

MINUTES
ENOCH CITY COUNCIL
October 15, 2025 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

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

Public Present: Bryce Poulson, Delaine Finlay, Jonathan Wilson, Brent and Sarah Nelson, Su Wells, Noel Wells, Linda Hahne, Brenda Day, and Steve Nelson

1. CALL TO ORDER OF REGULAR COUNCIL MEETING – by Mayor Chesnut

- a. Pledge of Allegiance-** Led by Lindsay Hildebrand
- b. Invocation (2 min.)-Audience invited to participate-** Given by Council Member Stoor
- c. Inspirational thought-** Given by Council Member Ross
- d. Approval of Agenda for October 15, 2025-** Council Member Ross made a motion to amend the agenda and remove Andy Losee from item number three. Council Member Stoor seconded and all voted in favor.
- e. Approval of Minutes for October 1, 2025-** Council Member Ley noted that on page 3, the name Larry Jones should be Harry Jones. Council Member Stoor made a motion to approve the amended minutes. Council Member Tingey seconded and all voted in favor.
- f. Ratification of Expenditures-** Council Member Ross made a motion to ratify the expenditures for October 2025. Council Member Stoor seconded and all voted in favor.
- g. Conflict of Interest Declaration for this agenda-** None stated

2. PUBLIC COMMENTS

Worth Grimshaw, a lifelong resident of Enoch, expressed his disappointment regarding the destruction of a significant historical site in Enoch. He recounted that the previous week, he had participated in a meeting about the town's historical interests and was excited about the city's efforts in that area. After the meeting, he took two individuals to show them what he considered one of the three most historical sites in Iron County—the footprint of the old Spanish Trail in Enoch. However, he discovered that Enoch City had completely destroyed the site within the past week, with no possibility for replacement. Grimshaw emphasized the importance of that site, noting it was on land associated with key city facilities such as the city office, library, and police department, and that these land holdings would not exist if not for that historical site. He conveyed his strong dissatisfaction and stated that he would no longer provide Enoch City with anything of historical value and would discourage others from doing so, as he believed the city did not appreciate or preserve these sites. He acknowledged that the city had been informed of the site's significance

when the city office was built and expressed his regret, concluding that he would then simply forgive the city for its actions but wanted to make sure the council was aware of the destruction of the site.

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

Council Member Ross said Mr. Correa wanted to serve another term. He is the currently the Planning Commission Chairman.

Council Member Ross made a motion to reappoint Leonard Correa for another term on the Planning Commission. Council Member Tingey seconded and all voted in favor.

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)

Lindsay, City Recorder, stated that this will start the notice process.

Council Member Ross made a motion to set a public hearing for November 19, 2025. Council Member Stoor seconded and all voted in favor.

5. CONSIDER A REQUEST FOR ASSOCIATED FOODS DEVELOPMENT

WAIVERS, Steve Miner, VP Associated Foods

Steve Miner, Senior Vice President of Associated Food Stores and the Lin's organization, expressed his appreciation for the opportunity to speak. He shared that, on his way to the meeting, he had a phone call with Sterling Norton. Miner reminisced about meeting with Lynn and Reva Orton 37 years ago at the cattle auction by the restaurant, discussing plans to build a new store on Main Street. He recounted the company's acquisition of the corner parcel in 2014, waiting for population growth, and overcoming setbacks such as COVID-19 and economic downturns, which delayed their plans but did not deter them. Miner emphasized their excitement in recent months to reignite the project, especially after the groundbreaking ceremony for the Lin's store. He explained that in 2014 and 2015, when the CDRA and redevelopment area were established, discussions took place about the assistance needed to make the project financially feasible. Since then, they had been working on developing a hardware store, additional out parcels, and retail space. He noted a setback caused by the announcement of a Winco store in Cedar City, near the North Interchange, which could affect their project, but they decided to proceed despite the competitive threat, including concerns related to tariffs affecting costs. The project was approximately \$25 million, with investments in property, equipment, and inventory.

Miner stated that they were committed to bringing the store to Enoch, emphasizing the economic benefits such as sales tax, property tax, and job creation. He detailed projected sales of \$24 million in the first two years, which could generate approximately \$240,000 annually in sales tax revenue for the city. He also estimated that property taxes from the new store could add around \$123,000 per year to the city's revenue, with potential job creation for about 140 people, including many young workers. He referred to a letter sent to City Manager Dotson and the council that summarized their key requests, primarily assistance with permit impact fees and water shares, around four shares estimated at \$15,000 to \$20,000. The fees would amount to roughly \$247,000. He reiterated that their investment would be repaid through sales and property tax increments over time. Miner also discussed legislative changes, including House Bill 151 and Senate Bill 280, which could affect the city's ability to offer tax increment assistance, but indicated that their projects were likely grandfathered.

He concluded by asking the council to consider their 2014 requests for tax increment assistance, with the possibility of discussions after they commence construction. Miner expressed their commitment to the community, noting that they planned to sell turkeys by Thanksgiving and

contribute to local economic growth. He also conveyed the Orton family's gratitude for community support over the past 65 years and shared that, due to health issues, Lynn Riva Orton was unable to attend but wanted to thank the community on behalf of the family.

Council Member Stoor appreciated the explanation and desire to build in Enoch.

Council Member Tingey asked for an explanation for item number 2 in the 2014 letter to Associated Foods. City Manager Dotson explained that the second point related to the community development renewal agency, which was essentially the city council in a separate entity authorized to handle tax increment financing. This financing allowed for negotiations between the city and the development project to determine how sales tax and property tax revenues could be used to reimburse the company for its investment. He stated that the city had previously committed to rebate a percentage of the increase in property taxes generated by the store for the first five years. Additionally, they had agreed to rebate a negotiated portion of the profit taxes from years six through ten, with the typical arrangement being that the rebate amount would decrease by 20% each year over those five years, meaning that the company would receive a smaller rebate gradually, while the city retained a larger share of the increased taxes as time progressed.

Council Member Tingey asked, if possible, to see the estimate on the bottom line numbers. what it's going to cost the city above and beyond what things cost us now. Council Member Stoor expressed that, based on the previous agreement in 2014 and after reviewing the document, he appreciated the investment in the city and viewed it as a collaborative effort between the city and the developer. He conveyed his confidence that the project would benefit the community in the future. Stoor stated that he personally had no objection to Mr. Miner's request to move forward with starting the project and suggested that they could discuss additional details or conditions at a later time. Overall, he indicated that he did not have any objections to the current proposal.

Council Member Ley asked if they have to adhere to the 2014 letter and offer or if they could renegotiate. Mayor Chesnut said it was a proposal on our request and it sat for 11 years. The costs were exponentially different then. The water shares alone are a lot more. Council Member Ross addressed the water rights. City Manager Dotson explained that in 2007 the city purchased water rights and banked for economic development. That is the reason they were purchased.

City Manager Dotson reviewed the impact fee total numbers from 2014. They only had residential impact fees for residential units. They totaled \$7,604. They used residential impact fee amounts for commercial. The water sewer hookup fees were \$1,400. Council Member Ley asked if they needed to make a decision tonight. She suggested more time to look over the numbers. Council Member Ross agreed. City Attorney Wayment clarified that the Council was asking for a side-by-side comparison of what the store brings to the table for the benefit as well. They want to know what the old fees are, what the fees are now, but also what they benefit you with by coming here so they can make a balanced decision.

Steve Miner expressed that he believed there was a clear path for the city council to understand how the impact fees and tax sharing would be paid off. He explained that sales and property taxes were expected to increase alongside the project's growth, and that the city had the authority to approve items one and two—pertaining to permit and impact fees totaling approximately \$247,000, and four water shares—while all other requests could be declined. Miner assured that in the first two years, the city would likely fully recoup its investment through sales and property tax increments, even with conservative estimates. He emphasized that their projections of \$24 million in sales in year one were based on thorough market studies, performance expectations, and cash flow analyses, noting that the recent Winco store development illustrated the potential impact of large retail competitors.

Miner highlighted that the community's current sales tax revenue from the area was minimal, with most of the \$25 million in sales going to Cedar City, resulting in a loss of revenue and taxes for the local population. He underscored that Utah's structure meant sales taxes and property taxes were generated within the municipality, benefiting its budgets and services.

Addressing concerns about financial commitments, he reassured the council that the partnership was likely to be mutually beneficial and that the city could take time to make a decision if needed, because their eagerness was driven by a desire to move forward quickly. He concluded by affirming his confidence in reaching an agreement that would satisfy both parties, emphasizing their readiness to wait a few months if required for further deliberation.

There was more discussion about when to have a special meeting. Council Member Stoor explained that the total ask is the waiver of building permit and impact fees, totaling 247, 958.53. They also request 4 acre-feet of water rights that we already have banked. It was also suggested that the Council could review and negotiate the CDRA items regarding property and sales tax at a later time.

Council Member Tingey asked if the costs are offset by sales tax. Mayor Chesnut said in theory the costs would be recouped down the road through 1% sales tax and property tax in about 2 years. There was a discussion about this potentially setting a precedent for all incoming commercial businesses.

Council Member Stoor made a motion to waive the building fee, plan review fee water connection fee, sewer impact fee, residential impact fee for police, residential impact fee for streets, residential impact fee for water, storm drainage impact fee, utility deposit, and the state 1% for a total amount of \$247,958.53 to be effective immediately and allocate 4 acre-feet of water from our bank shares. Council Member Ross seconded and Council Members Ross, Stoor and Tingey voted in favor. Council Member Ley did not vote.

6. CONSIDER THE AMENDMENT TO THE RECREATION IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS AND SET A PUBLIC HEARING FOR NOVEMBER 5, 2025

City Manager Dotson explained that the recreation impact fee facilities plan was scheduled for an update because the projects listed in the original plan were too large and not sufficiently detailed. The city had hired Sunrise Engineering, the previous company that prepared the initial plan, to conduct the update. The updated plan reflected a more detailed breakdown of projects over a six-year and twenty-year horizon. It included an analysis of the number of units to be built and the corresponding park and facility projects.

The memo provided to the council compared the previous impact fee projects with the new, revised projects, indicating that in the next six years, only two acres of parks would be developed instead of six, broken down into phases with specific costs. The phased approach allowed for smaller, manageable projects rather than a single large park. The impact fee maximum was identified as \$5,719, but the current fee charged was only \$1,200.

The memo suggested three options for the council: to accept the current impact fee, to not implement changes, or to modify the fee but keep it broken into phases. It was noted that any change to the impact fee would require a public hearing and a 90-day period before the city could collect the new fees. This information would be distributed to relevant organizations such as the Home Builders Association and the Board of Realtors to inform their discussions.

Council Member Stoor made a motion to set a public hearing for the amendment to the Recreation Impact Fee Facilities Plan & Impact Fee Analysis for November 5, 2025. Council Member Ross seconded and all voted in favor.

7. COUNCIL/STAFF REPORT

Chief Ames

- The police department was at the school for the Rock, Ride, and Roll to school event to encourage kids to walk and exercise.
- They are busy with cases. They are up to 1,300 cases for the year, but nothing specific. It's a little higher than normal. In previous years they have had about 950 to 1200 cases.

Lynn Nielson

- Keith Nader is working for Parowan as an inspector has been here in Enoch to learn and help us. It's been nice to have an extra body. It's been a good experience for him and it's been a great benefit for our city.
- They are as busy as ever. They are settling in on the other side of the city office building where the police department used to be.
- He reported on a couple of future projects in the works. He currently has 6 or 7 plan reviews on commercial buildings, and Gateway Academy/Burts will build a gym.

Ashley Horton

- Mayor Chesnut and the council members liked the new format for line items on the ratification of expenditures.

Hayden White

- We are getting ready to set up meter towers on Monday. They will include 76-foot poles
- The SCADA system is up to the new one.
- They have been getting ready for winter. The secondary water shuts down November 1st.

Rob Dotson

- The City staff Christmas Party will be on December 17th.
- There will be an Emergency Action Planning Workshop for storms. Rob will send that information to the council. This is put together by the Utah Silver Jackets who are retired and semi-retired army engineers.
- Council Member Ley asked about meter reading towers and how they worked. City Manager Dotson explained that each meter sends a signal and an ID number. When the city truck passes by the home, the employee gets the data. Hayden had 4 towers donated to us from the power company and they are set up in strategic locations that pick those reads up automatically. This could potentially save us a lot of water usage. We just have 20 meters left to replace.
- MCM Engineering is working with the Governor's Office of Economic Opportunity. They are working on a grant with infrastructure. Rob applied for a grant to pay for 60% of it. It's due at the end of the month.

Council Member Stoor

- City Manager Dotson reported that he had purchased the playground for the Cottonwood Subdivision Park. The neighbors are trying to figure out how to come up with the materials for a concrete border, which is about \$2,000.

Council Member Tingey

- Had an initial meeting of the History and Cultural group. About 8 people showed up. The purpose was to determine whether there was enough interest. Our consensus was to start an Enoch Historical Society. He hoped we would be ready at the next meeting to elect the board. He met with the attorney, Tyler Melling, for the 501 C3 and met with the head of the historical society in Cedar City, and reviewed their documents.

Council Member Ley

- She was concerned about what happened with the Spanish Trail behind the library. We need to have better information around the historic monument. Council Member Ross asked where was this at. City Manager Dotson said this is the dip in the ground where the bridge is, just behind the library. It's the only place where you could have seen the indentation of foot work. From the road to about the edge of the library. It was graded over. Council Member Tingey said this is another argument for having a historical society.

8. 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 Stoor made a motion to close the regularly scheduled City Council meeting and go into a closed meeting for the discussion of acquisition, purchase, exchange or lease of real property. Council Member Ross seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Ross: Yes

Council Member Harris: Absent

Council Member Tingey: Yes

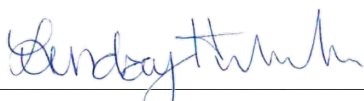
Council Member Ley: Yes

9. ACTION FROM CLOSED MEETING

Council Member Ross made a motion to instruct the administration to accept the second and execute the necessary documents. Council Member Stoor seconded and all voted in favor.

City Manager Doston noted that the state legislature passed a law that allowed us to collect sales tax for public safety. The fire chief and others have been trying to get this passed. There are two ways to do it. Do a 0.3% sales tax that requires a public hearing. The other way is to implement a full 1% sales tax that requires to be on a ballot. According to the county and Cedar City, in their analysis of building two fire stations, the 1% sales tax will pay for both fire stations. Justin asked if they could do the 0.3% now and the 1% later to be on the ballot in two years? City Manager Dotson said yes. There was a discussion.

10. ADJOURN – Council Member Ross made a motion to adjourn. Council Member Stoor seconded and all voted in favor.



11/5/2025

Lindsay Hildebrand, Recorder

Date