

Cedar City

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

CITY COUNCIL MEETING
MAY 10, 2023
5:30 P.M.

Mayor

Garth O. Green

Council Members

Terri W. Hartley
Craig E. Isom
W. Tyler Melling
R. Scott Phillips
Ronald Riddle

City Manager

Paul Bittmenn

The City Council meeting will be held in the City Council Chambers, 10 North Main, Cedar City, Utah. The agenda will consist of the following items:

- I. Call to Order
 - II. Agenda Order Approval
 - III. Administration Agenda
 - Mayor and Council Business
 - Staff Comment
 - Annual Water Report presentation. Jonathan Stathis
 - IV. Business Agenda
 - Public Comments
 - Utah Summer Games Update. Brigham Nielsen
 - V. Public Consent Agenda
 1. Approval of minutes dated April 19 & 26, 2023
 2. Ratify bills dated April 28, 2023
 3. Approve the appointment of Nikki Chiaramonte to the Historic Downtown Economic Committee and Stephanie Hill to the Cedar Disability Action & Awareness Team. Mayor Green
 4. Approve final plat approval for the Cove at Cedar City PUD, Phase 1. Platt & Platt/Randall McUne
 5. Approve a contract with Dominion Energy for the Aquatic Center and the Wastewater Treatment Plant. Paul Bittmenn
- Action – need a motion from a council member to either approve or deny each of the following items:
6. Consider terminating a contract with Invoice Cloud. Rhean Carlson
 7. An ordinance amending the plat of Old Sorrel Ranch Subdivision Phase 1. Watson Engineering/Randall McUne
 8. Consider a fee waiver or reduction for use of the Main Street Park and stage. Canyon Creek Services/Ken Nielson
 9. An ordinance amending the zone from Annex Transition (AT) to Central Commercial (CC) on property located in the vicinity of 500 East and 3000 North. Scott Stewart/Paul Bittmenn
 10. A vicinity plan for the Cedar Pointe RV Park located at approximately 500 East 3000 North. Blue Terra Development/Donald Boudreau

11. An ordinance amending the general land use plan from Central Commercial to Student Housing for property located in the vicinity of 1700 West 200 North. Go Civil/Paul Bittmenn
12. An ordinance amending the zone from Highway Service (HS) to Student Housing District (SHD) on property located in the vicinity of 1700 West and 200 North. Go Civil/Paul Bittmenn
13. Consider an airport hangar land lease with Boyd Hall. Nick Holt
14. Discussion regarding appealing UDOT's decision not to close Center Street for the farmers market
15. Closed Session – property negotiations

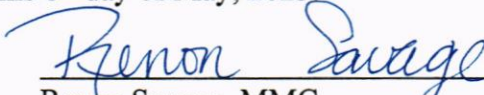
Dated this 8th day of May, 2023.



Renon Savage, MMC
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 8th day of May, 2023.



Renon Savage, MMC
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.

COUNCIL MINUTES

MAY 10, 2023

The City Council held a meeting on Wednesday, May 10, 2023, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Garth O. Green; Councilmembers: Terri Hartley; Craig Isom; W. Tyler Melling; R. Scott Phillips; Ronald Riddle.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Randall McUne; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall; Airport Manager Nick Holt; Airport Operations Tyler Galetka; Parks Superintendent Anthony Pearson.

OTHERS PRESENT: Ann Clark, Laura Henderson, Tom Jett, Alysha Lundgren, Caleb Bittar, Wendy Green, Dallas Buckner, Rob O'Brien, Judi O'Brien, Nikki Chiaramonte, Chris Hickenlooper, Lalaina Strate, Daryl Stewart, Jeffrey Jensen.

CALL TO ORDER: Randall McUne gave the invocation; the pledge was led by Jonathan Stathis.

AGENDA ORDER APPROVAL: Councilmember Phillips moved to approve the agenda order for City Council and RDA; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ **Phillips** – I would like to remind everyone, tomorrow from 11-1 a farewell send off to Nick Holt at the Airport Terminal, he has been with us for 4 years. ■ **Riddle** – we have sat here 2 days to discuss the budget, I got after a few of our ladies. One of the most important things we do is spend your money, hard tax earned dollars. Cedar City is in a good financial situation. There should be more people here when we discuss the budget. When we had dog and chicken issues, we had 60 – 80 people, but we have a budget of about \$40 million plus and no one shows up. We are more worried about the dog issue than the money we spend. Chief Adams, your officers, all are taxpayers, how hard do they work? **Chief Adams** - extremely hard. **Riddle** – same as the Fire and every agency. I think it is important to pay attention to the money we spend. ■ **Annual Water Report presentation.** Jonathan Stathis – **Jonathan** – the annual water report is a lengthy process, it starts with a state report due in March, after the State report is done, we do a city report and it provides a lot of great information, this is the 2022 calendar report. The report will be on the city website in the coming days. See attached Exhibit “A”. The per capita water use has dropped, part because of high density housing and conservation uses. It should be on the website next week. **Melling** – this is one of the most important issues. I was able to put some of the information into a study we did earlier when we calculated the fee adjustments for commercial and industrial uses. A lot of the per capita savings comes from our institutional users and new construction. 2021-2022 July – November, it doesn't cover everyone, but about 80%, single family housing the total savings was about 10 million gallons, they reduced by 2.3%, multifamily reduced 4.4%, and overall system wide was about 19 million gallons about a 2% savings, that is with the users that fit. System wide culinary reduction citywide total we reduced by almost 5%. On the ground water, last year 2022 was the lowest strain, lowest

consumption since 2016. I appreciate the work you are doing to track this information.
Jonathan – we try and educate and with the policies.

PUBLIC COMMENTS: ■Utah Summer Games Update. **Brigham Nielsen**. **Brigham** – we are about a month out. We have been running region track at SUU, next week adult softball, and last month we ran water polo, shooting events, moto trails and in March we had wrestling. **Phillips** – how are registrations for what you have done so far? **Brigham** – wrestling we had over 700 kids, that was a record, water polo a little down, but we had a 3-day event so another day in hotels. The shooting events went well, we gained some new participants, we held all the events together, so some participants couldn't participate in all the events they wanted, but the weather was better. Softball we are pretty packed. **Phillips** - shooting was held in Hurricane. **Brigham** – that happened down there, but trap was up here and long range up here. Pistol was at Hurricane shooting sports complex they have a good staff, last year our sports coordinator Arne Viterbi passed away, and we wanted to make sure risk management wise that we were comfortable, they were able to hold the event in Hurricane. **Phillips** – part of the relocation is we don't have proper facility? **Brigham** - yes, the facility, and having it in April and having an expert willing to house the event. If there are concerns, we don't have concerns bringing it back if we have a partnership. Opening ceremony is June 9th, Low Cash is the country singer, we are excited about that and the block party right before. The gate opens at 7:30 pm, program at 8:30 pm fireworks at 10 pm.

■**Daryl Stewart** – I have property on old Leigh Hill behind Maverik and Motel 6. I am trying to get an address, it has been changed twice. I am trying to get 1725 West Street sign that goes into a cul-de-sac, we have had alarm issues and the police not finding us as well as delivery for our business. **Phillips** – how do you access? **Daryl** – 1600 behind Motel 6, it has changed to 1700 and 1800, they named the street 1725, 313 N 1700 West takes you to a different address. We have had water issues, the water freezing, it froze for 8 weeks, they said they were going to dig it up, there are putting a new line on 1800 West to 400 and a street development. **Paul** – is it a dedicated street? **Jonathan** - no, that is one of the problems is getting an easement from property owners. If you come meet with the engineering department, we can help you with the questions. **Daryl** – we have inventory we need to ship; I have worked with the US Mail and I have gone to the PD to see if they have a map for 911, it is a dirt road, there are 10 foot easements on both sides. Eventually 1800 will have to be maintained, there is a new gym there. **Jonathan** - we do the addressing; I am not sure about a street sign where it isn't a dedicated street. But we can get the information to the post office and emergency services. ■**Laura Henderson**- I want to apologize to Mr. Riddle, you do have long days putting the budget together. ■**Jeffrey Jensen** - we are a new farmers market, with a drive-in movie, cars and tacos Cedar Street Fest. We leased property from Cedar Fun Center, the hours range 3-10 p.m. **Mayor** – a drive in theatre like the good old days. **Phillips** – are you in the parking lot or dirt? **Jeffrey** – we have 300 vendors that have applied, we will have live music and potential theatre and standup comedy. **Phillips** – what are you doing for sanitation? **Daryl** – Cedar Fun Center allowed us to use restrooms and we will have porta potty's we will have dumpsters and trash cans. We have staff that will clean up afterwards. **Phillips** - what about parking? **Daryl** – we have a large parking lot. I don't have the actual number, but it is quite large. We have also talked with businesses on the other side, they have extra parking, and we are working with the businesses. Across the street we are working with the Stake Center for excess parking. **Phillips** - where are you from? **Daryl** – I grew up in Cedar City. I was approached by Cedar Fun Center; I am a local knife sharpener. My father worked for the BLM, and I have been here 32 years. This is ongoing every Friday.

Mayor – what about noise? **Daryl** – we have a decibel meter, and we will turn off the music at 10 pm. **Hartley** – when will it start? **Daryl** – June 10. **Phillips** - does Cedar Fun Center have issues? **Caleb Bittar** – we have had outdoor movies before. We have the land and are ok with it. **Phillips** - are most of the vendors local? **Daryl** – there is not room in the current market, 80% of these are artisans, we are trying to provide a space to facilitate that. There seems to be quite a bit of buzz. **Phillips** - Chief Adams did you know about this, that is a lot of traffic. **Daryl** - we haven't decided on the movie yet. The property is about 3 acres. ■ **Ann Clark** – I have been gone two weeks babysitting grandkids, I have been out of the loop. My daughter in law had a friend come by, she said she came through Cedar City and said it was lovely. I said yes, but it is being destroyed. It is heartbreaking the houses torn down across from SUU. There are few people who care. It comes down to money. Two months ago, when I was walking and knocking doors, I was told the people that built the building for David Mineer, they wanted 2 story, he said I can't make enough money. I think the city did not want 50' buildings, it was Leavitt's and developers. I was given a letter from the Leavitt's, it is smoke and mirrors, they want to be thought well of while they are here. The church was not vacant, they said it was. Spencer got a zone change on 700 West, now Leavitt's will want it. The neighborhood is not protected. I got a new neighbor, he is from California, he has been renting in Flying L, he ended up here, everywhere I looked he asked the zone, and he was told it is this now, but it will change. ■ **Tom Jett** – every home Spencer tore down he bought, there was not coercion, he bought it on the open market. **Hartley** – they were available for anyone to buy. **Tom** – quit villainizing the developer for what they do. Do what you want with your property. If you don't like it go back to California. ■ **Lalaina Strate**, 225 West I am from Spring City. I picked Cedar because I have been living in Ogden, I went to Girls State here and I also spent countless summers coming to USF, I purchased a home which was a big move for me. Recently my house turned into a nightmare, I have cracks spanning anywhere from 1 mm to over 50 inches, I have cracks over ½ inch, I can't sleep in my master bedroom because it is full of cracks. My home is at 903 South 25 West, it was built on hydraulic pillars, there are multiple homes that are failing. It is a battle with the builder. I reached out to the City Engineer, and they deemed it a civil matter. I have a report that says there has to be a certain percentage of grade which there was when my house was built, but then they built the house next to me and the grade was destroyed and it's dumping water into my yard. I have some neighbors here, our neighborhood is falling apart, a lot of homes are still being built. We are worried about people building responsible. I would like a building moratorium on 25 West until the problem is resolved. They approve a road to connect, now they will build more homes on the lower level, and it will compound into a bigger issue. **Hartley** – is this a PUD? **Jonathan** – it is a PUD, Mountain Vista. **Lalaina** – it is on piers, and it was concerning. There will be multiple new homes built, they usually build 4 homes at a time. I don't want anyone to do that. I am working full-time and part-time; I would like the builder to be responsible. I bought it on July 30, 2020, brand new. The home dumping water into my yard, that house is settling also. I have been trying to work with Carter Enterprise, it is not just a me issue, it is all my neighbors. **Hartley** – is the developer willing to do anything about it? **Lalaina** – he is wishy washy, he doesn't want to pay out, I understand where he is coming from also. ■ **Christina Hickenlooper** – I am the neighbor of her twin home, I had problems show up at the same time and the builder came by twice and he said it was my fault because of how I water, I don't water because I have gravel. My side will have worse problems, they said it was my problem not theirs. ■ **Christian Simmons** – I saw Mayor at the spring fiesta party, I was waving a Mexican flag, I really like the party, it brings the community together.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED APRIL 19 & 26, 2023; (2) RATIFY BILLS DATED APRIL 28, 2023; (3) APPROVE THE APPOINTMENT OF NIKKI CHIARAMONTE TO THE HISTORIC DOWNTOWN ECONOMIC COMMITTEE AND STEPHANIE HILL TO THE CEDAR DISABILITY ACTION & AWARENESS TEAM. MAYOR GREEN; (4) APPROVE FINAL PLAT APPROVAL FOR THE COVE AT CEDAR CITY PUD, PHASE 1. PLATT & PLATT/RANDALL MCUNE; (5) APPROVE A CONTRACT WITH DOMINION ENERGY FOR THE AQUATIC CENTER AND THE WASTEWATER TREATMENT PLANT. PAUL BITTMENN: Councilmember Isom moved to approve the consent agenda items 1 through 5 as written above; second by Councilmember Melling; vote unanimous.

CONSIDER TERMINATING A CONTRACT WITH INVOICE CLOUD. RHEAN CARLSON: Phillips – Rhean provided us with some information. We know it will be a transition and it will be rough; I am okay with it as long as the staff is willing to work with the people. It seems it will be a much better system. Melling - the fact the staff lived through this 2-3 years ago are asking to go back says something.

Councilmember Phillips moved to approve terminating a contract with Invoice Cloud; second by Councilmember Melling; vote unanimous.

AN ORDINANCE AMENDING THE PLAT OF OLD SORREL RANCH SUBDIVISION PHASE 1. WATSON ENGINEERING/RANDALL MCUNE: Daryl Brown, Watson Engineering – this was discussed last week, any further questions.

Councilmember Melling moved to approve the amended plat of Old Sorrel Ranch Subdivision Phase 1; second by Councilmember Phillips; roll call vote as follows:

Terri Hartley -	AYE
Craig Isom -	AYE
Tyler Melling -	AYE
Scott Phillips -	AYE
Ronald Riddle -	AYE

CONSIDER A FEE WAIVER OR REDUCTION FOR USE OF THE MAIN STREET PARK AND STAGE. CANYON CREEK SERVICES/KEN NIELSON: Phillips – I understand they are nonprofit and what they want to do, but I don't think we can do it. There is a cost in putting it up, taking it down and maintaining it.

Councilmember Phillips moved to deny the fee waiver or reduction for the use of the Main Street Park and stage; second by Councilmember Isom; vote unanimous.

AN ORDINANCE AMENDING THE ZONE FROM ANNEX TRANSITION (AT) TO CENTRAL COMMERCIAL (CC) ON PROPERTY LOCATED IN THE VICINITY OF 500 EAST AND 3000 NORTH. SCOTT STEWART/PAUL BITTMENN: Dave Warwick – Scott Stewart is out of town, he asked I be here to represent him. Phillips – Mr. Stewart was very clear, I don't see an issue, it is necessary for the completion of the project! But continue to work with the neighbors to the north on the drainage issue. Melling- on this item and the next I have been working with a property owner adjacent on a separate issue.

Councilmember Isom moved to approve amending the zone from Annex Transition (AT) to Central Commercial (CC) for property located in the vicinity of 500 East 3000 North; second by Councilmember Hartley; roll call vote as follows:

Terri Hartley	-	AYE
Craig Isom	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE

A VICINITY PLAN FOR THE CEDAR POINTE RV PARK LOCATED AT APPROXIMATELY 500 EAST 3000 NORTH. BLUE TERRA DEVELOPMENT/

DONALD BOUDREAU: Phillips – the vicinity plan, 3 spaces may be changed because of drainage issues, but I am fine.

Councilmember Hartley moved to approve the vicinity plan for The Cedar Pointe RV Park located at approximately 500 East 3000 North; second by Councilmember Phillips; vote unanimous.

AN ORDINANCE AMENDING THE GENERAL LAND USE PLAN FROM CENTRAL COMMERCIAL TO STUDENT HOUSING FOR PROPERTY LOCATED IN THE VICINITY OF 1700 WEST 200 NORTH. GO CIVIL/PAUL BITTMENN:

Dallas Buckner, Go Civil – this is a general plan and zone change request. I don't know if there were additional questions. The only person that came was Carter Wilkey, and he was in support. **Isom** – it is such an odd place, SHD makes sense. **Dallas** – most SHD is tearing down houses and looking into people's back yards, this has been commercial for some time. **Riddle** – the reason the commercial sat so long is because it is not good commercial. **Hartley** – we have tried hard not to go out of the overlay, but this property fits the parameters. **Phillips** – I have been careful, but in this case I agree. It is next to a hotel, restaurant and apartments. My concern is setting precedence, we have been very careful with this zone. **Dallas** – some of the other requests were much larger parcels, it matches the existing uses. **Hartley** – will the only access be at 200 North? **Dallas** - I don't know if the shared access goes to College Way, there is shared access on 200 North. **Phillips** - you can access through the back of the other apartments, have there been discussions with the adjacent owners? **Dallas** - I have not talked to other property owners, that is something we will look into.

Councilmember Isom moved to approve the ordinance amending the general land use plan from Central Commercial to Student Housing District for property located in the vicinity of 1700 West 200 North; second by Councilmember Hartley; roll call vote as follows:

Terri Hartley	-	AYE
Craig Isom	-	AYE
Tyler Melling	-	AYE
Scott Phillips	-	AYE
Ronald Riddle	-	AYE

AN ORDINANCE AMENDING THE ZONE FROM HIGHWAY SERVICE (HS) TO STUDENT HOUSING DISTRICT (SHD) ON PROPERTY LOCATED IN THE VICINITY OF 1700 WEST AND 200 NORTH. GO CIVIL/PAUL BITTMENN:

Councilmember Hartley moved to approve the ordinance amending the zone from Highway Service (HS) to Student Housing District (SHD) for property located in the vicinity of 1700 West 200 North; second by Councilmember Isom; roll call vote as follows:

Terri Hartley -	AYE
Craig Isom -	AYE
Tyler Melling -	AYE
Scott Phillips -	AYE
Ronald Riddle -	AYE

CONSIDER AN AIRPORT HANGAR LAND LEASE WITH BOYD HALL. NICK HOLT:

Nick Holt – I want to thank the City Management, Mayor and Council for the support over the past 4 years, we have got a lot done. I am seeking approval for an Airport lease to build 12 individual stalls in that T hangar. **Mayor** – I object, I was leasing much worse for a nickel, I think it should be denied and make application to the FAA to change our rate to a more reasonable rate and lease for 45 years on a more friendly rate. **Nick** – last week you asked me to get more rates. The Moab study was done by a third party, AMCG, last week the Mayor suggested raising it from 30 to 60 cents, the study is in line. The lowest rate in the study went from 9 cents to 62 cents, it is on the high end. **Mayor** – the Moab Airport is 20 miles from Moab, the St. George Airport is 15 miles, we are 1 mile. **Nick** – it did not list airports, just low, medium and high. If the Council wants to do what the mayor is proposing it is in the range. The rate study in Utah, the closest would be Ogden and Provo. **Phillips** – if we went in that direction, I am not sure I would go to 60 cents, Provo is \$.55. **Nick** – my problem is we told him the amount and he has purchased steel, it doesn't feel right to go back on the rate. **Melling** – I agree we need to adjust our rate, but I hate it when the government changes the rules, we were slow on the water rates.

Councilmember Melling moved to approve the Airport Hangar Land Lease with Boyd Hall with the understanding we need to up our fees; second by Councilmember Hartley; vote unanimous.

Paul – Council gave direction to Mr. Marshall yesterday to petition the FAA for those changes.

DISCUSSION REGARDING APPEALING UDOT'S DECISION NOT TO CLOSE CENTER STREET FOR THE FARMERS MARKET:

Paul – this was discussed last week when you approve closing 100 West to Harding. This is to formalize the direction. **Melling** – I think we would rather wait but be early on a reapplication if we decide to do that. **Phillips** – let's wait and see how it goes, 100 West may be a better location. I had businesses approach me last week about 100 West, Image Pro is concerned, they park on 100 West, I was surprised, I thought she (Heather Carter) had approached all of them. She needs to do some more work.

Councilmember Phillips moved to not appeal UDOT's decision to close Center Street for the farmers market at this time; second by Councilmember Hartley; vote unanimous.

Councilmember Melling moved to go into the RDA meeting at 6:50 p.m.; second by Councilmember Phillips; vote unanimous.

The meeting reconvened following the RDA meeting at 6:55 p.m.

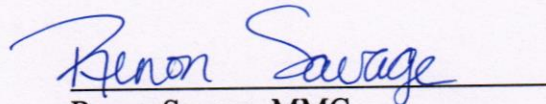
Mayor - you cost the taxpayers \$540,000 by approving that airport lease for 45 years to subsidize a businessman. **Hartley** – what we need to realize though is what it brings to our Airport, and that is harder to measure than a loss of a lease.

CLOSED SESSION – PROPERTY NEGOTIATIONS.

Councilmember Melling moved go into closed session at 6:55 p.m.; second by Councilmember Phillips; roll call vote as follows:

Terri Hartley -	AYE
Craig Isom -	AYE
Tyler Melling -	AYE
Scott Phillips -	AYE
Ronald Riddle -	AYE

ADJOURN: Councilmember Isom moved to adjourn at 7:13 p.m.; second by Councilmember Melling; vote unanimous.


Renon Savage, MMC
City Recorder

Cedar City 2022 Water Report

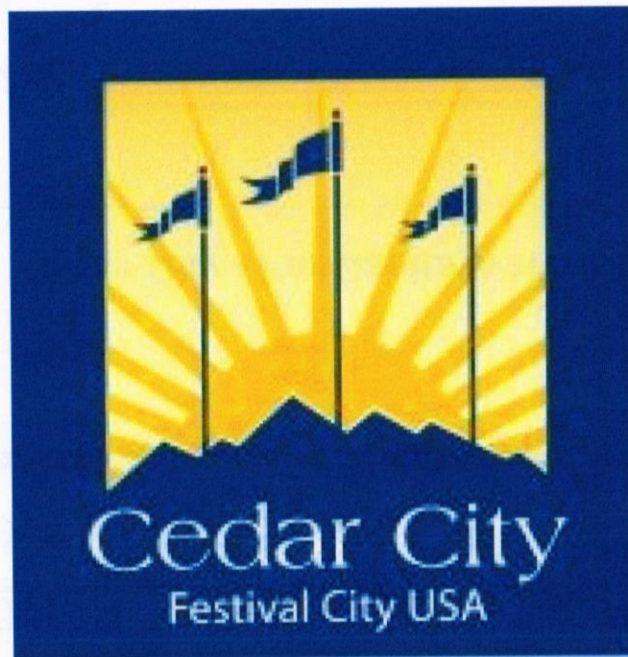
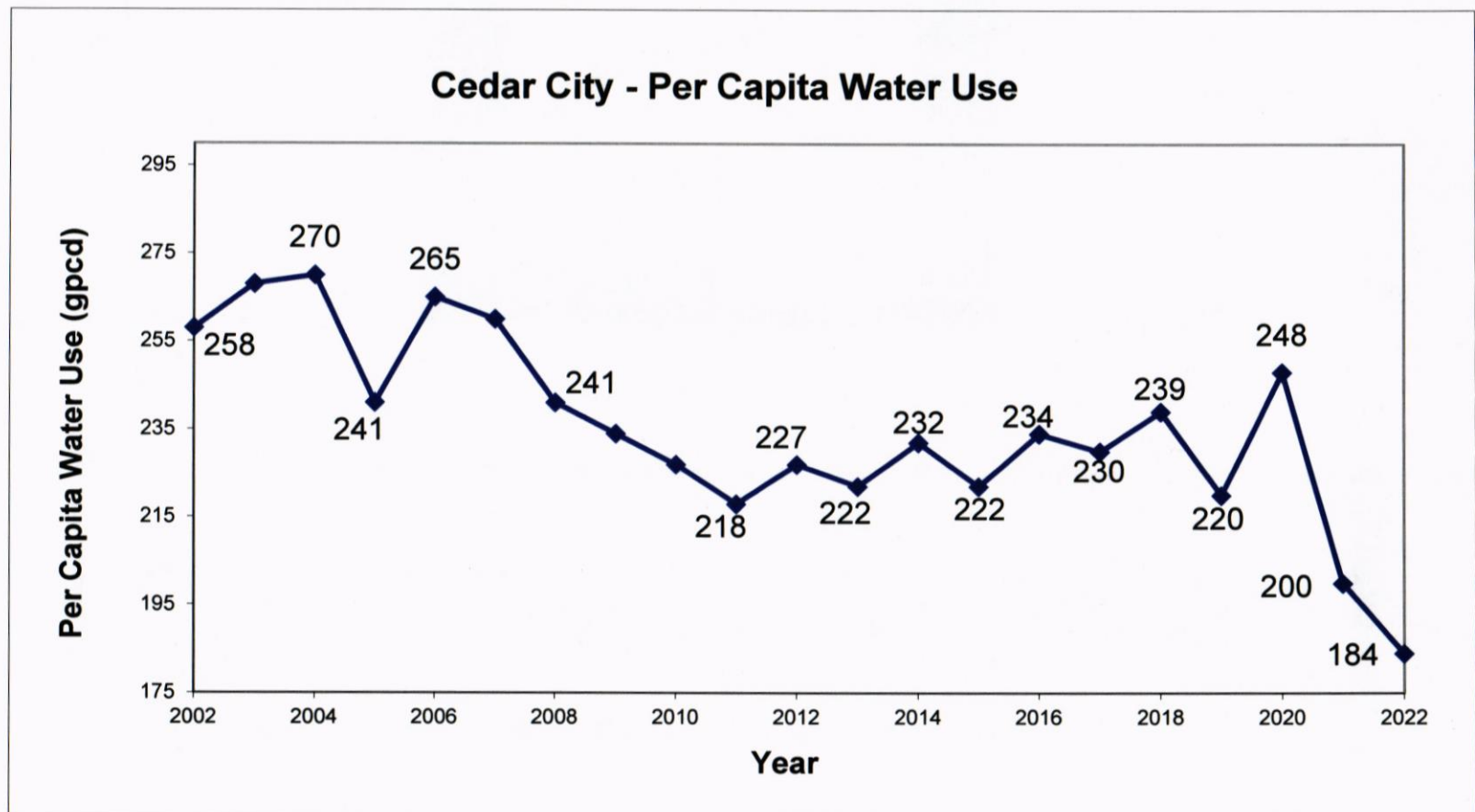


EXHIBIT "A"
CITY COUNCIL – MAY 10, 2023

Per Capita Water Use

2022 population = 38,505

2022 per capita water use = 184 gpcd



Water Rights and Usage

- City now owns a total of **20,880** ac-ft.
- Total amount of water used by City in 2022 was **7,955** ac-ft (38% of total water rights were used).
- 40-year outlook amount of water rights is **16,123** ac-ft for a projected population of **61,251**.



Power Costs

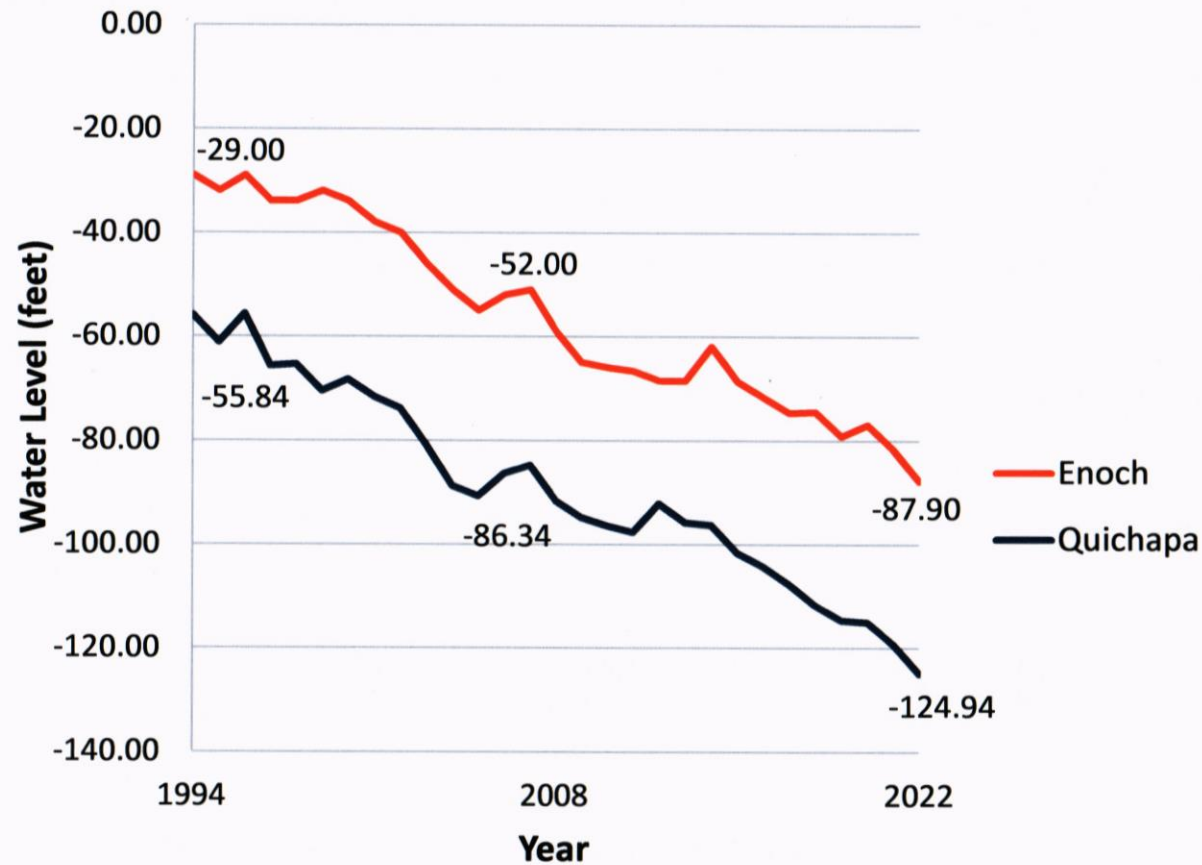


- Total power costs for pumping in 2022 were **\$778,782**.
- Power costs were **\$0.34 per 1,000 gallons** in 2022.
(Up from \$0.32 in 2021)

Aquifer Trends

- Water level in the aquifer west of Quichapa Lake has decreased from 48 feet in 1994 to 125 feet last year. This is an average decline of about 2.75 feet per year.
- From 2021 to 2022, the water table in the Quichapa area dropped 5.69 feet.
- Recharge at the airport ponds. Approx. 1,449 ac-ft of recharge in 2022.

Cedar Valley Aquifer Levels



Summary of Water System Projects

Water Projects completed/started in 2022

- 500 West waterline replacement
- Water Rights Assessment Phase 1
- Right Hand Canyon Springs surge box
- North Tank interior re-coating
- Water Master Plan update
- Groundwater exploration study by Willowstick

Water Projects under construction or planned for 2023

- Martin's Flat A test well (under construction)
- Green Hollow A test well (under construction)
- 450 West waterline replacement
- College Avenue waterline replacement
- Water Rights Assessment Phase 2
- New culinary well
- Phase 2 of the North Tank interior re-coating (floor replacement)



Update on Water Situation



- Snowpack is currently at 363% of normal.
 - City still has watering restrictions in place – no outside watering from 8:00 AM to 6:00 PM.
 - New water rates and ordinances implemented in 2022.
 - Water Conservation is encouraged through education, rates.
 - Utah Division of Water Rights has implemented the Groundwater Management Plan for Cedar Valley.
- 