

ENOCH CITY COUNCIL NOTICE AND AGENDA

October 15, 2025 at

6:00pm City Council

Chambers

City Offices, 900 E. Midvalley Road

Join Zoom Meeting

<https://us02web.zoom.us/j/83571219418>

Meeting ID: 835 7121 9418

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. Pledge of Allegiance-
- b. Invocation (2 min.)-Audience invited to participate-
- c. Inspirational thought-
- d. Approval of Agenda for October 15, 2025-
- e. Approval of Minutes for October 1, 2025-
- f. Ratification of Expenditures-
- g. Conflict of Interest Declaration for this agenda-

2. PUBLIC COMMENTS

3. CONSIDER THE RE-APPOINTMENT OF LEONARD CORREA AND ANDY LOSEE TO THE PLANNING COMMISSION - 2 year term

4. CERTIFICATION OF PETITION FOR ANNEXATION OF NELSON LIVING TRUST PROPERTY, PARCEL D-0648-0001-0000 AND SET A PUBLIC HEARING FOR NOVEMBER 19, 2025 – City Recorder (If no protest is filed)

5. CONSIDER A REQUEST FOR ASSOCIATED FOODS DEVELOPMENT WAIVERS, Steve Miner, VP Associated Foods

6. COUNCIL/STAFF REPORT

7. CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.

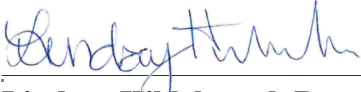
8. CONSIDER PURCHASE OF FIRE STATION PROPERTY

9. ADJOURN

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for these meetings should call the City Offices at 435-586-1119, giving at least 24 hours advance notice. Meetings of the Enoch City Council may be conducted by electronic means pursuant to Utah Code Annotated, Section 52-4-207. In such circumstances, contact will be established and maintained by telephone or other electronic means and the meeting will be conducted pursuant to the Enoch City Code of Revised Ordinances, Chapter 3-500, regarding meeting procedures including electronic meetings.

CERTIFICATE OF DELIVERY

I certify that a copy of the foregoing "Notice and Agenda" was delivered to each member of the City Council, posted on the Enoch City website, on the City Office entrance, and published on the Utah Public Meeting Notice website on 10/10/2025.



Lindsay Hildebrand, Recorder

10/10/2025

Date

MINUTES
ENOCH CITY COUNCIL
October 1, 2025 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Mayor Geoffrey Chesnut - Excused
Council Member Katherine Ross
Council Member David Harris
Council Member Shawn Stoor
Council Member Bob Tingey
Council Member Debra Ley

STAFF PRESENT:

Robert Dotson, City Manager-Excused
Ashley Horton, Treasurer
Justin Wayment, City Attorney
Hayden White, Public Works Dir.
Lindsay Hildebrand, Recorder
Jackson Ames, Police Chief

Public Present: Jim Rushton

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance-** Given by Ashley Horton
- b. **Invocation (2 min.)-Audience invited to participate-** Given by Jacob Miner
- c. **Inspirational thought- None** – Council Member Ross will have the thought at the next meeting.
- d. **Approval of Agenda for October 1, 2025- Council Member Harris made a motion to approve the agenda. Council Member Tingey seconded and all voted in favor.**
- e. **Approval of Minutes for September 17, 2025- Council Member Harris made a motion to approve the minutes. Council Member Tingey seconded and all voted in favor.**
- f. **Ratification of Expenditures-** None
- g. **Conflict of Interest Declaration for this agenda-** Council Member Ross stated that there is no financial gain; however, the person associated with item number 7 is a cousin.

2. PUBLIC COMMENTS - None

3. DISCUSS FLOCK ALPR CAMERAS - Trevor Chandler

Trevor Chandler gave a PowerPoint presentation about Flock ALPR. He explained the software and the advantages that law enforcement would have. Tingey asked if they had ever been hacked. Mr. Chandler said no. Tingey asked if there was insurance offered for a vandalized camera. Mr. Chandler said the first time it gets vandalized, it's free and the second time is about \$800. They take care of all maintenance. Tingey asked if vandalism actually occurs. Mr. Chandler said it was very rare.

Chief Adams from the Cedar City Police Department said they researched this for about a year and a half. They launched in February 2025. He gave an example of a burglary in Cedar with a positive outcome due to the cameras. Ley asked if they had an approval process for using their data and how they evaluate it. Adams said a request for the data would be submitted, and he only approves the request if it's just to search the data.

There are safeguards to ensure safe use, and it is audited. Stoor said it doesn't matter if there is a camera in relation to misuse of information because officers can run anyone's license plate if they want to. Harris noted that when talking about local law enforcement being held accountable, he felt comfortable with them using it. Ashley Horton said Chief Adams audits the system and Chief Ames would do the same if the council wanted. Mr. Chandler said there are two different audits he can utilize. Council Member Ross said it sounded like they could limit what other agencies see when using the system. Mr. Chandler said all they can see is the image of a plate through the sharing agreement. They can't go into the system and search randomly.

No action was taken.

4. CONSIDER APPOINTING A NEW RECREATION ADVISORY BOARD

MEMBER - William Randall

William Randall introduced himself. He was born and raised in Cedar City. He moved to Enoch in 2009 and built a home. He has retired from physical therapy and is looking for something to do. He loves recreational activities, trails, etc.

Council Member Harris made a motion to approve William Randall to the Recreation Advisory Board. Council Member Tingey seconded and all voted in favor.

5. CONSIDER RESOLUTION NO. 2025-10-01 A RESOLUTION TO AMEND THE ENOCH CITY ENGINEERING STANDARDS - For water and sewer

Hayden White explained that sewer manhole lids need a concrete collar, regardless of whether they are in the road. Regarding water meter setters, they changed the water barrel size but not the nipple size.

Council Member Harris made a motion to approve Resolution No. 2025-10-01, a resolution to amend the Enoch City Engineering Standards for water and sewer.

Council Member Ley seconded and a roll call vote was held as follows:

Council Member Ross: Yes

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Tingey: Yes

Council Member Ley: Yes

6. DISCUSS THE COTTONWOOD SUBDIVISION PLAYGROUND COMPARISON-

Voice vote for approval of one option

Council Member Stoor said we had received the \$20,000 from RDI. Hayden said they budgeted \$22,000 and hoped residents could bring in \$5,000 for the playground equipment. He noted that the funds are about \$8,000 short because they have to do the concrete as well. That was a rough estimate. Stoor said these bid prices are good until the end of October. Harris discussed the information provided to the Council. Hayden said he liked the last option. Tingey and Harris agreed. Stoor said City Manager Dotson put out a survey to residents in Cottonwood Park about a year ago and there were only a few responses. Ley asked how many families were in that community. Hayden said there were at least 7 families with children. Ley said she would prefer to have every community be responsible for its own parks. She was concerned. Hayden said this park hasn't changed since the 80's. Harris said for a city park, he was ok with having to drive to that area to use the playground. People in the Cottonwood subdivision would have to drive farther to get to the Old Enoch Park. Council Member Ross noted that even though it's a smaller park, it was ideal because it was safe and gave an example.

Council Member Harris made a motion to approve the purchase of the custom play structure, item #3. Council Member Ross seconded and all voted in favor.

- 7. CONSIDER A PETITION FOR ANNEXATION OF NELSON LIVING TRUST PROPERTY, PARCEL D-0648-0001-0000 -Accept or Deny by voice vote**
Council Member Harris made a motion to accept the petition for annexation of Nelson Living Trust Property. Council Member Ley seconded and all voted in favor.

- 8. REVIEW RESULTS FROM THE FISCAL YEAR 2024-2025 ENOCH CITY AUDIT**
Ashley Horton received a copy of the financial audit of the city. She highlighted some interesting points. She went over the general fund expenditures and, total impact fees collected for the year. It shows the work in progress, which is the PD building. She felt good about the whole thing. There weren't any financial findings financially. We only had a finding in regards to the meeting minutes. We responded to the auditors and went back to double-check. Council Member Tingey noted a mistake on page 12, the 4th line down. It says 2 billion dollars in the sales tax revenue bond. Ashley said it should be 2.2 million. It was a typo.
Council Member Harris made a motion to approve the audit as presented. Council Member Tingey seconded and all voted in favor.

9. COUNCIL/STAFF REPORT

Hayden White

- The fuel station is prepping for construction. He is working with the state to make sure they will take it over.
- Justin Wayment asked if any wells are sucking air. He had two different farmers report to him that theirs have started to suck air and that because of the lack of moisture from the previous year, we are lowering our aquifers too far. Hayden said every time he pulls a well out, he puts it deeper. Justin said we may have problems if we don't get moisture.

Justin Wayment

- He asked for permission for Mayor Chesnut to sign the agreement to transfer property that they had already approved a while ago with the Little family. He got the agreement done. Nothing had changed from the previous discussion. There was no objection.
- He also reported the annexation is ready to go.

Lindsay Hildebrand

- She reported that she was staying in Midway for the annual Utah Municipal Clerks Association conference. It was very inspiring and a good way to network with other records throughout the state.

Council Member Ross

- In the Planning Commission meeting, they discussed commercial setbacks.

Council Member Tingey

- The 9th of October is the Culture and History meeting at 8:00pm. He was asking if anyone knew someone who would want to serve on this committee. This meeting was just to see if there was any interest.

Council Member Ley

- She wanted more information about a pilot program using AI on the Enoch City website. Lindsay noted that this was just to see if there was any interest in using AI to replace the city website. She explained that it's a very new program and detailed some of its functions. The cost is currently unknown.
- There is someone in our community who has a picture of Larry Jones in uniform.

He was the first person to be buried in the Enoch cemetery. They will give it to us if we display it. She wondered if the Cultural and History Committee could create maybe a historical place or wall in the city offices for that. Council Member Harris and Council Member Tingey liked the idea.

10. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR WATER SHARES; DEPLOYMENT OF SECURITY PERSONNEL, DEVICES OR SYSTEMS; INVESTIGATIVE PROCEEDINGS REGARDING ALLEGATIONS OF CRIMINAL MISCONDUCT.**

Council Member Harris made a motion to close the regularly scheduled City Council meeting and move into a closed meeting for the possibility of buy, sell, or trade of real property or personnel matters or imminent litigation. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Ross: Yes
Council Member Harris: Yes
Council Member Ley: Yes

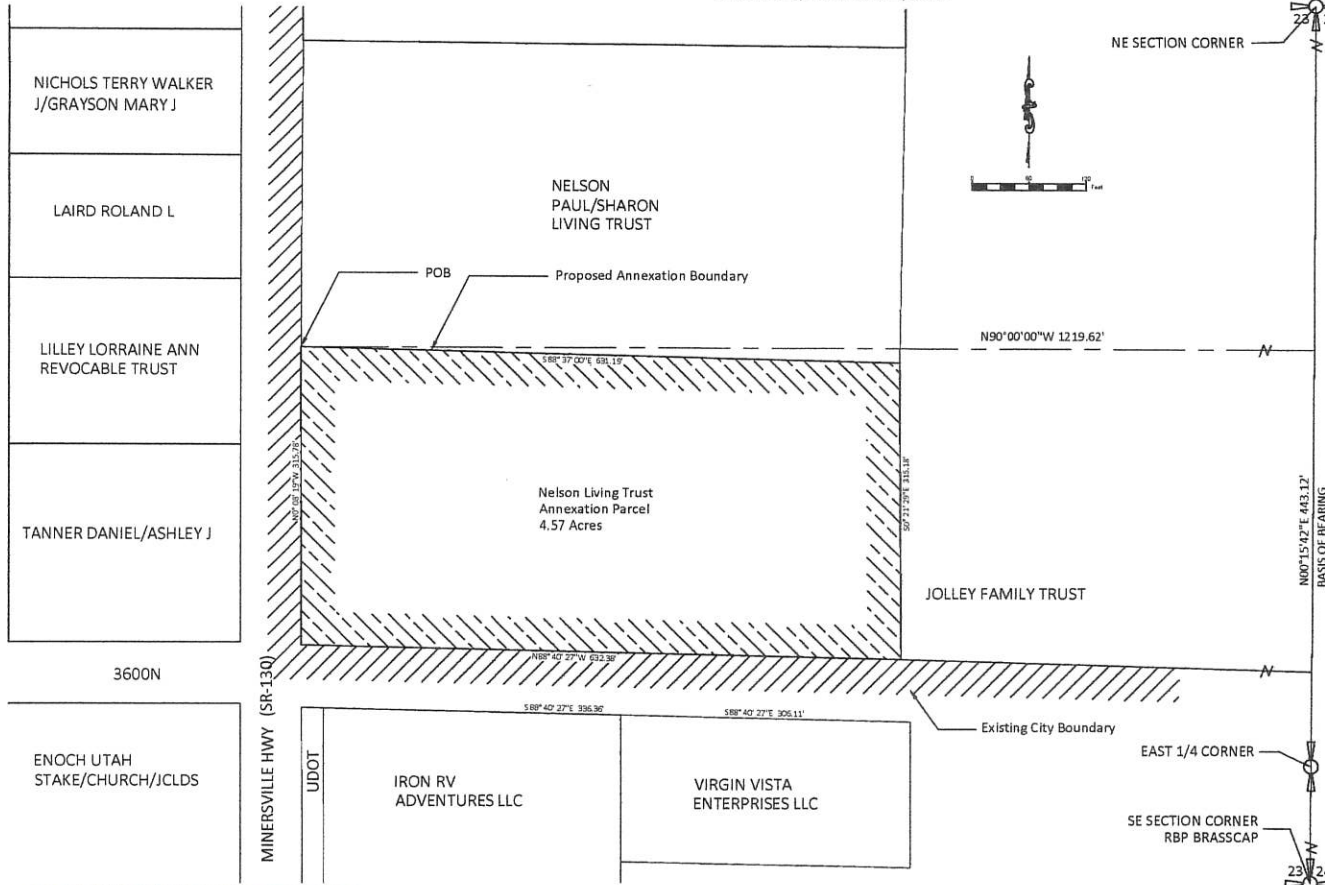
Mayor Pro-tem Stoor: Yes
Council Member Tingey: Yes

11. **ACTION FROM CLOSED MEETING-** Council Member Harris made a motion to direct city staff to negotiate with the property seller along the lines described in the closed meeting. Council Member Ley seconded and all voted in favor.
12. **ADJOURN** – Council Member Harris made a motion to adjourn. Council Member Tingey seconded and all voted in favor.

Lindsay Hildebrand, Recorder

Date

ANNEXATION MAP FOR NELSON LIVING TRUST WITHIN SECTION 23, T. 35 S., R. 11 W., SLB&M ENOCH CITY, IRON COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, DAVID M. CLARKE, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 36361,
CERTIFY THAT THIS ANNEXATION PLAT HAS BEEN PREPARED UNDER MY DIRECTION AND
THAT THIS PLAT PORTRAYS PROPERTY TO BE ANNEXED TO ENOCH CITY CORPORATION.

DATE: 8-01-2025
DAVID M. CLARKE
UTAH P.L.S. #34361



ANNEXATION BOUNDARY
BEGINNING AT A POINT WHICH IS SITUATED N. 00°15'42"E. ALONG THE SECTION
LINE 443.12 FEET AND WEST 121.962 FEET FROM THE EAST QUARTER CORNER OF
SECTION 23, TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, THENCE S88°57'00"E A
DISTANCE OF 631.19 FEET TO THE EAST LINE OF GRANTOR'S LAND, THENCE S0°21'20"E
ALONG THE EAST LINE OF THE GRANTOR'S LAND AS EVIDENCED BY AN EXISTING FENCE
LINE FIRING THE LIMIT OF OCCUPATION AND POSSESSION THEREBY AND BY THEIR
PREDECESSORS IN INTEREST IN EXCESS OF FIFTY YEARS A DISTANCE OF 355.18 FEET TO
THE NEW RIGHT OF WAY OF 800 NORTH, THENCE N89°42'27"W. ALONG SAID RIGHT OF
WAY 632.38 FEET TO EAST LINE OF STATE ROUTE NO. 130, THENCE N0°08'13"W ALONG
SAID RIGHT OF WAY 25.78 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.57 ACRES OF LAND.

BASIS OF BEARINGS NOTE: BEARINGS UPDATED TO CURRENT ENOCH CITY COORDINATE
SYSTEM WHICH CORRESPONDS TO N0°15'42"E ALONG THE EAST LINE OF SECTION 23-
T35S, R11W, SLB&M.

DEPUTY IRON COUNTY SURVEYOR APPROVAL
I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION
PLAT.

DATE: _____ DEPUTY IRON COUNTY SURVEYOR _____

ENOCH CITY ATTORNEY APPROVAL
I, HEREBY CERTIFY THAT I HAVE EXAMINED AND APPROVE THIS ANNEXATION
PLAT.

DATE: _____ CITY ATTORNEY _____

ENOCH CITY COUNCIL APPROVAL
THIS ANNEXATION PLAT HAS BEEN APPROVED BY THE ENOCH CITY COUNCIL AND
IS HEREBY ORDERED FILED FOR RECORD IN THE OFFICE OF THE IRON COUNTY RECORDER
THIS _____ DAY OF _____, 2025.

MAYOR _____ ATTEST CITY RECORDER _____

LIST OF PROPERTY OWNERS & ADDRESS
1. NELSON LIVING TRUST: 4.57 ACRES

FLOOD PLAIN
PROPERTY IS LOCATED IN FLOOD ZONE C, AREA OF MINIMAL FLOODING, SOURCE
OF INFORMATION: FLOOD INSURANCE RATE MAP, CEDAR CITY, IRON COUNTY, UTAH,
COMMUNITY PANEL NUMBER 430073 0725 B, EFFECTIVE DATE: JULY 17, 1986.

LEGEND:
ANNEXATION AREA
ENOCH CITY CORP. BOUNDARY

CERTIFICATE OF RECORDING
I, CARRI JEFFRIES, COUNTY RECORDER OF IRON COUNTY, UTAH, DO HEREBY
CERTIFY THAT THIS ANNEXATION PLAT, WAS FILED FOR RECORD IN MY OFFICE ON
THIS THE _____ DAY OF _____, 2025.

IRON COUNTY RECORDER
BOOK: _____ PAGE: _____
ENTRY NO. _____ FEE: _____
RECORDED AT THE REQUEST OF: _____

NARRATIVE
THIS ANNEXATION PLAT WAS PREPARED AT THE REQUEST OF THE OWNER'S TO FACILITATE
ANNEXING THEIR PROPERTY TO ENOCH CITY.
THE DEED LEGAL DESCRIPTION WAS UPDATED TO CURRENT CITY BASIS OF BEARINGS
AND ADJUSTED TO FIT THE FENCES AND RIGHT-OF-WAY LINES AS CALLED OUT IN THE
DEED. THERE WAS SOME OVERLAP WHERE THE CALLED FOR FENCES DID NOT FIT THE
RECORD DIMENSIONS. AS THE CALLED FOR FENCES ARE VERY OLD AND CONTROL THE
BOUNDARY, THE LEGAL DESCRIPTION WAS ADJUSTED TO ALLEVIATE THE DISCREPANCY.
THE BASIS OF BEARINGS IS N0°15'42"E. ALONG THE EAST LINE OF SECTION 23, TOWNSHIP
35 SOUTH, RANGE 11 WEST, SALT LAKE BASE & MERIDIAN, PER THE DEFENDANT RESURVEY
OF TOWNSHIP 35 SOUTH, RANGE 11 WEST, SLB&M, BY DOUG GRIMSHAW IN 2007 FOR
IRON COUNTY.

PLATT & PLATT, INC.
CONSULTING
CIVIL ENGINEERS
&
LAND SURVEYORS
135 N. 100 E.
CEDAR CITY, UT 84720
TEL: (435) 586-6551
FAX: (435) 586-8547
EMAIL: PLATT@INFOWEST.COM



REVISION	DATE	DESCRIPTION

ANNEXATION MAP FOR
NELSON LIVING TRUST
WITHIN SECTION 23, T. 35 S., R. 11 W., SLB&M
ENOCH CITY, IRON COUNTY, UTAH

DRAWN BY:
C.D. BLUNKER
CHECKED BY:
D.M. CLARKE
DATE: Aug 01, 2025
SCALE: 1" = 60'



VICINITY MAP
N.T.S.

City Council Members

David Harris
Debra Ley
Robert Tingey
Katherine Ross
Shawn Stoor



Geoffrey Chesnut – Mayor
Rob Dotson – City Manager
Jackson Ames – Chief of Police
Lindsay Hildebrand – City Recorder
Ashley Horton – City Treasurer
Lynn Nielson – Building Inspector
Hayden White – Public Works Director

May 21, 2025

Goodboro Development
C/o Steve Nelson
1366 N Fairway Dr
Cedar City, UT 84720

Subject: Letter of Intent to Acquire Real Property for Public Facility Use

Dear Steve,

Enoch City, a municipal corporation organized and existing under the laws of the State of Utah ("City"), hereby submits this non-binding Letter of Intent ("LOI") to express its interest in negotiating the acquisition of a portion of real property owned by Result Happiness LLC ("Owner") for the purpose of constructing and operating the Cedar City North Fire Station, a joint public safety facility in partnership with Cedar City, Enoch City, Iron County, and Kanarraville Town.

1. Property Description

The City intends to acquire approximately **three (3) acres** of real property located within **Parcel #A-0845-0013-0000**, within Enoch City limits. The final legal description will be determined following a formal survey.

2. Intended Use

The acquired land will be used solely for the development and operation of a public fire station, including administrative offices, vehicle bays, training areas, and associated public infrastructure.

3. Proposed Terms (Subject to Formal Agreement)

- **Acquisition Type:** Fee simple purchase
- **Purchase Price:** To be determined through good-faith negotiation and appraisal
- **Earnest Money Deposit:** To be defined in a future purchase agreement
- **Due Diligence Period:** 60 days from execution of a purchase agreement, allowing for:
 - Environmental assessment (Phase I)
 - Survey and legal description
 - Zoning and utility access confirmation
- **Closing:** Within 90 days of mutual agreement or as extended by mutual consent

City Council Members

David Harris
Debra Ley
Robert Tingey
Katherine Ross
Shawn Stoor



Geoffrey Chesnut - Mayor
Rob Dotson - City Manager
Jackson Ames - Chief of Police
Lindsay Hildebrand - City Recorder
Ashley Horton - City Treasurer
Lynn Nielson - Building Inspector
Hayden White - Public Works Director

4. Contingencies

This LOI and any resulting transaction will be subject to the following:

- Approval by the Enoch City Council & Cedar City Council at public meetings
- Satisfactory results of due diligence investigations
- Mutual agreement on final terms in a purchase and sale agreement

5. Non-Binding Effect

This LOI is intended solely as a basis for further discussion and is not intended to create any binding legal obligation on either party, except for any confidentiality obligations and good faith in negotiating. A binding commitment will arise only upon execution of a definitive purchase and sale agreement approved by both parties.

6. Next Steps

The City respectfully requests a meeting with the Owner or their designated representatives to discuss this proposal and initiate the formal negotiation process. Please contact us at your earliest convenience to schedule.

We appreciate your consideration of this important public safety initiative and look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoffrey Chesnut", is written over a horizontal line.

Mayor Geoffrey L. Chesnut