

SPECIAL COUNCIL WORK MINUTES

MAY 11, 2021

The City Council held a special meeting on Wednesday, May 11, 2021, at 1:00 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson Edwards; Councilmembers: Ron Adams; Terri Hartley; W. Tyler Melling; Scott Phillips.

EXCUSED: Councilmember Craig Isom.

STAFF PRESENT: City Manager Paul Bittmenn; City Recorder Renon Savage; Finance Director Jason Norris; Economic Development Director Danny Stewart; Events Director Brad Abrams; Airport Manager Nick Holt; Water Superintendent Robbie Mitchell; Collections Operator 1 Randy Clove; Wastewater Plant Manager Eric Bonzo; Street Superintendent Jeff Hunter; Public Works Director Ryan Marshall; City Engineer Jonathan Stathis.

OTHERS PRESENT: Garth Green, Carter Wilkey.

Economic Development: Danny Stewart – update on some projects we have been working on. We have worked with EDC Utah for several years; we have a good relationship and they have been down several times and it is starting to pay off. Project Beast, with EDC Utah, but came to Cedar City first, they are a global company, headquartered in the Philippines, but they are also in US. We are on the agenda Thursday and looking for State incentives, so they will announce a Utah location. They were looking at 100,000 square foot building but changed to looking at an existing smaller building and scaling up. They will start with 10 employees and expand up to 30 and if expansion plans work out up to 150-200 jobs. Great jobs, higher paying machine jobs. We look forward to Thursday. They are not a heavy water user. We have responded to dozens, but these are interested in Cedar City. Project Roll Out, looking at 250,000 on 25-40 acres \$150 million investment and 100 jobs. Had a virtual site visit in April and an in person visit on Thursday. They are looking at one other Utah and a Nevada or Arizona site. Project Demeter, large agricultural company, they want 100-400 acres, and over 100 new jobs. They requested a site visit for next Thursday. The other one came through EDC Utah and specifically asked for property here. We worked with EDC Utah for Utah meta site 400+ acres with infrastructure on site. We got that classification finished this year, waiting for it on the website, but they are looking at Iron Springs property. They are tech related, 10-30 jobs initially. We hope to have them here in the next few months. Two projects that asked about Cedar City because of the SUU Aircraft Maintenance. They want to locate on an airport, few jobs but high paying. Another manufacturing, Project Renegade, began working with in April, 200,000 building over 100 jobs, this is early on. Another one that a real estate person called regarding Port 15 or Iron Springs Project Buck Shot; we don't know much about them. That has been keeping us hopping, it is a lot to keep track of.

Looking to identify specific projects in the Downtown to help the business district. I got the first of two bids on the downtown sign and it is looking good. Continued improvements on Center Street and looking forward to continued improvements. We have been doing business outreach and tours, look at some for expansion. A company been here for a few years is looking at Port 15 for expansion. The Business Innovation Center, Southwest Tech, SUU, and the Chamber are all involved, we are working with that to help provide tools for businesses that are here and entrepreneurs that want help.

We are looking at the Economic Development Website, we want to refurbish and update our website on Industrial Development and Downtown and want to make it more robust.

Adams – years ago we were talking at companies next to the airport, how much real estate do we have left, do we need to look into the future to acquire more property. Some are fairly small. We are developing so much residential around the Airport now; I am wondering if we need to be looking. Danny – that is a good question. These two projects are looking at about 10-13 acres, we have that on Kittyhawk and Airport Road. We have some in Airport Industrial. There is about 75 acres closer to Horse Alley. We are aware that there is some property to the north of the Airport, we have had discussions with the owner to expand the size of the Airport fence to the north. Mayor – the west side of the Airport inside the fence is available. With some large potential operations there is room but would require new infrastructure. Danny – east of the Fire Station there is about 40 acres. There is opportunity inside the fence. Phillips – what about the property to the south. Danny – the airport owns to the fence. Across the street from the terminal up next to the rail. Phillips – will businesses coming to U-56 hamper the Airport? Danny – no. any building permits must consider distance to the Airport. The parcels around aviation way are privately owned. Some property by Horse Alley is County property. Phillips – the property next to Wheeler, could they put a 3-story hotel? Danny – no, they would have to get approval from the FAA. Paul – we will not get any residential or residential use or occupancy in that area. Commercial, industrial or recreational can go there. Danny – property to the north, part of Equestrian on 1600 North has remained in the commercial zone. Adams – there is a lot west as shown on the map. Phillips – we can develop that? Mayor – yes, as long as it is airport related.

Danny – for budget we have a few requests. Subscriptions and Memberships extra \$480 to cover some subscriptions, we want to be a member of Utah alliance so Megan can have a membership and utilize the education and training through that organization. Website maintenance, this is Civic Plus, the City's website is budgeted and maintained through Economic Development \$1,564 for increased price. They offer a lot of bang for the buck. Phillips – will they help with redesign? Danny – yes, they do some on their own, but we will look at a refresh in a couple of years. We asked for \$618 increase to help with overtime. Having Megan work for Economic Development and Events we require some extra time and evening meetings and preparation for events. Capital – update on the downtown sound system, speakers and a better way to utilize. Right now, it is a CD changer in the basement of Bulloch Drug. The hard wire goes that way, but we want to be able to control that here. Mayor – that comes out of the RDA fund. It is \$9.034 to do that with an antenna. We have also taken care of the Bulletin Board at Mayor's Square. The Arts organizations ask to use that. We want to change it to a pedestrian electronic sign. We had a company that wanted to