

# Cedar City

10 North Main Street • Cedar City, UT 84720  
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www.cedarcity.org

**Mayor**  
Garth O. Green

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

**City Manager**  
Paul Bittmenn

**CITY COUNCIL WORK MEETING**  
**MAY 17, 2023**  
**5:30 P.M.**

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

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
  - Mayor and Council Business
  - Staff Comments
    - Review of design for the Iron West Sports Complex. Jonathan Stathis
- IV. Public Agenda
  - Public Comments
- V. Business Agenda
  - Public
    1. Consider final plat approval for the Shurtz Canyon PUD Phase 2. Watson Engineering/Randall McUne
    2. Consider final plat approval for the Shurtz Canyon PUD Phase 3. Watson Engineering/Randall McUne
    3. Consider a local consent alcohol permit for the Elks Lodge Horseshoe Tournament on June 3, 2023. Candace Howes/Chief Adams
    4. Consider a local consent alcohol permit for Café Sabor, 1327 S. Interstate Drive. Café Sabor/Chief Adams
    5. Community Development Block Grant (CDBG) second public hearing
    6. Consider the vicinity plan for 4B Ranch Subdivision, Phase 4. Go Civil/Don Boudreau
    7. Consider a Federal Aid agreement with UDOT for the Industrial Road Improvements project. Devin Squire/Jonathan Stathis
    8. Consider a resolution approving an Amendment to the Development Agreement with Cedar 106 LLC for the development of 106 acres of property located in the vicinity of 800 North Lund Highway. Platt & Platt/Randall McUne
    9. Consider accepting a road dedication in the vicinity of 900 North 3675 West. Platt & Platt/Randall McUne
  - Staff
    10. Consider an Airport vehicle right-of-way lease with Southern Skies Aviation. Tyler Galetka

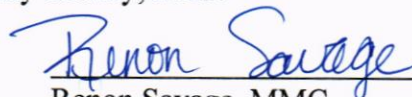
11. Consider an Airport vehicle right-of-way lease with Scott Hoffman, Hoffman Family Trust. Tyler Galetka
12. Consider an Airport hangar land lease with Todd Nigro, Nigro Air LLC. Tyler Galetka
13. Public hearing to consider an ordinance amending Chapter 26-VI-2 regarding landscaping requirements for water conservation. Don Boudreau
14. Consider a Task Force Interlocal Agreement on the SWAT formula funding. Darin Adams
15. Consider a resolution opposing the creation of the proposed Grand Canyon National Monument. Mayor Green
16. Consider a resolution for the adoption of the 2023-2024 fiscal year tentative budget. Jason Norris

Dated this 15<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Renon Savage, MMC  
Cedar 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 15<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Renon Savage, MMC  
Cedar 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.

**CEDAR CITY  
CITY COUNCIL AGENDA ITEM  
STAFF INFORMATION SHEET**

**To:** Mayor and City Council

**From:** City Engineer

**Council Meeting Date:** May 17, 2023

**Subject:** **Review of design for the Iron West Sports Complex.**

**Discussion:** As requested by the City Council, the preliminary design of the Iron West Sports Complex is being presented for your review and consideration. An exhibit showing the proposed layout of the first phase of the complex is attached to this Information Sheet.

The following items have been completed to date on the project:

- Preliminary geotechnical investigation, including percolation rate tests and a soils report. Preliminary geotechnical engineering work has been done in order to assist with the layout, grading, and drainage design.
- Preliminary layout of the soccer fields, parking lot, restroom and concessions building, pavilions, playground, and landscaping.
- Grading and drainage plan for the site. This includes a design that balances the cuts and fills on the site.
- Irrigation system layout for the grass soccer fields.

The following items are anticipated to be completed in the near future:

- Completion of design for the waterline and power to the site.
- Complete the grading and drainage work on the site. It is anticipated that this work will be done by the City Street Division.
- Construct a culinary waterline to the site. It is anticipated that this will be bid out to contractors.
- Coordinate with Rocky Mountain Power to run power to the site. This will provide electrical service for the irrigation clocks and future amenities.
- Construct the irrigation system, amend the soil using biosolids and topsoil, plant grass seed, and install a perimeter fence around the site. It is anticipated that much of this work will be bid out to contractors. City crews will also assist with the transport and stockpiling of the biosolids.

The following is a summary of the budget for the project:

**Burgess Recreation Property (Design)  
Project Funding  
(Account #26-40-735)**

	<u>Funding</u>	<u>Expenses</u>	<u>Balance</u>
<u>Funding</u> –			
Parks & Rec Impact Fees – Acct #26-40-735	\$500,000		
<u>Expenses to date</u> –			
Geotechnical engineering		(\$5,200)	
Totals –	<b>\$500,000</b>	<b>(\$5,200)</b>	<b>\$494,800</b>

Thank you for your review and consideration of this item. Please consider the preliminary design for the Iron West Sports Complex and direct staff accordingly.