

COUNCIL WORK MINUTES
APRIL 20, 2022

The City Council held a meeting on Wednesday, April 20, 2022, 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; Ronald Riddle.

EXCUSED: Councilmember Scott Phillips.

STAFF PRESENT: City Manager Paul Bittmenn; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; City Engineer Jonathan Stathis; Police Chief Darin Adams; Fire Chief Mike Phillips; Airport Manager Nick Holt.

OTHERS PRESENT: Ann Clark, Laura Henderson, Michael Radebugh, Alysha Lundgren, Wendy Green, Tom Jett, Carter Wilkey, Dave Clarke.

CALL TO ORDER: Pastor Michael Radebaugh of Mt. View Baptist Church gave the invocation; the pledge was led by Councilmember Riddle.

AGENDA ORDER APPROVAL: Councilmember Isom moved to approve the agenda order tabling items 9 & 10; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ Ken Neilson, Leisure Services Director – I want to make you aware of a program. We have partnered with SUU and the STEM Center to provide an outdoor classroom setting along the Coal Creek Trail to study rocks and geological aspects of our backyard. They were funded money to provide the classrooms, they have done 6 settings from West Canyon to the bridge where they look at formations, they have a sign with a QR code that presents questions and information of what they are looking at. The school provides backpacks, etc. for the students. Those walking the trail can also scan the QR code and read the information, they just don't get the swag. This will be on the social media sites, we are working with Gabbie to put that information out.

PUBLIC COMMENTS: ■ Ann Clark – after last week and the presentation I spent a long time thinking about it. I am a regular citizen that does not know the laws and ordinances but have come to meetings since January. A few months ago, I listened about the master plan, he said people don't want the city to change, and I thought you would do it anyway. Was there anyone that is just a regular citizen on the committee or were they all power players. Everyone has an agenda including citizens. Mindy Benson said we are going to save a few selected things and change the downtown about getting rid of some roads and parking, and I am thinking where will people park, if you do that it will kill the downtown. It will change the look and character. She showed a picture of a tall building with a little shack between it and said we don't want that, but we already have that. On 300 West that is a huge wall. I want to rage when I drive by that, people have to look up to see the sky to see the sun, they

can't look out their front door. Mindy said they will start small, so people don't realize it. I think you have good intentions, but the downtown and city will be destroyed. The zoning favors the businesses and investors and I think it is stinky. Then someone got up and said Cedar City citizens don't want high density housing but they want single family so you cram small homes into the neighborhood. Two to one of the zone changes is going to high density. 50% is owner occupied and that is why the prices go up. I looked to see what the rentals are, there are so many for rent and the rent for studio is \$500, everything else is \$1,500 to \$1,900. The middle income is not helped. My daughter in law, her coworker has to leave because their rent went up \$600 a month in one year. The rent goes up, it doesn't help the middle when you let zoning laws help the investor. The Leavitt's on the hill do not have to lower their prices if they don't sell them because they will rent them as nightly rentals. I was so sad last week. I looked at the water, I have heard so many say we need to slow building or we will have to be on water rations, and they will just keep doing it. The jail petition came, people don't want that, they want a Target. Then the schools, we don't consider the impact, busing, overcrowded, the quality of education. I have been really concerned about it. If you want people to feel Cedar City is changing, then you need to look at what you are doing and planning. ■Tom Jett – the previous vilifies investors and the people involved. It is ok to be investors and be involved. People don't come up with solutions to correct the problem, it isn't to stop creating opportunities or stop building housing, the solution is to be involved and create. That is probably the most important part. I saw the committee meet 8-10 weeks taking time away from work, we need more of it. We can't beat this away; we need a solution to come together. ■Jackson Johnson, I recently moved to Cedar City, there is an intersection 600 South 100 West a two stop sign intersection, people will go around on the right to get past those turning left. I lived in a town before where they put in roundabouts. Melling – I agree, I think a roundabout is the best option. Jackson - one other thing is the City should look at a dog park, it is a great way to meet people. Hartley – there is one in Enoch. We have talked about it a lot. Jackson – with gas prices that is too far.

CONSIDER AN AIRPORT LAND LEASE TO HOFFMAN FAMILY TRUST. NICK

HOLT: Nick Holt, Airport Manager – we would like to enter a land lease in the area with 60 x 60 hangars. It will be a standard lease for 20 years at the rate of \$0.30 per square foot. At the end of the 20 years, they have five 5-year options to renew at the current rate at that time. Nick – they want to do 70 foot wide and 60 feet deep, there is a little extra real estate on that site. I need to check with the Engineers and Airport Planning Consultants to make sure it doesn't interfere. If it is allowed this lot will be a little larger than usual. Isom – construction goes through the same process? Jonathan – yes, it will go through Engineering and Building. Paul – it won't come to the City Council, only through the building permit process.

Riddle – are there any leases out there that have been there more than 30 years? Nick – no. Riddle – do people renew? Nick – there is a reversion clause where it can be reverted back to the City. Paul – not just the land reverts, but also the hangar. Hartley – that is a good question, it is something to be resolved. When people put money into the hangar, and it comes to the end of the 45 years they want to know what they can do. Nick – we find that at the end of 20 years they usually sale and it creates a new lease. Mayor – that seems to be