

COUNCIL WORK MINUTES
MAY 4, 2022

The City Council held a meeting on Wednesday, May 4, 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; Scott Phillips; Ronald Riddle.

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; Leisure Services Director Ken Nielson; Public Works Director Ryan Marshall; City Planner Don Boudreau.

OTHERS PRESENT: Max Woods, Hank Woods, Kevin Woods, Ann Clark, Frank J. Vasquez, Faith A. Vasquez, Teri Kenney, Tom Jett, Laura Henderson, Tyson Nelson, Ginger Bosshardt, David Bosshardt, Tim Watson, Wendy Green, Alysha Lundgren, Adam Mendenhall, Dallas Guymon, Bob Platt, Alex Henkel, Joh Word, Gary Lister, Kimball Holt, Joel Hansen, Dallas Buckner.

CALL TO ORDER: Renon Savage gave the invocation; the pledge was led by Don Boudreau.

AGENDA ORDER APPROVAL: Mayor – Steve Armbrust join the meeting via Zoom, we will put him on the screen at 6:00 p.m.

Councilmember Phillips moved to approve the agenda order; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ Mayor - the budget is on the agenda tonight; we will have the department presentations from noon to 5:00 on May 11th and a full day on May 12th for review with the staff. ■ Phillips – the spring fiesta and slow roll is Friday from 6:00 – 9:00 p.m. Center will be closed, there will be vendors, slow roll and a mariachi band. It should be a good time for the entire family. ■ Swear in Code Enforcement Officer Frank Vasquez: Chief Adams – after 1.5 years we have found a Code Enforcement Officer. His is one week into his training. Frank Vasquez – I came from American Fork as Code Enforcement, but I was raised in California. I am glad to be here and serve you. My wife Faith is here with me, I met her at SUU. Renon Savage administered the Oath of Office. Faith pinned his badge on him. ■ Tyler – for the last several weeks we have been in negotiations with SITLA for an easement with SITLA for lines under I-15. One term is that the easement needs to run along the City's master planned road adjacent to I-15, SITLA is concerned that the road will stay there. If there is a time in the future that you amend the master plan to amend the road then we will say it is in violation of the easement. It is on the west side of I-15. Melling – is there a requirement to build a road? Tyler – no, the requirements will be assigned to Mr. Thomas to take care of.

PUBLIC COMMENTS: ■ Ann Clark – my daughter lives in Fruita, Colorado, a small town, the City Council there, the citizens want small, controlled growth, so that is what they have done. They built a new elementary before they approved a subdivision. They have a saying “don’t Boulder our Fruita”. I was in Salt Lake and all the high-rise apartments with for lease. I met a teacher from Eagle Mountain, and she said that the high density has ruined the schools. I told her that was happening in Cedar City. She invited you all to Eagle Mountain to see the schools. Instruction time is limited, extra cost for busing, lunch will start early. There are 600 units on Fiddlers Canyon and there won’t be room at Fiddlers Elementary. My solution is no more building permits allowed until all the ones permitted are done. Limit it to a lottery, and the City can help the schools build new schools. You have the power. I don’t see high density in Enoch or Kanarraville. The reason is property rights, if you have land, you can build on it, but it infringes on quality education by over running our schools. In hunting season, they regulate it, you have to have a tag from lottery. We citizens voted for you. Please don’t Salt Lake, St. George or Sandy our Cedar City. Phillips – have you addressed these concerns with the School Board? Ann – yes, and Dave Staheli got up and did a presentation. Instead of a bond to rebuild East, they want to fix east and build a school to the South. However, 3 of the 4 members voted against that so they are rebuilding East. Part of the bond said if they saw growth, they could rethink their decision. You have no idea what is coming, Dave Staheli showed maps and decisions. You control the entire community. I have heard a lot will be retired people are moving here, they don’t want two story properties. Let’s build out and see the impact of the schools. I taught school in California, and it is terrible for kids. You can say in 10 years it will be fixed but look at all the kids through school in the 10 years. Melling – I asked the School District a year ago, the data last year indicated 7% more taxpayers for students than a year ago. There is plenty of money. I want to know what happened. Ann – they went with the bond; they start those projects. Melling – they get \$90 to \$100 million from property taxes each year. Ann – it is a lot of money to build a school. We really need to think of the impact on the schools. ■ Tom Jett – Mrs. Clark is correct a lot of town homes, it is what people can afford. I was in Fruita, CO a few weeks ago. I love small businesses and like to shop in the boutiques. Where there I asked the business owners what the biggest concern is, and it is labor. They say people are moving 45-50 miles away because they can’t afford Fruita because of the constraints on the building that the City Council put on. The small business owners can’t work 12-14 hours a day, and so they say they will close. ■ Steve Armburst - Mike and I appreciate you taking the time to do this remotely. Over time the City Council, and staff turnover and we realize so much about the Armbrust property on Cross Hollow Road is sometimes secondhand memos that might not truly reflect history. Since we are going to be working together over the next 4 years, we felt this is the best way to share history of our fathers property and what we are now managing. Fifty years ago, my father bought 430 acres of property in Cedar City. In 1981 my family donated 5 acres to Southern Utah University for the observatory. In 1998 my father was approached and agreed to donate 20 acres to Cedar City for the construction of the Arena. On February 9, 1999, the City received an engineering report from Bowen Collins in it was a recommendation to move green lake detention in the Wal-Mart area to east of Cross Hollow Road, this is where the natural flow of water went which is the Jones’ property on the east side of Cross Hollow, we are on the west side of Cross Hollow. Within a month, on April 19th, a contract had been signed with Tom Pugh’s group and \$600,000