

MINUTES
ENOCH CITY COUNCIL
January 21, 2026 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

Mayor Jim Rushton
Council Member David Harris
Council Member Shawn Stoor
Council Member Debra Ley
Council Member Kimberlee Trower
Council Member Jacob Miner

STAFF PRESENT:

Ryan Robinson, City Manager
Ashley Horton, Treasurer
Lindsay Hildebrand, Recorder
Jackson Ames, Police Chief
Justin Wayment, City Attorney
Hayden White, Public Works Director

Public Present: Delaine Finlay, Tyler Melling, Bryce Poulson, and Jonathan Wilson

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING – By Mayor Rushton**
 - a. Pledge of Allegiance-** Led by Council Member Ley
 - b. Invocation (2 min.)-Audience invited to participate-** Given by Police Chief Ames
 - c. Inspirational thought- None –** Council Member Trower will have the thought at the next meeting.
 - d. Approval of Agenda for January 21, 2026- Council Member Harris made a motion to approve the agenda. Council Member Ley seconded and all voted in favor.**
 - e. Approval of Minutes for January 7, 2026 – Council Member Harris noted that in a motion he had tabled item number 11 for the February 4th meeting. Council Member Harris made a motion to approve the minutes with the amendment. Council Member Ley seconded and all voted in favor.**
 - f. Ratification of Expenditures-** Council Member Harris made a motion to ratify the expenditures for the month. Council Member Stoor seconded and all voted in favor.
 - g. Conflict of Interest Declaration for this agenda-** There were none

2. PUBLIC COMMENTS

Jonathan Wilson of Albert Drive raised concerns about flammable materials, including pallets and tires, being stored under Rocky Mountain Power lines on a neighboring property. He questioned whether this issue was handled through the city or the power company. Council Member Harris and City Attorney Wayment discussed whether fencing and storage were prohibited under utility easements. The council agreed to examine the city's nuisance ordinance and consider sending a letter to Rocky Mountain Power regarding the potential hazard.

3. ADMINISTER OATH OF OFFICE TO RYAN ROBINSON AS CITY MANAGER –
City Recorder

City Recorder Lindsay Hildebrand administered the Oath of Office to Ryan Robinson as City Manager. It was his first day in the position.

4. APPOINT NEW MEMBERS TO THE LEGISLATIVE POLICY COMMITTEE FOR THE LEAGUE OF CITIES AND TOWNS

The council discussed appointing new members to the Legislative Policy Committee for the League of Cities and Towns to replace the previous city manager and mayor. City Manager Robinson explained that the committee reviews bills impacting cities during the legislative session and provides feedback from member cities. Council Member Miner expressed interest in joining.

Council Member Harris made a motion to appoint Mayor Jim Rushton, City Manager Ryan Robinson, and Council Member Jacob Miner to the Legislative Policy Committee for the League of Cities and Towns. Council Member Trower seconded, and all voted in favor.

5. PUBLIC HEARING FOR THE AMENDMENT TO THE WASTEWATER IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS

Council Member Harris made a motion to close the regularly scheduled City Council meeting and open a public hearing for the amendment to the Wastewater Impact Fee Facilities Plan and Impact Fee Analysis. Council Member Ley seconded, and all voted in favor.

Tyler Melling with Velocity Builders presented a written statement on behalf of the Iron County Home Builders Association. The statement expressed appreciation for the city's infrastructure planning efforts while emphasizing concerns about housing affordability. The association acknowledged that impact fees must sometimes increase to reflect real costs, but stressed the importance of balancing infrastructure funding with ensuring working families could afford to live in the community. The statement referenced Cedar City's successful strategies for managing water demand through encouraging diverse housing types and implementing tiered rate structures. The association offered to partner with the city on policies to help lower demand curves and support sustainable growth.

Council Member Harris made a motion to close the public hearing and return to the regular City Council meeting. Council Member Stoor seconded, and all voted in favor.

6. CONSIDER ORDINANCE NO. 2026-01-21-A, AN ORDINANCE AMENDING THE WASTEWATER IMPACT FEE FACILITIES PLAN AND AMENDING THE SEWER IMPACT FEE

Councilmember Harris led a discussion about finding a balance between needed infrastructure funding and not creating excessive financial burden for builders and new residents. He noted that the current impact fee is \$738.38, while the allowable maximum would be \$3,196.37 for residential and \$4,794.56 for nonresidential.

Mayor Rushton pointed out that some portions of the sewer system are currently failing and need to be addressed, to the tune of about \$6 million. Brittany from Sunrise Engineering explained that certain sections of the system are overloading due to proposed developments and will continue to worsen as growth progresses. She clarified that the city would need to bond to address these issues.

Ashley from city staff noted that the city has one existing sewer bond that is close to being paid off, with about \$160,000 remaining. Council discussed the various funding options, including the potential for grants, though it was noted that Enoch's current user rates are considered too low to qualify for many grant opportunities. After considerable

discussion about balancing immediate infrastructure needs with reasonable impact fees, the council settled on approving the maximum allowable rates while implementing a significant discount.

Council Member Harris made a motion to approve Ordinance No. 2026-01-21-A, amending the wastewater impact fee facilities plan and amending the sewer impact fee to \$3,196.37 for residential and \$4,794.56 for nonresidential, with discounts to \$1,500 for residential and \$2,500 for nonresidential. Council Member Stoor seconded and a roll call voted was held as follows:

**Council Member Stoor: Yes
Council Member Ley: Yes
Council Member Miner: Yes**

**Council Member Harris: Yes
Council Member Trower: Yes**

7. PUBLIC HEARING FOR THE AMENDMENT TO THE WATER IMPACT FEE FACILITIES PLAN & IMPACT FEE ANALYSIS AND AMENDING THE WATER

Council Member Harris made a motion to close the regular meeting and open a public hearing for the amendment to the Water Impact Fee Facilities Plan, Impact Fee Analysis and amending the water impact fee. Council Member Key seconded and all voted in favor.

Tyler Melling noted that his previous statement on behalf of Velocity Builders and the Iron County Home Builders Association applied to this item as well. He acknowledged that this impact fee increase was steeper due to the water demand curve, and expressed willingness to help find solutions to flatten that curve over time.

Councilmember Harris made a motion to close the public hearing and return to the regular city council meeting. Council Member Trower seconded and all voted in favor.

8. CONSIDER ORDINANCE NO. 2026-01-21-B, AN ORDINANCE AMENDING THE WATER IMPACT FEE FACILITIES PLAN & AMENDING THE WATER IMPACT FEE

The council deliberated on the significant potential increase in the water impact fee, with Council Member Harris expressing concerns that the "huge jump" might halt building in the city. The current recommendation aimed to raise the fee to approximately \$30,227.81, which many felt was drastic. Councilmember Harris suggested incrementally increasing fees rather than imposing a large hike all at once to avoid stalling construction, as builders might desist from new projects if faced with prohibitively high fees that would also affect impact fee collection for other city services.

Public Works Director Hayden White detailed the city's ongoing efforts to connect properties to secondary water systems, highlighting that these efforts had saved the city from needing two additional wells. Hayden emphasized the value of these secondary systems in reducing the pressure on culinary water resources. However, he also pointed out the pressing need to address one well in particular, noting that the Anderson well was currently down and required redrilling. Discussions focused on estimating costs for both drilling new wells and potentially acquiring existing ones, and Hayden emphasized the benefits of acquiring a known quantity versus the uncertainties of new drilling. Hayden also informed the council about cost-saving considerations, such as testing an existing well site for new operational capacity.

The council extensively discussed the city's water sustainability strategy, deliberating on the advantages of purchasing existing wells versus drilling new ones, and the importance of maintaining harmony with the Water Conservancy District. They reviewed current and future water demands, noting that while the secondary water initiative had been beneficial, the city still faced immediate infrastructure needs that necessitated a financial balancing act. Councilmember Harris proposed a compromise, suggesting that while the maximum allowable fee be set at \$20,000, it be discounted to \$6,500 to make it more manageable for builders. This approach was suggested to maintain city growth without placing undue financial burden on newcomers and developers, thus preserving the city's economic viability.

Council Member Harris made a motion to approve Ordinance No. 2026-01-21-B, amending the Water Impact Fee Facilities Plan and amending the water impact fee to \$20,000 per residential unit with a discount to \$6,500 per residential unit. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

9. CONSIDER AND DISCUSS AMENDING THE ENOCH CITY FEE SCHEDULE REGARDING THE USER FEE FOR SEWER AND SET A PUBLIC HEARING FOR FEBRUARY 4, 2026

Council Member Harris initiated the discussion about the recommended increase in sewer user fees, suggesting an increase from \$25 to \$29 for residential users and an increase to \$43.50 for nonresidential users. The council acknowledged the necessity of these changes to cover operational costs and maintain the city's sewer infrastructure. Harris emphasized that while the increase may seem substantial, it is essential to ensure the financial sustainability of the city's sewer system.

Hayden White, the city's Public Works Director, highlighted the need to establish an equitable sewer rate for RV parks, noting that the Willow Glen RV park has been connected to the sewer system for two years without being charged for sewer service, and another RV park is currently under construction off Highway 91. White explained that RV parks require a distinct consideration due to their potential for varied occupancy rates, which can significantly impact sewer usage.

The council debated this issue, considering factors such as the standard industry practices and the responsibility of providing fair access to city services. White noted that research into rates charged by nearby municipalities could offer guidance in setting a competitive yet sustainable rate for RV park connections.

Recognizing the broader implications of these fee adjustments, Councilmember Harris proposed that any final decision and adjustments to the fee schedule be thoroughly reviewed during a public hearing. This hearing would provide an opportunity for public input and ensure that all perspectives are considered before any changes are ratified.

Council Member Harris made a motion to set a public hearing for February 4,

2026, regarding amending the Enoch City fee schedule for sewer user fees, including establishing a rate for RV parks. Council Member Stoor seconded, and all voted in favor.

10. CONSIDER ORDINANCE NO. 2026-01-21-C, AN ORDINANCE TO CHANGE THE ADDRESS OF 4880 N. 1000 E. TO 4940 N. 970 E.

Hayden White explained that this address change is for a city-owned well house. The current address is confusing for service providers like the power company and Blue Stake Services because the well house is behind another property. The address change would help service providers locate the well house more easily. Council Member Miner questioned whether this would create confusion since the access would still be from 1000 East. White clarified that this is city property with no mail delivery, and the change is purely for utility and service provider access.

Councilmember Harris moved to approve Ordinance No. 2026-01-21-C, changing the address of 4880 N. 1000 E. to 4940 N. 970 E. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

11. CONSIDER/DISCUSS A ZONE CHANGE REQUEST, PARCEL A-0827-0006-0000 FROM RURAL RESIDENTIAL (R-R-1) TO NEIGHBORHOOD COMMERCIAL (N-C) – Hayden White / See Planning Commission minutes

Hayden White explained that this property was previously rezoned by the Planning Commission when a subdivision was created, but the parcel numbers weren't listed in the documentation, resulting in the zoning change not being reflected on the city map. This has created an issue for the property owner with their bank.

City Attorney Justin Wayment advised that since the zone change had already been properly approved in a previous meeting, the city staff should simply update the map to reflect the correct zoning.

Council Member Harris made a motion to direct city staff to change the map to reflect the zone change that occurred in a prior meeting. Council Member Stoor seconded and all voted in favor.

12. DISCUSS SCHEDULING CITY COUNCIL TRAININGS

Ashley Horton explained that the city typically conducts training for new council members and the mayor, often on a Saturday morning. However, given Ryan Robinson's transition and moving schedule, the council discussed alternatives. City Attorney Justin Wayment noted he would cover open meeting laws and ethics training, estimating it would take approximately 30 minutes for his portion.

The council decided to schedule the training to follow one of the upcoming regular meetings in February, likely after a meeting with a lighter agenda. This would avoid having members come in on a Saturday while ensuring all necessary training is completed.

13. COUNCIL/STAFF REPORT

Chief Ames

- Chief Ames reported on the recent police department awards banquet and noted the department remains busy.
- He responded to questions about home break-ins, advising residents to take basic precautions like locking doors, and confirmed that security cameras can help deter some crime.

Hayden White

- The Cottonwood Park playground is being assembled and will be completed soon.
- The city has completed crack sealing work
- Work will start on the gravel pit on Monday
- The secondary waterline running up Mid Valley Road will begin next week
- The city had three water breaks in the past weekend
- A potential well purchase is being investigated, with water quality tests pending

Ashley Horton

- She got W2s out last week.
- She was working on end of year tax returns and filings.
- Council Member Miner asked about stipends for the new council members. She said she pays those at the end of the month.

City Manager Robinson

- Ryan Robinson briefly introduced himself on his first day as City Manager.
- He mentioned a resident had discovered they were on septic despite being charged for sewer service. The council agreed to refund the resident for six months of improper charges, consistent with past practice.
- He also announced a meet and greet scheduled for Monday at noon with pizza provided for board members and staff.

Lindsay Hildebrand

- Lindsay reported on processing invoices, subdivision invoices, and preparing the Planning Commission packet.
- She noted an increase in business license applications and renewals.

Mayor Rushton

- Mayor Rushton mentioned attending several trainings and the legislative session opening. He reported that a citizen had expressed gratitude for one of the police officers.
- He attended the Recreation Advisory Board. They talked about park ideas. They talked about reaching out to the school district about partnering on a park next to Rally Stop. There was a discussion about Iron Works Park trying to get plans together for pricing on that. It sounds like there is private money to fund that.

Council Member Harris

- Councilmember Harris reported on a meeting with the Water Conservancy District, noting that a decision on the Pine Valley Water Project is expected in

February.

Council Member Trower

- Council Member Trower, who works for the Water Conservancy District as their PR and Events Manager, discussed the district's desire to distribute water information through city newsletters.
- She also shared concerns from her military service about emergency preparedness, noting that military leadership is encouraging soldiers to prepare their families for potential emergencies.
- Mayor Rushton asked if we have an emergency plan and when it was last looked at. Hayden said we have a flood one, but he is working on another. Justin said from a religious level, the stake has block captains and purchased radios for everyone. Stoor said we don't have those purchased, and how do we work with municipalities and collaboration? Trower said this is something just to note. In April 2027, we are no longer a superpower. China is now our peer. They talk about EMPs, drones, and satellite missile destinations. They are looking at how to set off earthquakes to destroy infrastructure. If we lose all power, how do we support the city? Stoor said the best prep we can have is in our homes. What does that look like?

Council Member Miner

- Council Member Miner provided updates from the Homeless Council, including the upcoming point-in-time count on January 29th at 5 AM starting at the Iron County Care and Share.
- He mentioned potential grants for tiny homes for the homeless. He also reported on touring the police station and fire department, and
- He provided information on school district boundary changes.
- He noted the four-day schedule being proposed, which eliminates half days on Fridays. The school board proposed a hybrid option where the school will be open if you are behind or have extracurricular things, etc. where the teachers are available. The meeting will be on Tuesday next week.
- He inquired about establishing city email addresses for council members, which the staff agreed to look into.

14. 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 moved to close the regular meeting and enter into a closed session to discuss the character, professional competence, or physical or mental health of an individual. Council Member Stoor seconded and a roll call vote was held as follows:

Council Member Stoor: Yes
Council Member Ley: Yes
Council Member Miner: Yes

Council Member Harris: Yes
Council Member Trower: Yes

15. ACTION FROM CLOSED MEETING – There was no action taken.

16. ADJOURN – There was a motion to adjourn. The motion was seconded and all voted in favor.

	02/05/2026
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Lindsay Hildebrand, Recorder	Date