT is looking at how do we implement what already came out of that study that involved a lot of public input.

**Phillips:** I have two items I want to bring up. One of them is the West Canyon Park ditch. We've had some injuries again, some pretty serious injuries over there. I think we need to revisit that. I know we had a discussion a few months ago. What are the next steps, what do we want to do, where do we go from here? We left it - not do anything, leave the signage up, let people try and get through the summer, we've done that. But now there's been a couple of those pretty serious accidents. Number two is weeds. Sage Drive is looking terrible. From Culver's to Dutch Brothers, within the sidewalk itself. I want to address that since we talked about trying to control the weeds in our budget this year. I want to make sure that's on somebody's docket.

**PUBLIC HEARING TO CONSIDER APPROVING A ZONE CHANGE FROM RESIDENTIAL DWELLING- TWO UNIT (R-2-2) TO CENTRAL COMMERCIAL (CC) IN THE VICINITY OF 1133 S MAIN ST. RICHARD REESE / STANDARD PLUMBING SUPPLY / RANDALL MCUNE**

**Randall:** Standard Plumbing on the Main Street portion of this lot. It's all one lot. The south portion of the lot is currently R-2-2. They want to change that to CC to match the rest of their property and the property that's all to the west. They didn't give us details on what they're intending to use it for. It's currently used for storage for the business. **Wilkey:** Are those homes adjacent to it on 860 zoned R-2-2? **Kent:** Yes. The general plan already has the entirety of their parcel as commercial.

*Public Hearing Opened*  
*Public Hearing Closed*

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

**Wilkey:** Randall, can you reach out to them and tell them we would like to see somebody next week?

**Randall:** Yes

**2.PUBLIC HEARING TO CONSIDER A GENERAL PLAN CHANGE FROM RURAL ESTATES TO BUSINESS AND LIGHT MANUFACTURING AND FROM CENTRAL COMMERCIAL AND HIGH DENSITY RESIDENTIAL TO INDUSTRIAL/ HEAVY MANUFACTURING IN THE VICINITY OF 800 N IRON SPRINGS ROAD, INCLUDING IRON SPRINGS ROAD FROM 800 N TO 5500 W. PLATT & PLATT / RANDALL**

**MCUNE Mike Platt:** I've been meeting with the mayor. We met with Paul, Randall, the City Engineer. We've met with the county. We're not going to get into the future development, the annexation. We know the sewer's coming. We are working on putting together a presentation here shortly. This is strictly the general plan change. And if possible, I'd like to keep the questions just to the general plan change. **Wilkey:** Is this a general plan change for property that's yet to still be annexed into the city? **Mike:** Yes. The current zoning in the county and the city's general plan do not line up. We're setting the stage. With the future development, what we want to do with it, and if everything goes according to plan, then this is one less step that we have to do to make it all work. We want to get ahead of the curve. We want to change these general plans to industrial heavy manufacturing on the east side of Iron Springs and industrial heavy manufacturing to business and light manufacturing on the west because you do have some neighborhoods around here. We want to buffer that from the heavy-duty manufacturing that's going to be right along Iron Springs Road. It's about 120 acres.

*Public Hearing Opened*

*Public Hearing Closed*

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

**3.APPROVE PURCHASE OF FLOCK INSURANCE IN THE AMOUNT OF \$25,000 ANNUALLY. CHIEF DARIN ADAMS**

**Chief Adams:** As you know, over the last two weeks, we've had eight of our cameras destroyed. Five poles were cut down, and two wires were removed. One, the camera was stolen off the pole. This happened a few days after the renewal contract occurred. I wanted to bring this to the council as an option. There's a fee schedule that Flock has where they will come out and repair those and/or replace. They offer an option as well that you can purchase the insurance, which they would make retroactive. The first year would be \$5,340, which would take us from now until July of next year. After that, it's \$25,000 a year for the life of the contract, which is two years. **Schmidt:** Do we have any idea who is doing this? Is there any other cameras in the area that we could pull that? **Chief Adams:** No. We have some minor leads that we're following up on. But as you know, the cameras, we're not able to search images on that. So even if somebody was standing in front of that and we could have a suspect, they won't search for people. **Galan:** I'm very disappointed in members of our community that participated in this act of vandalism. That's no way to behave in a community like ours. **Phillips:** The \$25,000 that is the insurance, does that cover any damage on any number of things? They could wipe out every single camera. **Chief Adams:** They would come and replace all of them at no extra charge. There's a fee schedule that they put in the contract initially. It's a specific amount for a camera replacement. It's a specific amount to move a camera if we want. It's a specific amount for the pole. That obviously adds up. I think the estimate for the eight that we're going to repair or replace is around \$23,000.

**Wilkey:** If a camera breaks for hardware purposes, is that still on us? **Chief Adams:** If it was an issue with the camera itself, it would be on them. This is a vandalism-only insurance policy. Damage, vandalism, destruction, theft. **Wilkey:** I don't love it. This is a pretty fresh scab, and we're poking at it again a little bit here. I'm worried that when they find out there's insurance covering it, they're just going to do it even more because it's not coming out of the taxpayer's pocket. Now it's coming out of Flock's insurance policy. Insurance is like legal form of gambling almost. Some years, we might need it, and some years, you don't need it. If we say yes now, this will take us until July of next year? **Chief Adams:** The \$5,340 would get us to July of next year. Then it'd be \$25,000 July of 2027 and \$25,00 July of 2028. **Wilkey:** What's the cancellation before one of those contract renewals? If we say yes to this one, when do we have until to if we say we don't want to renew it next year at the \$25,000. **Chief Adams:** I think that contract is specific to the overall master services agreement. There'd have to be some sort of a breach for us to cancel. This is just an amendment to the existing agreement. **Galan:** I hate to keep talking about vandalism, but it's always good to protect the city from having to spend money either on vandalism or other types of damages on an ongoing basis when we've already voted for these cameras to be up there. In my opinion, we need to buy the insurance. **Cox:** I probably don't agree with that. I think the flurry of vandalism is probably over, and I hope the good people of Cedar City step up. If they have a problem with it, let's go through the proper process to rectify it as opposed to resorting to vandalism. One concern I have is, this policy is actually written by Flock to insure their own stuff, I'm not real comfortable with that. I would say, let's just see what it brings and go from there. **Mayor:** One of my questions was that idea of when you're self-insuring, that's really what Flock's doing. They're providing a policy for their own stuff. Is there any kind of a policy that you can get that would cover them outside of going through Flock? **Chief Adams:** I haven't looked at that, only because they own the hardware. That could be something we could look at. That may be a question for Flock that I could get an answer to. **Mayor:** I don't know if in the private market, there's some kind of a software or hardware policy. I'd be a lot more comfortable with that if that's the direction. I don't like giving them more money. I hope that the citizens in general will recognize we have a functioning, genuine group of elected officials that listen. For those that are out there believing that their rights have somehow been violated in a very open and transparent process, by those that were elected to represent the citizens made a decision, I hope that other citizens that know of who they are will come forward and punish them for stealing their tax dollars. It's not the Sons of Liberty fighting against a tyrannical government. That is not a fair comparison. To me, it's somewhat of an offensive comparison to the Sons of Liberty. Instead of giving more money to Flock, I would instead ask citizens to step up and help us catch the guys that are taking their tax dollars. We're going to review this in two years, and we may not have Flock cameras anymore. We have a fair, open process with people who genuinely are serving and trying to do the best they can for their community. Let's honor it rather than try to tear it down. **Chief Adams:** Thank you for saying that. I couldn't have said it better myself. **Mayor:** It's good to know we have the option.

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

#### **4.APPROVE PURCHASE OF 2027 CHEVY 3500 IN THE AMOUNT OF \$60,549. CHIEF MIKE PHILLIPS**

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

**5.BOARD APPOINTMENTS: LIBRARY BOARD- RELEASE ELAINE VICKERS, APPOINT BRENT POTTER; BOARD OF ADJUSTMENTS- RELEASE CHRIS BEARNSON, APPOINT BRANT PARKER. MAYOR NELSON**

**Wilkey:** This is how things are supposed to work. Mr. Parker got involved because of some things that were hitting close to home. You've been part the solution. Now you get to help out other people that were in situations similar to yours. **Brant Parker:** My wife started an in-home daycare. It was a two-year adventure. I went to the meeting on Monday, and there was another daycare, and they were having some pains. I was very familiar with trying to do that. **Brent Potter:** I've lived in town for a few years now. I started the Southern Utah Book Festival, so I use the library quite a bit. Got to know Dallen, knew Steve Decker also. I'm very honored to be suggested for this position. **Mayor:** I echo you, Carter, on getting involved and recognizing and demonstrating that you're level-headed and reasonable and willing to try to help people, but still be fair and consistent with ordinance and policy. I appreciate both of your willingness to serve.

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

**6.CONSIDER BIDS FOR THE CEMETERY RENOVATION PHASE 4 (6R). SHANE JOHNSON/ KENT FUGAL**

**Kent:** Our low bidder is Advanced Construction and Design. That's the company that built the Cody Drive improvements. I'm not sure where they are located. They've done some good work for us. They're the low bidder. We have no reason that we can see, to not award that to them. They certainly are qualified to do the work. Our proposal is that they be awarded this contract in the amount of \$282,664 for this phase of the cemetery improvements.

**Wilkey:** I just hope it's designed correctly. I'm sure there's a lot that's behind the scenes, and I haven't been part of it, but I know other people have. I just want to be able to go in there with a full-size pickup and be able to make a turn and not have to do a four-point turn in my pickup truck.

**Schmidt:** We already had a major discussion a while ago. I thought it was designed right.

**Jonathan:** There's a flat curb, and there's the very soft roll curb. The feedback we got was that there were maybe too many bulb outs in the other roadways. We're just adding one so that people know it's a one-way. **Schmidt:** Are you putting root protection on them so the root trees don't go into the road? **Jonathan:** I believe so.

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

**8.CONSIDER AN AGREEMENT WITH UDOT FOR THE FIDDLERS CANYON TRAIL EXTENSION. BILL MAXWELL/ KENT FUGAL**

**Jonathan:** We've been working with UDOT to get approval to use the box culvert going under Main Street as part of the Fiddler's Trail project. This is near the new Fiddler's Park that's being constructed currently. **Wilkey:** I remember when we had one of these rains, I happened to be driving past our new park, and that thing was ripping. There was a lot of water coming down through there. This will have water in it at times.

**Jonathan:** The contract is very explicit about certain conditions. A few things in the contract that I wanted to make you aware of. It talks about that the city is responsible to construct and maintain the trail and the culvert area. If the city does work within the UDOT right-of-way, then the city needs to obtain an encroachment permit. We pushed back a little bit on that, but UDOT came back and said, "No, anytime you do work in there, we would need to obtain a permit." But they said there's no charge for it. There is an item in there that gates need to be installed on each side of the

culvert so that those gates can be closed. Where we're planning to put the gates are further up on the trail, not directly down in the flood channel. It's to stop pedestrians from going down through the culvert during a rainy day. **Cox:** I'm wondering if we really want gates. Then you're notifying people, "Hey, we're responsible to tell you when it's safe and unsafe. Common sense should tell you if there's water in there, it's unsafe. **Schmidt:** I agree with Robert. I'm wondering if that's really a direction we ought to go with the gates, to be honest. **Ken:** I don't like the gate idea at all. I don't see any difference between what we currently have for Coal Creek under Little League and Main Street. It floods every time, that's the reason you don't go under during a rainstorm. But it's not required for one of us to go tell people not to go under. That one under Little League right there to the south of the reservation floods every time. **Wilkey:** Do we have signs? It'd be very easy to put a sign up that said, "This is an active flood channel. Use precaution in high water. Do we have anything like that at any of the other culverts? **Mayor:** Did you have this discussion, Randall, with their attorneys on this contract? **Randall:** No. I didn't talk to them about the fence part of it. I talked primarily about that we were needing the encroachment permit to do anything. **Schmidt:** I think you push back on the gates. No gates. **Jonathan:** We did go back and ask if we could just put the signs up, and they said no. They wanted the gates. **Kent:** As staff, we made multiple runs at UDOT on this. I don't know that it's the UDOT personnel that have any concerns about this. It's the AG's office who they have to get approval from on the agreement that wasn't willing to bend, even with signage or anything else we proposed. If we're going to get this overturned, we either have no path, go through there, or it's going to take some kind of an end around the AG's office to get us there. **Cox:** Are there any other examples of gates like this in their other culverts that they've done? **Paul:** We go underneath Main Street, right by Brad's. There's no gates there, we go underneath Center Street, up by West Canyon Park, and there's no gates there. That's just in Cedar City. If you go to St. George, there's culverts running under a ton of UDOT roads, and there's no gates there.

**Mary Pryor:** I just wondered whose money it is, UDOT's money or the city's money that's doing the trail expansion? **Mayor:** Cedar City. **Mary:** Do you have a total of that anywhere? But you're not getting any money from UDOT? **Phillips:** We did get some money from UDOT. As I remember, it was about \$400,000 or something. **Mary:** How much of Cedar City's money? Do we know? **Paul:** We don't. Not sitting right here. **Mary:** I was wondering if they were putting up enough money that they were going to say they had the say. **Mayor:** They have the say because it's their culvert, but we're going to lean on them.

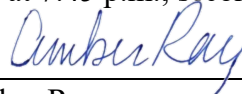
**Phillips:** On item three, under the license, UDOT hereby provides a non-exclusive license to the city. Down the road, could they have other businesses, other people be using this culvert and it's going to interfere with the trail? **Jonathan:** Legally, the answer is yes. If they need to get under there to access something underneath the road, say there's a utility there, whatever else, it's UDOT's. Just a couple of other things that come up when we reviewed it. One of the items in the agreement says that UDOT can give the city a reasonable amount of time to move, relocate, or remove the trail. We tried to get a firm definition on what that timeframe would be, but they didn't give us anything. They just said a reasonable time. One of the things the agreement does reference the final construction drawings being attached to the agreement. That will need to be done once the construction drawings are complete, we're getting very close to having those done. Those were the main things that we were concerned about. We did go back to UDOT to try to get some of these things changed, but they weren't willing to change those. But we will go back to them on the gates.

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

**9.DISCUSSION ON UPCOMING WATER PROJECTS AND BACK-UP GENERATORS.**

**JONATHAN STATHIS Jonathan:** Presentation attached. **Paul:** The unassigned fund balance in the water department of \$2 million is not a lot of money in the scope of what we asked them to do in a year's time. If something went south on them, that money would not go very far. I would be hesitant to use the unassigned fund balance. If you're going to use it, do it temporarily and backfill with bond proceeds. But then you're paying interest on money that you have. My recommendation would be you have money allocated towards a project to find a well in the north. I would take the money out of that and reallocate it to rehab these wells. **Matt:** The Cedar City Water Division recommends installing permanent backup generators at all existing wells, booster stations, and future booster stations. Generators should be sized to meet both current operational requirements and anticipated future pumping demands, ensuring long-term system capacity while eliminating the need for costly generator replacements or upgrades as the City grows and additional pumping capacity is required at future booster stations. A system-wide generator installation will significantly improve the reliability, redundancy, and resilience of the City's water distribution system. Providing backup power at every critical facility will allow water production and distribution to continue during power outages, planned public safety power shutoffs, equipment failures, and other emergency events. If a well is taken out of service for scheduled maintenance or an unexpected failure, the system can continue pumping water from other operational wells within the same pressure zone, maintaining adequate pressure, flow, and uninterrupted water service throughout the distribution system. This level of redundancy minimizes the risk of service interruptions, strengthens emergency preparedness, enhances fire protection capabilities, and improves the overall reliability and operational resilience of the City's water infrastructure. A fully integrated backup power system also provides operational flexibility by allowing maintenance activities to be performed without compromising water service and ensures the City can continue providing safe, reliable drinking water during both routine operations and emergency conditions. Investing in a system-wide backup power program will help safeguard critical infrastructure, improve disaster resilience, and ensure the City's water system remains dependable for existing customers while supporting future growth. **Paul:** We got good direction from the council. The majority of you have said, "We're not going to go full redundancy at this point. We want to see an option that gets us redundancy for emergency situations." So now we can go back and we can spec that out and bring it back to you with a cost. **Mayor:** Whether that's \$5 or \$5 million, then we should do what's the most smart for taxpayer dollars. So to me, the dollar amount isn't as important as to me, it's more of the base level. **Paul:** Please consider that this whole discussion's wrapped up in a bond that's 17 to 20 million dollars. It's also wrapped up in the discussion that's going to come after that that says, "Where are you going to set your user rates so that you can not only keep up with these bond payments and all the debt we're piling on the water division, you can also set that user rate high enough so that we can continue to do maintenance on our system, continue to replace lines that are of the efficient size around town, continue to do all those activities into the future." That's in the background of this whole discussion is how this is going to impact our user rates. We're going to move forward based on the direction we have. You've got direction to go back to your engineers and get them moving in the right places. We're going to bring in budget adjustments as needed to get the wells rehabbed. We're going to move forward with bidding out that project, pre-qualifying in some fashion those bidders.

**ADJOURN:** Councilmember Phillips moved to adjourn at 7:45 p.m.; second by Councilmember Schmidt; vote unanimous.



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Amber Ray  
City Recorder



CEDAR CITY COUNCIL | JUNE 18, 2025

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# SR-30 (Main Street) Concept Study





## BACKGROUND

# What has been done previously?

UDOT partnered with Cedar City and the Iron County RPO to chart transportation solutions for SR-130 (Main Street) and SR-56 (200 N) through 2050.

Avenue Consultants evaluated traffic and geometric design considerations. Blu Line Designs developed streetscape recommendations.

The Access Management Agreement formalized UDOT and City commitment to management of accesses and traffic control to allow Main Street to continue to function as intended.



## STUDIES AND AGREEMENTS

***“Collaborating for safe, attractive corridors for all users.”***

### CEDAR CITY SOLUTIONS DEVELOPMENT

**The future of SR-13 (Main St) and SR-56**

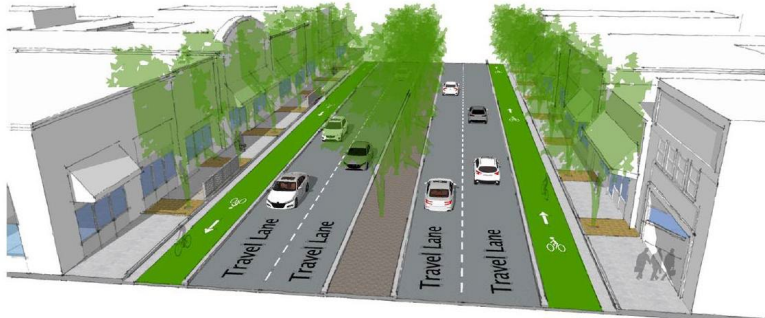
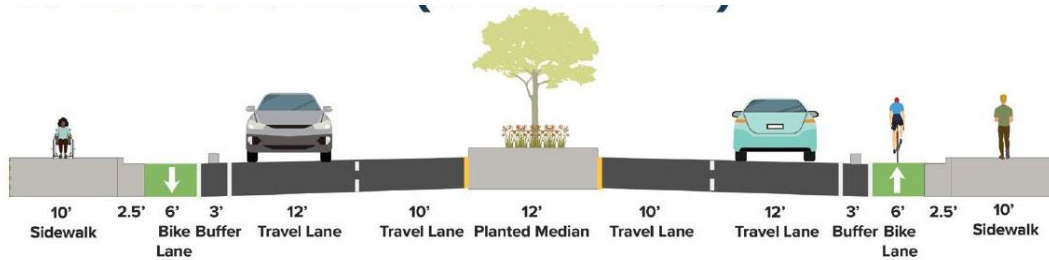
### CEDAR CITY STREETScape IMPROVEMENTS

**Vision for streetscape design between 200 N and 200 S**

### ACCESS MANAGEMENT AGREEMENT

**Framework document for long-term safety and operational efficiency**

# Downtown Main Street: 200 S to 200 N



## Keep four travel lanes

Maintains efficient vehicle flow at today's and future volumes.

## Add a 12-ft planted median

Organizes turns, calms speeds and creates a pedestrian refuge.

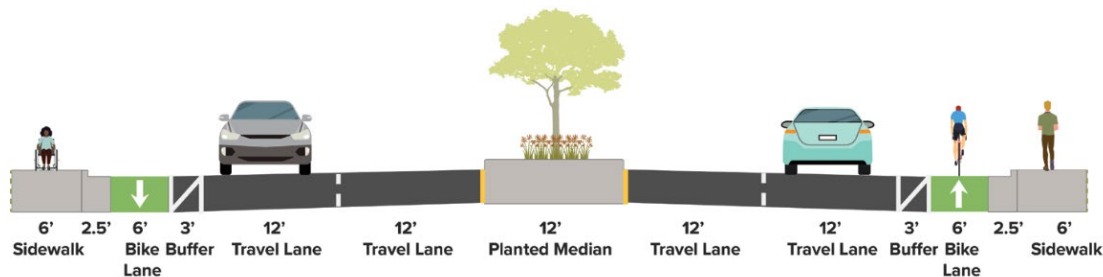
## Protected on-street bike lanes

Separates riders from both traffic and people on foot, at lower cost.

## 10-ft sidewalks and 196 new trees

About 70 existing trees kept, plus benches, lighting, bump-outs, mid-block crossings and public art.

# Main Street: Non-Downtown Area



## Keep four travel lanes

Maintains efficient vehicle flow at today's and future volumes.

## Add a 12-ft planted median

Organizes turns, calms speeds and creates a pedestrian refuge.

## Buffered on-street bike lanes below curb

Separates riders from both traffic and people on foot, at lower cost.

## 6-ft sidewalks

Safely accommodates pedestrian needs. Matches City standards for sidewalks on arterials.

# Beyond downtown: medians where they matter most



*Priority and future median locations along SR-130, with proposed access categories*

- SR-130 outside downtown keeps four lanes with medians at key locations, buffered bike lanes and 6-ft sidewalks.
- New access categories tighten signal, street and driveway spacing.

## WHY MEDIANS

**6.5x**

higher pedestrian crash risk crossing an arterial without a median

**46%**

fewer pedestrian crashes at marked crossings with a median or refuge

**15%**

reduction in motor vehicle crashes

**>30%**

less delay for motorists

# Overall Landscape Plan



# Landscape Materials

## LANDSCAPE MATERIALS

From the live plant material to the proposed rock mulch in the planter beds, materials have been selected to reflect the natural beauty of the mountains around Cedar City. Tree and shrub species are specifically selected for their regional adaptability, hardiness, and salt tolerance. All trees have been verified by the state arborist as having non-upheaving root systems. Furthermore, root barriers and suspended pavement support systems for the trees within the sidewalk areas are recommended for the benefit of both the trees and the surrounding curbs and pavement.

The proposed planter beds are designed with red, angular rock mulch and accented with red sandstone boulders.

## PLANTING PALETTE

### TREES

Carpinus betulus 'Frans Fontaine' | Frans Fontaine Hornbeam  
Crataegus crus-galli inermis | Thornless Cockspur Hawthorn  
Gleditsia triacanthos inermis 'Sunburst' | Sunburst Honey Locust  
Malus 'Spring Snow' | Spring Snow Flowering Crabapple  
Prunus sargentii 'JFS-KWS8' | Pink Flair Sargent Cherry  
Zelkova serrata 'Musashino' | Musashino Japanese Zelkova

### SHRUBS

Arctostaphylos uva-ursi | Kinnikinnick  
Caryopteris x clandonensis 'Dark Knight' | Blue Mist Spirea  
Juniperus chinensis 'Montana Moss' | Montana Moss Juniper  
Perovskia atriplicifolia | Russian Sage  
Rhus aromatica 'Gro-low' | Gro-Low Fragrant Sumac

### PERENNIALS

Achillea 'Sassy Summer Lemon' | Yellow Yarrow  
Hemerocallis x 'Happy Returns' | Happy Returns Daylily  
Hemerocallis x 'Stella De Oro' | Stella De Oro Daylily  
Salvia nemerosa 'White Profusion' | White Profusion Salvia

### ORNAMENTAL GRASSES

Miscanthus sinensis 'Yaku Jima' | Yaku Jima Maiden Grass  
Pennisetum alopecuroides 'Hameln' | Dwarf Fountain Grass



Red Landscape Boulder



Red Rock Mulch



Median Plantings Example



# SR-130 Signalized Intersection Plan

Existing, warranted, or potential signal locations, listed south to north

|                        |                                   |                                     |                           |
|------------------------|-----------------------------------|-------------------------------------|---------------------------|
| 1. Exit 57 interchange | 6. 400 South *                    | 11. 900 North *                     | 16. Nichols Canyon Road   |
| 2. Cedar Blvd.         | 7. 200 South                      | 12. 1045 North                      | 17. Canyon Center Drive * |
| 3. Cedar Knolls        | 8. Center Street (SR-14 / SR-289) | 13. 1325 North                      | 18. Canyon Ranch Road     |
| 4. 800 South           | 9. 200 North (SR-56)              | 14. 1600 North *                    | 19. Exit 62 interchange   |
| 5. 600 South           | 10. Coal Creek Road               | 15. 1925 North / Fiddlers Canyon Rd | 20. 3000 North            |

*\* Future signal if warranted. 900 North is also contingent on 100 East being extended to 900 North.*

# Potential Raised Median Locations

## SR-130 (Main St); east to west

**Old Highway 91 to 400 South**

Priority: 800 West to 535 South

**400 South to 1045 North**

Priority: Center St to 1045 North

**1045 North to DL Sargent Drive**

Priority: Fiddlers Canyon Rd to DL Sargent Dr N

**North interchange to 3000 North**

Priority: 2400 North intersection





# Upcoming Water Projects and Back-up Generators



1. Pressure Reduction and Chlorination Project.
2. Cedar Canyon Springs Filtration Treatment Plant Project.
3. Culinary System & Pressurized Irrigation System Overview.
4. Back-up Generators at existing water system facilities.

# Pressure Reduction and Chlorination Project - Overview

- Meet chlorination requirements at the north Quichapa Wells.
- Reduced pressure is needed to chlorinate and connect to the CVWC system.
- New infrastructure:
  - West Pump Station (6,800 gpm current; 10,000 gpm future)
  - Chlorination System at the West Pump Station
  - Connection to CVWC system (utilize 4 million gallon tank)
  - 800 South Water Tank (2 million gallon)
  - 800 South Pump Station (6,800 gpm current, 9,800 gpm future)
- Decisions needed to move forward

# Pressure Reduction and Chlorination Project - Quichapa Wells Rehabilitation

- Rehabilitation of Quichapa Wells needs to begin in November this year.
- Purpose of the well rehabilitation:
  - Reduce sand production.
  - Improve flowrate.
  - Reduce drawdown.
  - Perform flow tests to obtain data for design of smaller pumps and motors.
- Cost estimate for the well rehabilitation is \$1,128,000.
- Funding options to begin this phase:
  - Use the unassigned fund balance of \$2,023,228.
  - Re-allocate funds from budgeted Water capital projects (see list).
  - Temporarily assign funds and then backfill the project once the bonds have been issued.
- How should the Quichapa Wells Rehabilitation be funded?

### Current Capital Projects in the Water Enterprise Fund

| Project Name – Water Enterprise Fund                        | Account # | Budget Amount         |
|-------------------------------------------------------------|-----------|-----------------------|
| <b>Carryover from FY26</b>                                  |           |                       |
| Rate Study – Water                                          | 51-40-310 | \$9,000               |
| Master Plan Study for Cedar Canyon                          | 51-40-310 | \$5,503               |
| Cedar Canyon Filtration Facility                            | 51-40-720 | \$2,195,269           |
| Cedar Canyon Water Tank – 800 So Tank Project               | 51-40-722 | \$606,783             |
| New 8-inch Waterline for Roundabout Project 1150 W Center   | 51-40-731 | \$130,000             |
| 1700 West Waterline Loop / Replacement                      | 51-40-731 | \$196,851             |
| 100 E Section – 675 N to 900 N – Waterline                  | 51-40-735 | \$148,625             |
| 800 West Street Extension – Waterline                       | 51-40-735 | \$90,000              |
| 3900 West Waterline System Looping                          | 51-40-737 | \$1,100.00            |
| Chlorination System for Wells                               | 51-40-740 | \$72,765              |
| Chlorination System for Wells                               | 51-40-740 | \$378,998             |
| <b>FY26 Carryover Subtotal =</b>                            |           | <b>\$4,933,796</b>    |
| <b>Approved in FY27 Budget</b>                              |           |                       |
| Waterline Replacement Projects (Monterey Dr. area)          | 51-40-731 | \$1,500,000           |
| Work Truck (2 @ \$52,500)                                   | 51-40-741 | \$130,000             |
| Hydro-Vac Trailer                                           | 51-40-740 | \$55,000              |
| Demo & Removal of Cedar Canyon Tank                         | 51-40-722 | \$50,000              |
| Westview Dr. Waterline from Foundation Trail to Benson Way  | 51-40-731 | \$200,000             |
| Update & Recalibrate the Water Model                        | 51-40-310 | \$10,000              |
| Waterline Betterment Costs for I-15 So. Interchange Project | 51-40-731 | \$280,000             |
| Water Rights Acquisition                                    | 51-40-712 | \$100,000             |
| Culinary Well - 3000 North                                  | 51-40-711 | \$3,311,530           |
| 800 West Street Extension - Waterline                       | 51-40-735 | \$ 40,000             |
| 3900 W. Waterline Systems Looping                           | 51-40-737 | \$ 1,600,000          |
| Chlorination System for Wells                               | 51-40-740 | \$75,000              |
| <b>FY27 Budget Subtotal =</b>                               |           | <b>\$7,351,530</b>    |
| <b>Cash Balance as of 6/30/2026 =</b>                       |           | <b>\$14,308,554</b>   |
| <b>Current Unassigned Cash Balance =</b>                    |           | <b>\$2,023,228.25</b> |



# Pressure Reduction and Chlorination Project – Building Material for the Pump Stations

- Masonry (CMU) vs. Pre-engineered Metal Building (PEMB).
- CMU –
  - Advantages: Longer life, lower energy and maintenance costs, better safety and security, better overall life cycle cost.
  - Disadvantages: higher capital cost, difficult to reconfigure.
- PEMB –
  - Advantages: Lower capital cost, easier to reconfigure.
  - Disadvantages: Higher energy and maintenance costs, shorter life, rust potential, less safety and security, life cycle cost.
- Additional cost for CMU = +\$633,600
- Life cycle cost for CMU is 3% less than PEMB.
- Which material should be used for the pump station buildings?

Golf Course Booster Pump Station (built in 2012)



200 North Pump Station (built in 2008)



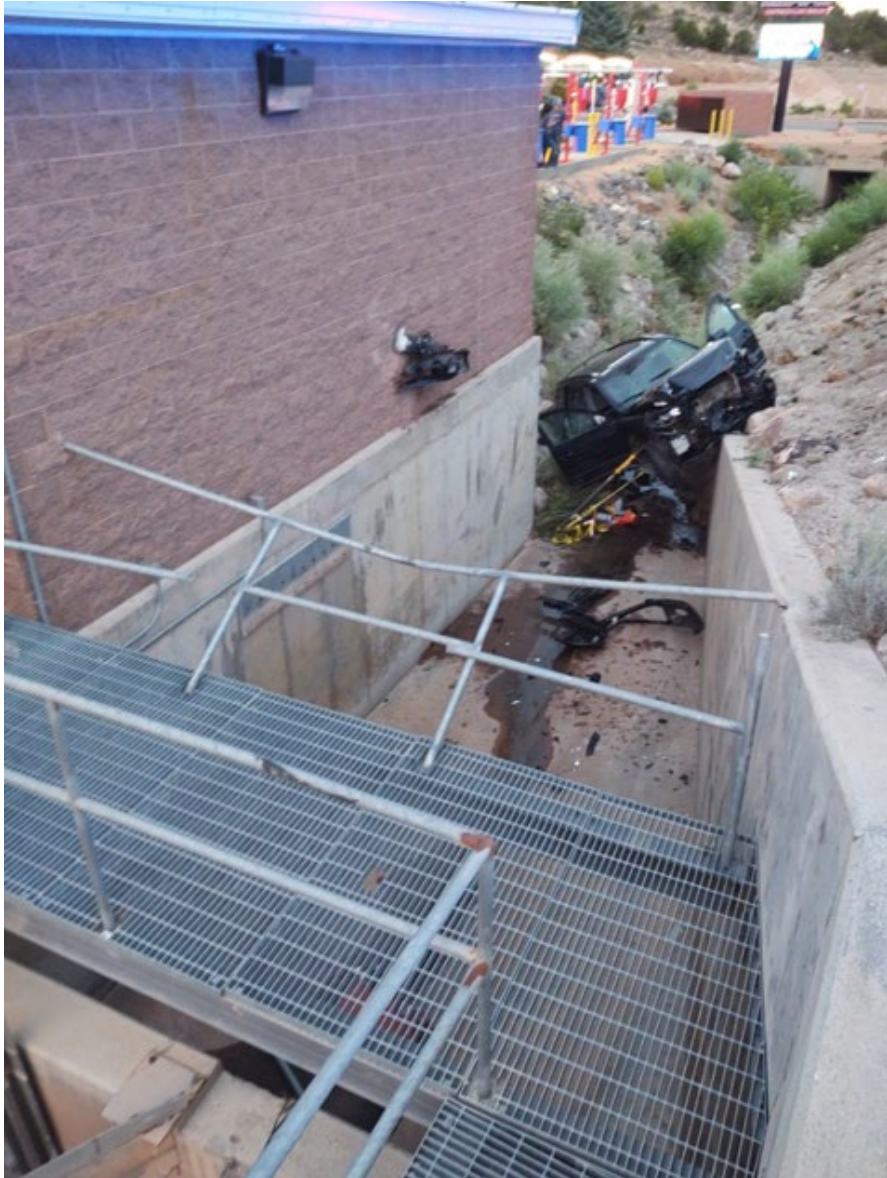
Square Mountain Pump Station (built in 1994)



Old Quichapa Well #3 Building  
(built in ~1967, photo in 1996)







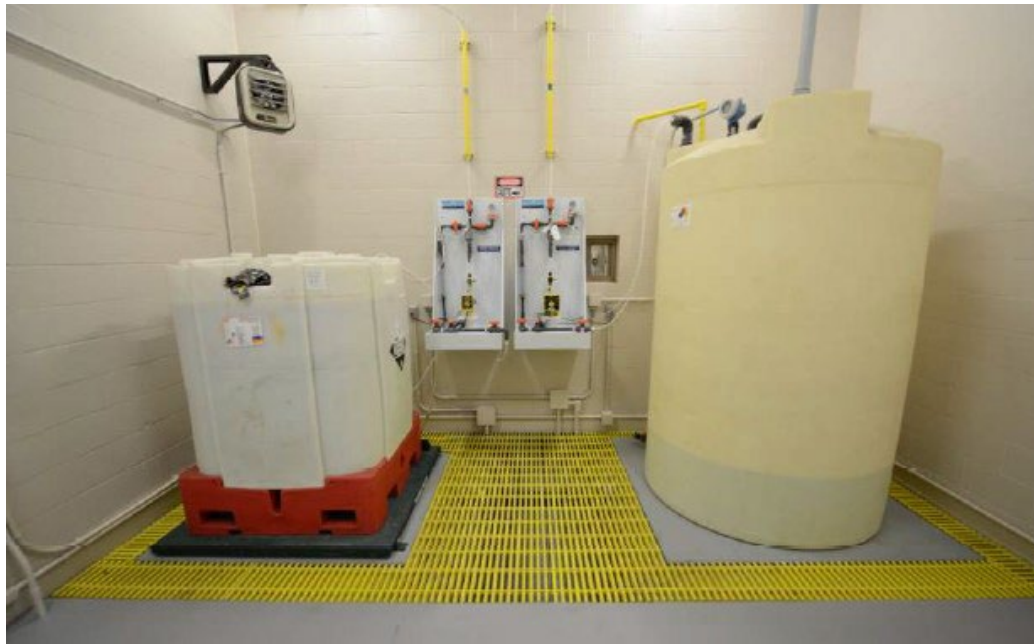
## Pressure Reduction and Chlorination Project – 800 South Pump Station

- Building size – Current flowrate is 6,800 gpm. Future flowrate will add another 3,000 gpm to pump to a future tank.
- CMU additional cost = +\$80,400
- PEMB additional cost = +50,400
- Should the 800 South Pump Station be upsized to accommodate 3 additional pumps?

# Pressure Reduction and Chlorination Project – Chlorination System at the West Pump Station

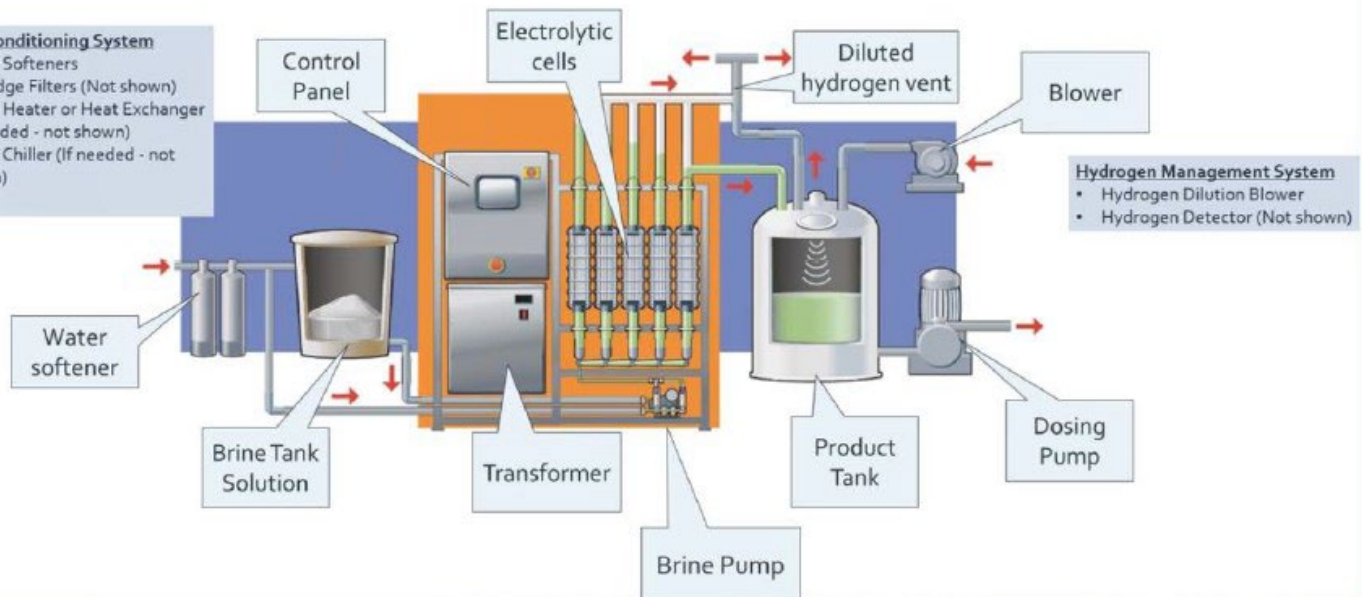
- Liquid Chlorine vs. On-site Generation.
- Liquid Chlorine (12.5% Sodium Hypochlorite) –
  - Advantages: Lower capital cost, storage tanks, ease of maintenance and operation, familiar with the system.
  - Disadvantages: Higher life cycle cost, more safety measures, chlorine concentration degrades over time.
- On-Site Sodium Hypochlorite Generation –
  - Advantages: Lower life cycle cost, chlorine solution is produced on-demand.
  - Disadvantages: Higher capital cost, higher energy and maintenance costs, complicated system, salt delivery and storage
- Which type of chlorination system should be used at the West Pump Station?





#### Water Conditioning System

- Water Softeners
- Cartridge Filters (Not shown)
- Water Heater or Heat Exchanger (If needed - not shown)
- Water Chiller (If needed - not shown)



#### Hydrogen Management System

- Hydrogen Dilution Blower
- Hydrogen Detector (Not shown)

# Pressure Reduction and Chlorination Project – Back-up Generators

- Full Redundancy: current conditions.
  - Cost estimate = \$5,058,728 (includes \$78,728 design change order)
- Full Redundancy: future conditions.
  - Cost estimate = \$5,580,728 (includes \$78,728 design change order)
- Emergency Redundancy Option #1: 3 wells and 2 pumps at each pump station.
  - Cost estimate = \$3,879,364 (includes \$39,364 design change order)
- Emergency Redundancy Option #2 – 2 wells and 1 pump at each pump station.
  - Cost estimate = \$2,730,000
- Which option should be used for the back-up generators?



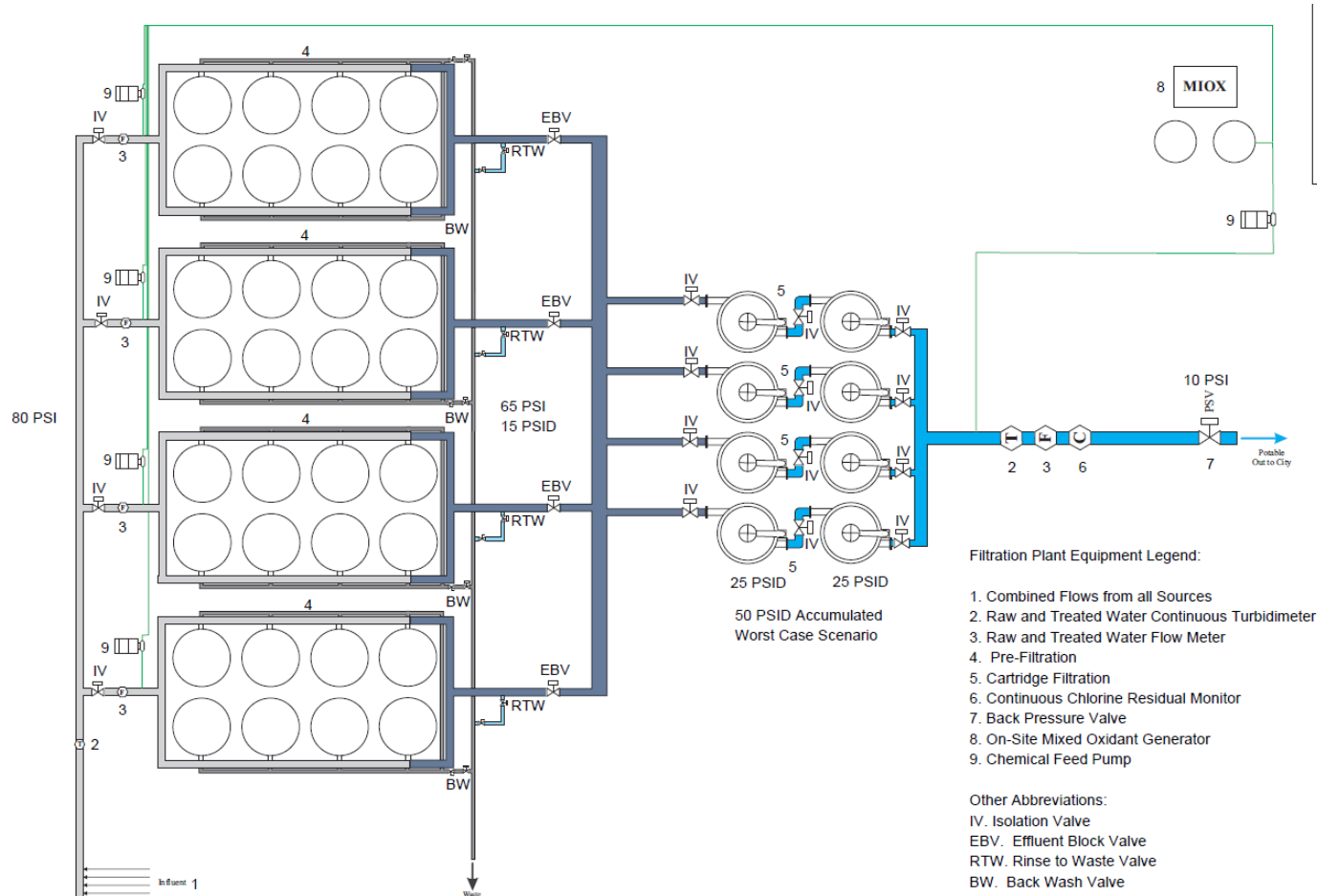
# Pressure Reduction and Chlorination Project – Total Cost Estimate

- CMU Buildings:
  - Low end cost estimate = \$21,113,600
  - High end cost estimate = \$24,728,728
- PEMB Buildings:
  - Low end cost estimate = \$20,510,000
  - High end cost estimate = \$24,095,128
- How will the Pressure Reduction and Chlorination Project be funded?
  - Bonding.
  - Use a portion of the fund balance.
  - Move funding from capital projects that are already budgeted.

# Cedar Canyon Springs Filtration Treatment Plant - Overview

- Cedar Canyon Springs are under the direct influence of surface water.
- Additional treatment is required to continue using the Cedar Canyon Springs.
- New infrastructure:
  - Filtration treatment plant
  - Backwash system
  - Drying beds
  - Pump system
  - Tank/Oversized pipe for contact time
- Decisions needed to move forward.

# Cedar Canyon Springs Filtration Treatment Plant - Schematic



# Cedar Canyon Springs Filtration Treatment Plant – Building Material

- Masonry (CMU) vs. Pre-engineered Metal Building (PEMB).
- CMU –
  - Advantages: Longer life, lower energy and maintenance costs, better safety and security, better overall life cycle cost.
  - Disadvantages: higher capital cost, difficult to reconfigure.
- PEMB –
  - Advantages: Lower capital cost, easier to reconfigure.
  - Disadvantages: Higher energy and maintenance costs, shorter life, rust potential, less safety and security, life cycle cost.
- Additional cost for CMU = +\$1,709,760
- Life cycle cost for CMU is 3% less than PEMB.
- Which material should be used for the filtration plant building?

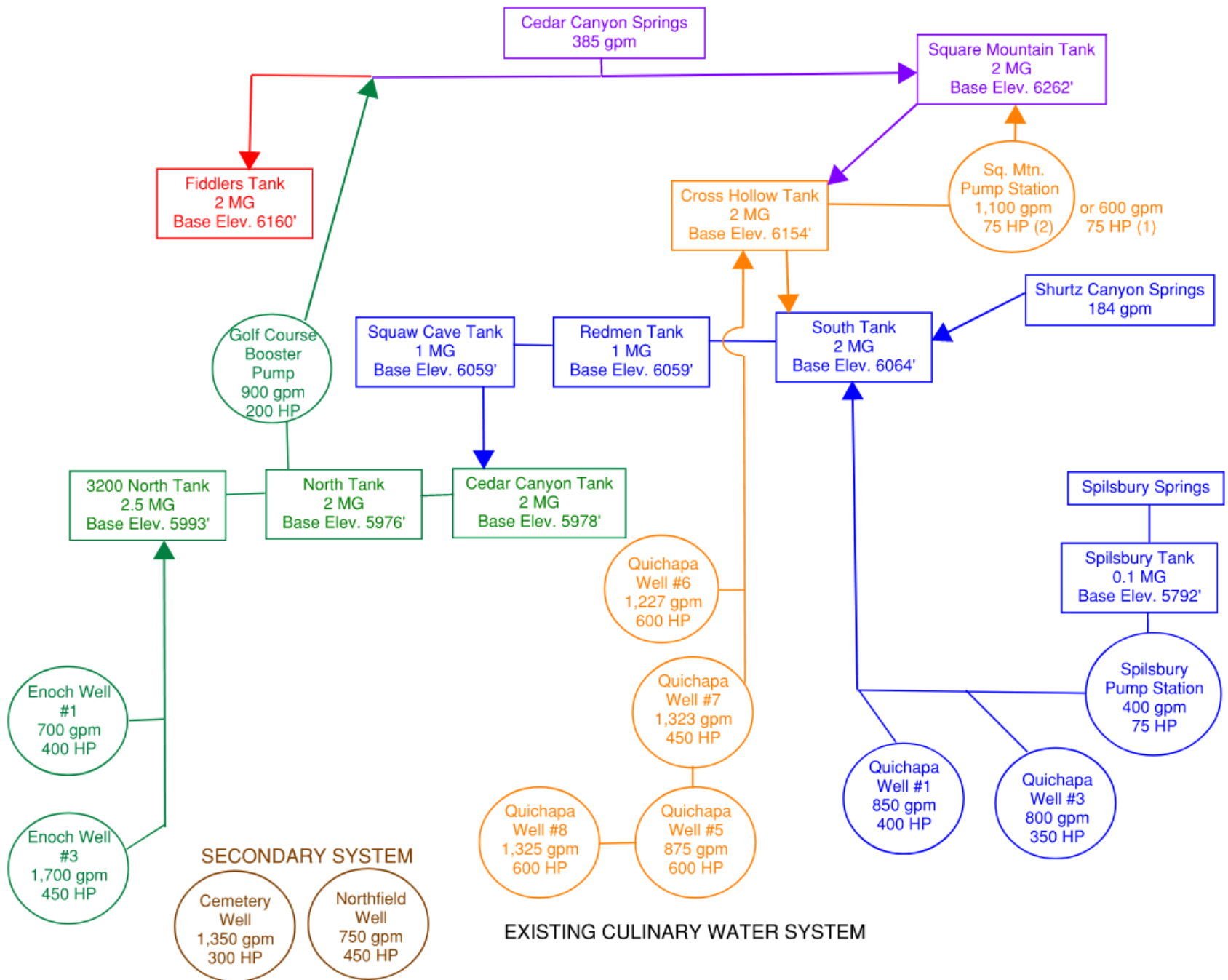
# Cedar Canyon Springs Filtration Treatment Plant – Chlorination and Back-up Generator

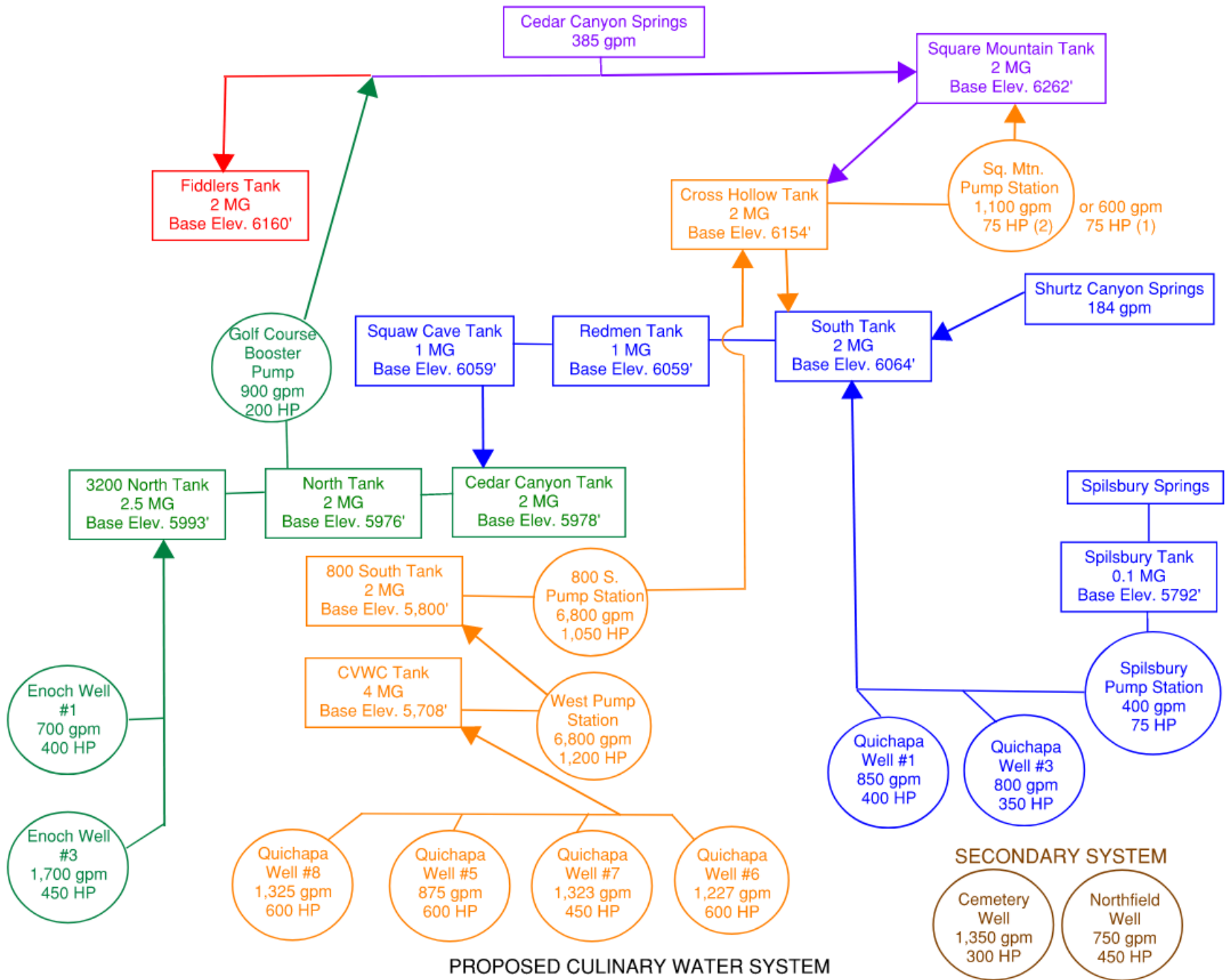
- Gas chlorination preferred at this location
  - Smaller quantities at this location and smaller cylinders
  - Gas chlorination is currently used to treat the Cedar Canyon Springs water
  - On-site generation would have an additional capital cost of \$700,000
- Back-up generator is required by DDW at treatment plants.  
Approximate cost is \$600,000.



# Cedar Canyon Springs Filtration Treatment Plant – Total Cost Estimate

- CMU building, gas chlorination, and back-up generator:
  - Cost estimate = \$9,805,800
- PEMB building, gas chlorination, and back-up generator:
  - Cost estimate = \$7,976,040
- How will the Pressure Reduction and Chlorination Project be funded?
  - Approximately \$2,200,000 is already budgeted for this project.
  - Bonding.
  - Use a portion of the fund balance.
  - Move funding from capital projects that are already budgeted.





# Back-up Generator at Existing Water Facilities – Redundancy Options for Culinary System

| Culinary Source                                | Horsepower | Full<br>Redundancy<br>Flowrate<br>(gpm) | Emergency<br>Redundancy<br>Option #1<br>(gpm) | Emergency<br>Redundancy<br>Option #2<br>(gpm) |
|------------------------------------------------|------------|-----------------------------------------|-----------------------------------------------|-----------------------------------------------|
| Quichapa Well #1                               | 400        | 850                                     | 850                                           | 850                                           |
| Quichapa Well #3                               | 350        | 800                                     | --                                            | --                                            |
| Quichapa Well #5                               | 400        | 875                                     | --                                            | --                                            |
| Quichapa Well #6                               | 400        | 1,227                                   | 1,227                                         | --                                            |
| Quichapa Well #7                               | 400        | 1,323                                   | 1,323                                         | 1,323                                         |
| Quichapa Well #8                               | 400        | 1,325                                   | 1,325                                         | 1,325                                         |
| Enoch Well #1                                  | 400        | 700                                     | --                                            | --                                            |
| Enoch Well #3                                  | 450        | 1,700                                   | 1,700                                         | 1,700                                         |
| Spilsbury Pump Station                         | 75         | 160                                     | 160                                           | 160                                           |
| Cedar Canyon Springs                           | In design  | 385                                     | 385                                           | 385                                           |
| Shurtz Canyon Springs<br>(no generator needed) | --         | 184                                     | 184                                           | 184                                           |
| <b>Total Flowrate =</b>                        |            | <b>9,529</b>                            | <b>7,154</b>                                  | <b>5,927</b>                                  |
| Sq. Mtn. Pump Station                          | 150        | 1,100                                   | --                                            | --                                            |
| Golf Course Booster Pump                       | 200        | 900                                     | 900                                           | 900                                           |

Indoor Use = 2,300 gpm  
Average flow = 4,960 gpm  
Average summer flow = 6,550 gpm  
Peak summer flow in July & Aug. = 8,900 gpm

# Back-up Generator at Existing Water Facilities – Cost Estimates for Culinary System

| Culinary Source                             | Horsepower | Full Redundancy (\$) | Emergency Redundancy Option #1 (\$) | Emergency Redundancy Option #2 (\$) |
|---------------------------------------------|------------|----------------------|-------------------------------------|-------------------------------------|
| Quichapa Well #1                            | 400        | \$ _____             | \$ _____                            | \$ _____                            |
| Quichapa Well #3                            | 350        | \$ _____             | --                                  | --                                  |
| Quichapa Well #5                            | 400        | Separate project     | --                                  | --                                  |
| Quichapa Well #6                            | 400        | Separate project     | Separate project                    | --                                  |
| Quichapa Well #7                            | 400        | Separate project     | Separate project                    | Separate project                    |
| Quichapa Well #8                            | 400        | Separate project     | Separate project                    | Separate project                    |
| Enoch Well #1                               | 400        | \$ _____             | --                                  | --                                  |
| Enoch Well #3                               | 450        | \$ _____             | \$ _____                            | \$ _____                            |
| Spilsbury Pump Station                      | 75         | \$ _____             | \$ _____                            | \$ _____                            |
| Cedar Canyon Springs                        | In design  | Separate project     | Separate project                    | Separate project                    |
| Shurtz Canyon Springs (no generator needed) | --         | \$0                  | \$0                                 | \$0                                 |
| <b>Total Cost =</b>                         |            | \$ _____             | \$ _____                            | \$ _____                            |
| Sq. Mtn. Pump Station                       | 150        | \$ _____             | --                                  | --                                  |
| Golf Course Booster Pump                    | 200        | \$ _____             | \$ _____                            | \$ _____                            |

Waiting to get cost estimates.

The generators will take about 1 year to receive. Wait to make payment for 1 year until they arrive.

## Funding Options for Back-up Generators:

- Use the existing fund balance of \$2,023,228.
- Use bond proceeds.
- Budget for the generators in FY28 (include in Rate Study)
- Move funds from current capital projects.

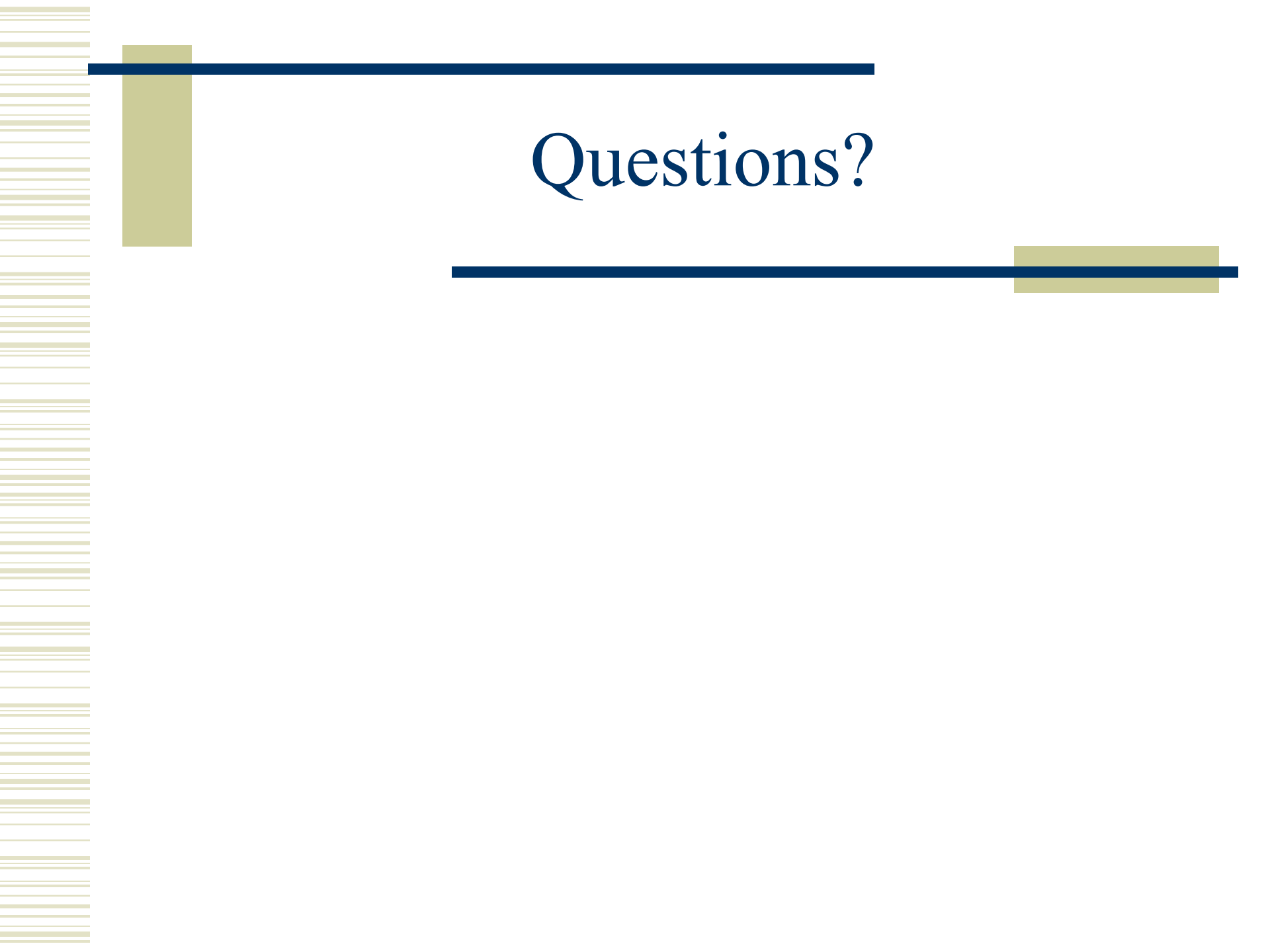
# Back-up Generator at Existing Water Facilities – Redundancy for Pressurized Irrigation System

| <b>Pressurized<br/>Irrigation<br/>Source</b> | <b>Horsepower</b> | <b>Full<br/>Redundancy<br/>Flowrate<br/>(gpm)</b> | <b>Full<br/>Redundancy<br/>Cost<br/>(\$)</b> | <b>Emergency<br/>Redundancy<br/>(gpm)</b> | <b>Emergency<br/>Redundancy<br/>Cost<br/>(\$)</b> |
|----------------------------------------------|-------------------|---------------------------------------------------|----------------------------------------------|-------------------------------------------|---------------------------------------------------|
| Cemetery<br>Well                             | 300               | 1,350                                             | \$ _____                                     | 1,350                                     | \$ _____                                          |
| Northfield<br>Well                           | 400               | 750                                               | \$ _____                                     | --                                        | \$ _____                                          |
| <b>Totals =</b>                              |                   | <b>2,100</b>                                      | <b>\$ _____</b>                              | <b>1,350</b>                              | <b>\$ _____</b>                                   |



# Summary

- Pressure Reduction and Chlorination Project:
  - Quichapa Wells Rehabilitation start in Nov. 2026: Funding source?
  - Building Material: CMU or PEMB?
  - 800 South Pump Station: size building for future?
  - Chlorination at West Pump Station: Liquid or On-site Generation?
  - Back-up Generators: Level of Redundancy?
  - Total Cost: Funding source?
- Cedar Canyon Springs Filtration Treatment Plant:
  - Building Material – CMU or PEMB?
  - Chlorination – Gas or other?
  - Total Cost: Funding source?
- Back-up Generators for Existing Facilities:
  - Back-up Generators for Culinary System: Level of Redundancy?
  - Back-up Generators for Pressurized Irrigation: Level of Redundancy?
  - Total Cost: Funding source?



# Questions?