

**COUNCIL MINUTES**  
**AUGUST 6, 2025**

The City Council held a meeting on Wednesday, August 6, 2025, at 5:30 p.m. in the City Council Chambers, 10 North Main Street, Cedar City, Utah.

**MEMBERS' PRESENT:** Mayor Garth O. Green; Councilmembers: Robert Cox; W. Tyler Melling; Ronald Riddle; Carter Wilkey.

**MEMBER EXCUSED:** Councilmember R. Scott Phillips.

**STAFF PRESENT:** City Manager Paul Bittmenn; City Attorney Randall McUne; Finance Director Terri Marsh; City Recorder Renon Savage; City Engineer Kent Fugal; Police Chief Darin Adams; Fire Chief Mike Phillips; Animal Shelter Manager Birttany McCabe.

**OTHERS PRESENT:** Ann Clark, Dan Roberts, Travis Carter, Heather Carter, Jennie Hendricks, Kent Jensen, Tom Jett, Tyler King, Troy Stratton, Wendy Green, Steve Nelson, Gavin Carter, Kendell Cummings, Waldo Galan, Meri Pryor.

**CALL TO ORDER:** Councilmember Cox gave the invocation; the pledge was led by Councilmember Melling.

**AGENDA ORDER APPROVAL:** Councilmember Melling moved to approve the agenda order; second by Councilmember Wilkey; vote unanimous.

**ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS:** ■ **Wilkey** – thanks to Chief Phillips and Chief Adams for taking care of the items I brought up last week. We have an event on Saturday, it is the Moonwalk it starts at the LDS Chapel on Greenslake Drive at 9:00 p.m. ■ **Animal Adoption Event.** Brittany McCabe & Darin Adams - Brittany approached me about doing an animal adoption event with fee reduction to move animals along. **Brittany McCabe** – we are doing a 3-hour animal adoption event from 10-1 on August 21<sup>st</sup> and would like to do a reduced microchip from \$30 to \$10. Most will probably have cash. We have had a lot of dogs come in that are not chipped. We also want to do a two-for-one kitten adoption, we have 106 animals, 91 are cats and kittens. **Wilkey** – do you chip them then and there? **Brittany** – yes. **Paul** – we have had departments come in the past for promotional specials, sometimes it is a discount pass, the only requirement in the past is to produce documentation of what you gave away and who you gave it to. Brittany would give it to Darin, and we would pass it along to you. **Darin** – I would ask if we got to a threshold at a certain number that we do this without having to coming back to you. **Brittany** – I have intake numbers; in April it was 81. Keep in mind that we have 16 adoptable and 16 strays for cats, and then a playroom that we don't like to put more than 10, and we only have 9 adoptable dog kennels. For us to get 30 dogs in a month is a lot, and 51 cats. In July we had 100 come through the shelter, it was 49 cats, 50 dogs, and a parrot. **Wilkey** – what would the number for you be? **Brittany** – I would say 50. **Paul** – we will put it on the agenda next week to vote on. ■ **Brandon Burk**, Events Director – the Moon Walk is one of the most popular events, it is around a full moon, we will show ET and have inflatables and we give glow sticks, and it goes through the trails to West Canyon Park. The race starts at 9:30, but we have a pre-event at 7:30. We capped it at 300 last year, we capped it at 500 this year and we are already over 400 signed up. The race is a 5K.



**PUBLIC COMMENTS:** ■ **Troy Stratton** – a longtime resident of Cedar City. There is a sinking road out on Northfield Road, 2900 N. It is the sewer they put in a few years ago, that is settling. The sewer was put down the road 2-3 years ago to 3000 North. Something is leaking and is settling. The reason I came here, my father, Derral Stratton, worked for the City Street Department for many years, he fixed everything, ran the heavy equipment, he was a welder, and he helped build the back 9 of the Golf Course. I like to golf, and I was thinking, when I was 16-18, the workload at the city was heavy, so numerous times I worked for the city for nothing. I went in to go to the sawmill, we ran the sawmill and logged, I went into the shop to ask my dad a question, the garbage truck was full of garbage, but the brakes didn't work so it had to be fixed. He had to go work on the CAT and some other things. There were two other mechanics, but they couldn't fix anything other than cars. He looked at me and said, "get under the truck and take the computer off and replumb it to standard air brakes so it can go to the dump and be running in the morning." I got under the truck, and it was dripping stuff out of it including maggots. I was under there for 3-4 hours and I plumbed the breaks for the city, nobody said thanks or anything. Another night I came to the shop at 10:30 and he was still working on another garbage truck until 2:30 a.m. to put a clutch in the truck. Another time the dump was on fire, and it created problems with the state, he went out to rescue the equipment, my mom took me out and I had to get on the dozer, and I pushed dirt on the fire for hours, I was 16. They didn't even want to pay my dad for his overtime. I also cleaned the Animal Shelter for a year, and I ran it for a year. I did a lot for the city, and my dad did a lot for the city, and he recently passed, he had a disease that took him down to where he couldn't walk or talk. I took care of my dad for two years because my mom freaked out and assaulted him and I had to separate them. I was golfing the other day and looking at the back 9 and thought my dad didn't ever get to use the golf course, so I thought I would ask for a lifetime pass for all I did. **Wilkey** – how does that work with golf course benefits for full-time employees? **Paul** – full-time employees can use recreation facilities free during employment and up to 5 years after they retire. The family can use it also, spouses and kids as long as they qualify to be on their insurance. **Wilkey** – what about lifetime passes. **Paul** – we used to have lifetime passes and post-retirement health insurance and we got away from that about 15 years ago. There was a lot of concern by our auditors and the amount of unfunded liability that created, and it was wise and responsible to get away from doing lifetime benefits of any sort. **Wilkey** – what about passes for recreation, has there ever been a lifetime for a retired employee? **Paul** – Pup in the only one I am aware of. **Natasha** – the current policy says if you work here for 10 years then you get a pass for 5 years of use. **Paul** – we will put it on the agenda to vote on next month.

**CONSIDER THE APPOINTMENT OF JAMES JETTON TO THE CATS BOARD.**

**MAYOR GREEN:** **Mayor** – I would like to appoint him to the CATS Board. **Wilkey** – he was on Active Transportation. I think this is a good fit. Consent.

**CONSIDER AN ORDINANCE CHANGING A STREET NAME FROM "OLD HIGHWAY 91".**

**DAN ROBERTS/RANDALL MCUNE:** **Mayor** – we have been talking about this for many weeks. Main and Hwy 91 have been synonymous for a long time; the only difference is a dog leg on the south end of town. I think citizens would like this; I would like to leave it as Main Street. **Dan Roberts** – that is our preference. The Middleton's own a lot of property down there; they submitted three names. Old 91 goes from here to Salt Lake. We are open but think it needs to be changed. That frontage is all commercial. **Cox** – did you watch the discussion last week. I am in favor of Cedar Blvd, I think it is catchy and



follows I-15. **Wilkey** – I had a conversation with Roger Thomas of Choice Builders; he also has commercial property. Are we taking it to Tipple Road, or to the city limits? **Melling** – I would say City boundary. **Wilkey** – I am not speaking for him, but he was not a fan of Main Street, he preferred with Old Hwy 91 and neutral on the other names. We have not made the decision about Cedar Blvd. or South Cedar Blvd., do staff have a preference? **Kent** – I would say having the pre-directional is unnecessary. North Cedar Blvd is the name, so to mirror that South Cedar Blvd may make sense, but I don't know that it matters. **Wilkey** – are we all ok not having it with City in it? **Melling** – I talked with the others that I had mentioned, and they were ok with the Cedar Blvd. **Cox** – are you ok without the City in the name. **Dan** – is that where you want Main Street to end. Just because you make a left turn, I don't understand the argument. It does make sense to make it a Boulevard, but it is not a conflict. I thought it would continue. **Randall** – it will change at the intersection and take it to the city boundary. Action.

**PUBLIC HEARING TO CONSIDER A LONG-TERM LEASE FOR CITY PROPERTIES AT APPROXIMATELY 304 NORTH 100 EAST. HEATHER CARTER/RANDALL MCUNE:**

**Heather Carter & Travis Carter** – we are proposing the use of city property for long term use. See Exhibit "A". **Wilkey** – is it 4% of you as lessor or of all the vendors? **Heather** – of our profit. **Randall** – this is the same as MCO's lease. **Heather** – there is no property value right now because you are not assessed. **Paul** – when it is leased, we have to notify the county. **Heather** – it is a year-round project with semi-permanent structures. The food trucks would be there all the time. There are several things in the lease that we would like to change. **Randall** – we started that, but I had another meeting and did not get redlined. She wanted some changes I would not recommend, one is the rent, they want it based on revenue only and that runs a risk that we get zero. They want 25-year lease that is a long time with no assurances. **Cox** – is there an exit if we want to do something there? **Randall** – no, only if they don't do anything. We want them to do something great. I included that it has to be cleaned up from an event within two days. I had a fencing requirement they didn't want. They want to be treated like tenants, and I treated it like it is city property with a low lease rate and we want a say. I want something noise-related that would cause problems with activities at Main Street Park. **Paul** – we should also have something that prohibits them developing on the bank of Coal Creek. **Randall** – we need to retain access also. **Travis** – there is access by the Crisis Shelter. **Melling** – 75' from the centerline of the ditch has to be clear for access. **Heather** – that is the area we want to put green houses and gardens, most will not be permanent structures. **Travis** – I think it says any permanent structure has to remain with the property. **Wilkey** – I see the value, is Local Roots not collecting revenue other than rent, so another entity will pay you rent and then Local Roots will not pay rent but will collect revenue. **Randall** – the way it is written it is any revenue to Local Roots. **Wilkey** – we do have a new business in town on private property opened a food truck court and we are subsidizing one that is competing with a private owner. This piece and the parking lot behind the stores are the two major pieces the city has. The last proposals that came through for this, the city wanted to open it up to everyone as an RFP and see what other options. **Paul** – the other one was a purchase, and it requires us to put it out to bid, the lease does not, but you can if you want. **Wilkey** – I do support farmers markets. **Melling** – we acquired some of these parcels only about 4 years ago. We need to look at what we paid and what the expected return. I also expressed my concern about the 25-year lease, but I understand the improvements. We do need some kind of early termination with some kind of reimbursement if that occurs. If the city has a pressing need, we need to have a



way to use it. The concept, every study talks about daily program spaces, I do like that about the proposal. **Riddle** – we did the same thing with MCO, they are a private business and there are other private businesses they are competing with. **Wilkey** – there is 7 years for \$100. If they were market rate from day one that argument would be off the table. **Riddle** – I think it is a good concept. **Heather** – the discounted rate is to help subsidize the infrastructure and parking lot. **Cox** – that will add value when you leave. **Wilkey** – it could end up as a liability that has to be taken out. **Cox** – utilities add value and clean up the lot.

**Mayor Green** opened the public hearing. **Jennie Hendricks** – a few points in favor of the proposal, it is an exciting opportunity. The Carters have a proven track record of creating great events like this, supporting small businesses, there are several small businesses that started at the farmers market that have brick and mortar. This project offers a creative and low-cost way to transform a currently unused space. Instead of sitting idle, it would serve as a gathering place for food, arts culture and education, bringing to life for residents and visitors alike. I am passionate about downtown. If we create a space for locals the visitors will come also. By hosting food trucks, markets and artisan events, this venue will directly support local entrepreneurs, foster the small business ecosystem and keep dollars circulating locally, stimulating economic growth downtown. The public/private partnership is a benefit, it is privately funded up front, including all of the infrastructure, water, sewer, restrooms, landscaping, requiring no initial investment from the city. The community gains a well maintained multi use space without a taxpayer burden and expands and enhancing our downtown public area. This venue will act as a natural extension of our downtown, enhancing how residents use and enjoy these nearby amenities, families attending events and library patrons. It is in all of the studies we have done; we keep learning is the more people we bring downtown the more it helps businesses. **Meri Pryor** - with the Maverik on the corner - I am worried about the farmers market on 100 West, so moving that to 100 East would be a wonderful idea. **Heather** – we are not initially talking about moving the farmers market from 100 West. Maria Twitchell sent a letter in support of this; it supported their agenda to include off-season events and activities; a copy is attached as Exhibit “B”. **Gemma Carter** – I am reading what Robin Ekker sent. *“I’m writing in support of Travis and Heather Carter’s proposed lease of downtown city property. Their proposal is exactly what that area of town deserves. It is in keeping with the mission of making our downtown appealing destination spot by offering food trucks, a farmers market, entertainment venue and more. It would also enhance the neighborhood around the park making it more appealing to locals and visitors alike. Having a dedicated space for these things would be a wonderful addition to our city. Moab’s dedicated food truck square is one of my favorite parts of Moab and I envision the same community feeling here. Travis and Heather have a long history of building our community. I have full faith that this project would be a wonderful addition to their contributions. Thank you for your attention, Robyn Ekker.”*

**Brandon Burke** – I want to say as the Events Director I approve; it is an extension of Main Street Park that is managed privately. The park is the most sought-after spot that the city lends out and it is equipped for everything but food trucks, and we could coordinate with that and it would expand. UDOT is cracking down on shutting down State Roads, so moving things of state roads helps also. **Steve Nelson** – I love downtown and the concept. I think it is the negotiating of details, you never know what the future holds for Cedar City and that is a very valuable piece of dirt. If something is more valuable, we need a way to get out if needed but make them whole. **Melling** – Robert Dalton has a piece of property adjacent to



this, and it is valued at \$90,000, 4% if \$14,400 a year if we went off that number. **Mayor** – my raw land leases are 5% a square foot a month. The hearing closed.

**Wilkey** – we need to give them some direction. Some of the concerns are the lease from year 1-7, there is 4%, is that the right amount and do we do 25 years and are there exits for us.

**Cox** – and how do we make them whole; they are taking a risk. **Heather** – in my experience, it has only been the past 5 years that we have improved to generate income. These things are slow moving, we would like to sign a contract by September 1<sup>st</sup> and then have something by the end of the year, but we have to get city permits. We are also agreeing to work with city organizations, we are willing to make some concessions, we want it to be a gathering place, it is slow, and it varies from year to year and president to president. Some things are not predictable. Land value continues to rise, we need a little more cushion when looking at the lease. We wouldn't do it if we didn't think it would be successful. We think it will improve downtown Cedar City. **Paul** – you have a closed session for property negotiations; this can be discussed in that meeting. **Cox** – are you ok with an exit if you are made whole. **Heather** – I am hesitant, it takes 2-3 years to get everything in place, so we need time to compensate for our time, maybe for a certain number of years. **Melling** – much of this discussion needs to be done in open meeting. What they want to do privately is what studies have said we should do publically. I am ok to go low while you get infrastructure in place. After the 7 years, if they are doing good business we make more than 4% of the land lease off revenue, 4% is about half market value. We need to have a fixed term in the 5-10-year range for an exit. **Wilkey** - I think 7 years for the \$100 is a long time. **Paul** – you could use 4% of property value and year 7 the % of what they make kicks in. **Melling** – maybe we look at the greater of the 4% or the revenue, and the floor does not kick in until year 7. **Heather** – I understand that is after expenses. **Paul** – 4% of revenue of \$50,000 that is less than \$2,500 a year, Lin's pays substantially more to lease a similar size of property. **Wilkey** – how is the percentage proven? **Randall** – we require them to submit it at tax time. **Paul** – if you depreciate each year, we will never get anything. I think we need land value as a base rate, if you want to keep it lower for the first 7 years then ok. **Cox** - the greater of the 4% or the land value. **Randall** – that is how it is drafted after the 7 years. **Heather** – we would like to request a cap based on the land value, just because land is going up doesn't mean everything else goes up. **Randall** – if property goes up enough the opportunity for other changes go up also. **Melling** – the floor of the 4% land value accounts for revenue going down, the city is getting less than half of fair market value. You shouldn't have us ask permission for everything; Leisure Services should notify you if they have an event coming up. **Heather** – we don't plan on being noisy, I would like to be in compliant with the noise ordinances. We could work together. **Paul** – you cannot do that; we don't have a noise ordinance. **Wilkey** – do we allow alcohol sales on our property? **Paul** – at the Golf Course and we have beer gardens. **Randall** – the thought process is like the Legacy events at the Heritage Theatre; we don't want them to chase those events off. I only used amplified sound. **Heather** – we have live music at the farmers market every weekend that is amplified. **Paul** – the sound discussion is interesting. When Shakespeare was renovated, we had live music in the park that interfered with Shakespeare in the outdoor theatre, and we no longer have those events during Shakespeare. **Heather** – we also worked with Shakespeare with the live music at the Farmers Market and it has not been an issue. **Randall** – the contract is with an entity, not with the Carters and the entity could be sold. **Heather** – I don't like that I have to consult with Leisure Services for every event that I have and if I don't hear from them, it is considered a denial. **Cox** – that should be an approval. **Melling** – I think it should be on the



city to notify them of the events. **Wilkey** – how many parking spots are you proposing? **Heather** – the number required under open air. **Travis** – we realize there is no way to corral where people park. It would be wise to have the parking shut off for the night for transient issues. **Heather** – I don't know what better use might come up, we hope this might be the best use. **Randall** – it is an option to renew, 25 years nothing continues, it would start over. **Melling** – if the arrangement is working you come to terms with what is in place, if a tenant wants an option, there is a hefty premium. **Paul** – after 25 years the parties will renegotiate in good faith. **Melling** – power, sewer, water and restroom would be the infrastructure if we terminate early. Will there be sewer hookups for the food trucks with a grease trap? **Heather** – that is not determined yet. Action.

**PUBLIC HEARING TO CONSIDER A LONG-TERM LEASE FOR CITY  
PROPERTY AT APPROXIMATELY 62 NORTH 900 EAST. TOM JETT/RANDALL**

**MCUNE:** **Tom Jett** – in 2009 I leased a piece of property behind LaFiesta 1.5-1.7 acres, the 100 East that goes through that property was included. About 4 years ago Paul Bittmenn came to me and said the city is working with Forest Service/BLM building adjacent and they needed parking and asked for the lease back. I said anything to help the city. Nothing ever happened with the property, I went to Paul and asked about the status of the property, and he said they backed out of the agreement. Several months ago, I spoke with Randall, Paul, Mayor and many of you individually and if the city is not using the property, I would like to take it back under the same terms and conditions that I had it and restore it as of the date I gave it back to the city. **Wilkey** – how long was the lease? **Tom** – 99 years. **Wilkey** – were there built in increases. Do we go back to the price without the increase. **Melling** – say the clock was still clicking and add 4 years to the back of the end. **Paul** – you can't lease what he had, MCO expanded and on the east side you have to take out 75-100 feet for 100 East, you will lease back less property to him. He wants to restore what he had, and it doesn't exist anymore. **Tom** – if the city would have come to me to build a road I would have said do what you have to do. **Cox** – go back with the rate on the lesser acreage. **Wilkey** – looking at land leases, if you don't do something with the property, you have to do something within a certain time frame, or it terminates. **Melling** – we don't do that in other leases, but Carter's are asking for below market. **Randall** – it is intended use. **Wilkey** – do we want it to do nothing for 20 years, once built on the value goes up. **Tom** – Mr. Phillips had a similar concern, I said I would put in that I had to start construction within 10 years, it will be an attractive project. **Randall** – it is good to put some deadlines on it. You may want to put something to finish the project. **Paul** – we have to put something in about start construction, define what that means. **Melling** – like Maverik had 10 years to pull a building permit and two years to finish. **Randall** – Mr. Jett said he handed it back at the goodness of his heart with no conditions. As you think about this, if we are aiming for market value, make sure you know the market value. **Tom** – it is 2% of the revenue. **Wilkey** – what would be the rent? **Tom** – it is \$4,200 a year. It is a value; the rate will go down because of the lesser amount of property. **Randall** – it lists a fixed amount for the annual rent; it is a base rate plus. **Melling** – 2% is good on a restaurant. **Tom** – Randall said the Paul never said that the city would give this property back, and he did not. This comes down to honor.

**Mayor Green** opened the public hearing. There were no comments. The hearing closed. **Tom** – I want to restore it and adjust it based on the amount of property. Action.



**PUBLIC HEARING TO CONSIDER ZONE CHANGES FROM AT TO RESIDENTIAL ESTATE (RE) AND MIXED USE (MU) FOR PROPERTIES LOCATED IN THE IRON HORSE RESIDENTIAL DEVELOPMENT OVERLAY, IN AN AREA RANGING FROM APPROXIMATELY 800 SOUTH TO 1950 SOUTH AND 2600 WEST TO 3500 WEST, BEING LOCATED MOSTLY NORTH OF THE SADDLEBACK RIDGE SUBDIVISION. LEAVITT LAND/RANDALL MCUNE:**

**Brent Drew** – there is an RDO on the entire project, we have to change the property into the zoning for the areas. The different PODs are changed, the mixed-use area is there is no demand for the neighborhood retail. We are making smaller lots for single family houses. There are 45 acres for the Hidden Canyon Commons area across from Silver Silo. We have met with a lot of neighbors so there is less concern from them now. **Wilkey** – Is it in accordance with the original RDO? **Randall** – northeast of POD 10 it breaks into the other POD, the ordinance says approximate. They are within 1-2%. POD 10 will be 30% off. **Paul** – when you enter the RDO's there is an overall density. As long as the density is close, they should stand. **Melling** – one concern, if mixed use we changed that some time ago, 4 years ago, so solely residential uses are not permitted, 30% of the area must be commercial. **Brent** – that is a good question, we will look into and adjust that. **Wilkey** – MU is the one that was abused more than any other in the past, but the overall density has also been agreed upon, so it will work out.

**Mayor Green** opened the public hearing. There were no comments. The hearing closed.

Action.

**APPROVE REPLACEMENT BOARD MEMBER FOR THE COURTYARDS AT SHURTZ CANYON PID. J TYLER KING/RANDALL MCUNE:** **Tyler King** – the district has a vacancy on the Board of Trustees, per Utah Code the District is requesting Jennifer Sauala as the replacement. Consent.

**CONSIDER PERSONNEL POLICY CHANGES. NATASHA HIRSCHI:** **Natasha Hirschi**, HR Specialist – a few policy changes, some is housekeeping. Chapter 4 is adding exempt positions and deleting a footnote not needed on affordable care act. Chapter 6 we are in need of input about department heads' living requirements, you can discuss what you want to see. We grandfather the Library Director. We changed the Economic Development Director to live within the County all others live within the city. **Wilkey** – for the most part we feel if there are many variances we look at the rule not the variance. **Melling** – the biggest difference with the library is the county nexus same with economic developments. **Paul** – Fire, Public Works, they contribute to the Airport. **Natasha** – it was put in the policy 10 years ago. **Paul** – the elected officials have feedback because the City Manager did not live in the city, he owned property in the City but did not live here. **Cox** – I think it should be a radius. I like a 25-mile radius except for the City Manager. What are we eliminating by not having them live in the city, there may be an awesome person across the street. **Melling** – I have mixed feelings. If an employee doesn't want to live in the city. **Natasha** – some of it comes through promotion. **Wilkey** – the reason is you spend taxpayer money. **Paul** – if you have influence on how you spend money from taxpayers, you should live here. Also, if people want to talk to you to express concerns you should live in the city so you are around them. **Cox** – I don't think you should be required to live in the city. **Melling** – if you repeal the policy, if they live where we don't feel like they are doing the job we don't hire them or



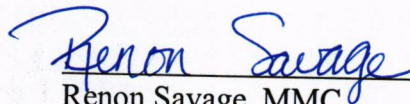
we fire them. **Paul** – we had a department head that wanted to live in Coral Canyon. **Cox** – New Harmony to Parowan is the proximity, but not St. George. **Natasha** – do you want to say Iron County. **Paul** – where are you measuring the radius from? **Wilkey** – I say within 10 miles of the city limits. **Natasha** – public safety said they have to be within 25 miles from the place of employment, and it does not include Brian Head or Cedar Mountain. **Riddle** – I lean to what Paul had to do. The radius has to be from city hall. **Natasha** – more housekeeping, we have holiday bank, iSolved calls it Holiday bucket. Annual leave for exempt requires them to use in 8-hour increments, we are making it for sick also. Bereavement has been emergency; we will call it that. FMLA we are changing it to 10 days instead of 5 days. Action.

Action.

**CLOSED SESSION – PROPERTY NEGOTIATIONS & REASONABLY IMMINENT LITIGATION:** Councilmember Melling moved to go into closed meeting at 7:45 p.m.; second by Councilmember Cox; roll call vote as follows:

Robert Cox	-	AYE
Tyler Melling	-	AYE
Ronald Riddle	-	AYE
Carter Wilkey	-	AYE

**ADJOURN:** Councilmember Melling moved to adjourn at 8:55 p.m.; second by Councilmember Riddle; vote unanimous.

  
Renon Savage, MMC  
City Recorder



CITY COUNCIL - AUGUST 6, 2025

An aerial rendering of a proposed food truck park and event space. The scene shows several food trucks in various colors (orange, yellow, blue) parked in a designated area. There are numerous picnic tables and benches for seating. In the background, there are raised garden beds and greenhouses. The area is surrounded by trees and a parking lot with several cars.

# Cedar City Food Truck Park and Event Space Proposal

Presented by: Travis and Heather Carter

Organization: Local Root Foundation

Date: August 6, 2025

## Introduction

- We are presenting on behalf of Local Roots Foundation.
- Purpose: Proposal to lease unused city property east of Main Street Park & Library
- Vision: Transform underused land into a vibrant community space with food trucks, markets, and public amenities





# About Local Roots Foundation

## Our Role in This Project:

- Lease Holder – Local Roots will sign and manage the property lease
- Fundraising & Sponsorships to ensure long-term success
- Community Partnerships – collaborating with local organizations
- Program Coordination – bringing education, events, and resources to the space

## Our Mission:

- To strengthen local food systems, support small businesses, and create vibrant community spaces.



## Why this project matters to us

We're Travis & Heather Carter – Service is in our roots.

### Travis Carter

- 24 years in law enforcement, serving Cedar City & nearby communities
- Approaching retirement; this project is the next chapter of community service
- Skilled in building and managing projects—perfect fit for this space

### Heather Carter

- Longtime community event organizer: Great American Stampede, Horse Parade, 4th of July Parade
- Founder of Utah's first year-round farmers market – Festival City Farmers Market
- Host of farm events at Nature Hills Farm, connecting people to food & farming

### Together:

Created Local Roots Foundation, a nonprofit supporting farmers markets and local food systems

This project combines our experience to create a lasting, community driven space for Cedar City



# Project Overview

**Location: City-owned lot along 100 East, adjacent to Main Street Park & Library**

## **Proposed Features:**

- Food truck court with utilities (power/water/sewer)
- Seasonal events (Christmas Market, Evening Farmers Market, Art Fairs)
- Gardens, landscaping, and shade structures
- Public restrooms and seating









# Community Benefits

- Activation of an unused city lot
- Improved aesthetics & public perception
- Support for local food vendors and artisans
- Community gathering space near the park and library
- Event-based tourism and downtown revitalization
- Minimal cost to the city (private investment covers infrastructure)









# Development Phases

## Year 1-3: Infrastructure & Foundation

- Clean up and secure lot
- Install utilities (power/water/sewer)
- Grade and gravel parking areas
- Build restrooms and seating/shade
- Introduce events on a smaller scale

## Year 3-5: Activation

- Expand food truck court
- Begin hosting seasonal event
- Add landscaping and gardens

## Year 6-7: Expansion

- Increase event capacity
- Upgrade infrastructure as needed







## **Lease Terms**

**Length: 25 years**

**Initial Rate: Low-cost for first 7 years**

**Justification: All revenue reinvested in  
infrastructure**

**Revenue Sharing: 4% at year 8 per lease  
agreement.**





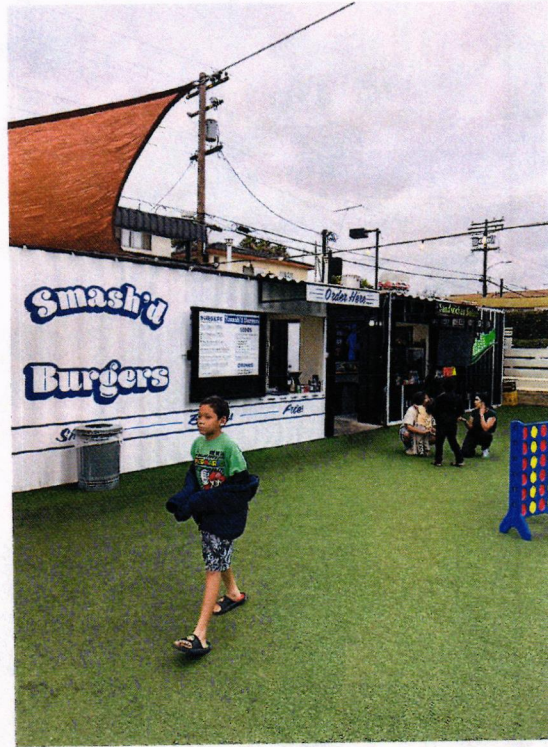


# Investment By Our Team

- Infrastructure We Will Fund:
- Restrooms
- Utility hookups (power, water, sewer)
- Grading & gravel for parking lot
- Secure fencing
- Shade structures, seating, signage, and lighting
- Landscaping and gardens
- Ongoing maintenance & event programming







## Estimated Costs

### Preliminary Cost Estimates (Phase 1):

**Restroom facility: \$40,000–\$60,000**

**Utility hookups: \$20,000–\$35,000**

**Utility impact fees: \$10,000–\$15,000**

**Grading & gravel: \$18,000–\$30,000**

**Fencing: \$15,000–\$25,000**

**Shade structures: \$12,000–\$20,000**

**Signage & branding: \$4,000–\$7,000**

**Event lighting: \$8,000–\$12,000**

**Landscaping: \$10,000–\$20,000**

**Gardens: \$5,000–\$10,000**

**Walking paths: \$6,000–\$10,000**

**Surveying & site layout: \$5,000–\$8,000**

**Total: \$153,000–\$252,000**





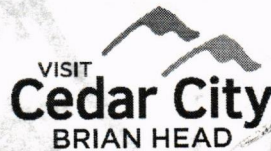




Questions & comments  
What is the next step?



EXHIBIT "B"  
CITY COUNCIL – AUGUST 6, 2025



Visit Cedar City Brian Head Tourism Bureau  
581 North Main  
Cedar City, UT 84721

**August 6, 2025**

Cedar City Council  
10 North Main Street  
Cedar City, UT 84720

**RE: Letter of Support for the Cedar City Food Truck Court & Event Space Proposal**

Dear Mayor and Members of the Cedar City Council,

On behalf of the Visit Cedar City · Brian Head Tourism Bureau, I am writing to express our support for the Local Roots Foundation's proposal to transform the unused city lot east of Main Street Park into a vibrant food truck court and community event space.

This initiative directly aligns with our tourism destination development goals to promote engaging, authentic, and locally rooted experiences that increase visitor stays and spending. By activating underutilized space in the heart of downtown, this project offers a unique opportunity to create a walkable destination for residents and tourists alike while enhancing our culinary scene, supporting local entrepreneurs, and fostering meaningful community connection.

The proposed amenities, including utility equipped food truck stalls, seasonal markets, public restrooms, seating, and shaded gathering spaces, will enhance the visitor experience while encouraging increased foot traffic near other key attractions such as Main Street Park, the Library, Historic downtown businesses and Southern Utah University. The phased approach to development and the Foundation's commitment to covering infrastructure costs through private fundraising demonstrates a responsible and sustainable model for long-term impact with minimal financial burden to the City.

In addition, the project's inclusion of seasonal events like art fairs, evening markets, and a holiday village supports our desire to encourage more off-season activities and events and aligns with our broader downtown revitalization efforts.

We applaud the Local Roots Foundation for their vision and leadership and urge the Council to move forward with lease negotiations to help bring this exciting project to life.

Sincerely,

A handwritten signature in black ink that reads "Maria Twitchell". The signature is written in a cursive, flowing style.

**Maria Twitchell**  
Executive Director  
Visit Cedar City · Brian Head Tourism Bureau