MINUTES
ENOCH CITY COUNCIL
June 17, 2026 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:	**STAFF PRESENT:**
Mayor Jim Rushton	**Ryan Robinson, City Manager**
Council Member David Harris - Excused	**Ashley Horton, Treasurer**
Council Member Shawn Stoor	**Lindsay Hildebrand, Recorder**
Council Member Debra Ley	**Jackson Ames, Police Chief**
Council Member Kimberlee Trower	**Justin Wayment, City Attorney**
Council Member Jacob Miner	**Hayden White, Public Works Director**

Public Present: Delaine Finlay, Jonathan Wilson, Kellie Counsil, and Montana Darger

1. **CALL TO ORDER OF REGULAR COUNCIL MEETING** by Mayor Rushton
   a. **Pledge of Allegiance-** Led by Lynn Nielson
   b. **Invocation (2 min.)-Audience invited to participate-** Given by Mayor Rushton
   c. **Inspirational thought-** Given by Council Member Ley
   d. **Approval of Agenda for June 17, 2026- Council Member Ley made a motion to approve the agenda. Council Member Miner seconded and all voted in favor.**
   e. **Approval of Minutes for June 3, 2026 - Council Member Ley had two changes to the minutes. "Day of Service" needed to be capitalized, and the word "wreaths" was misspelled. Council Member Ley made a motion to approve the minutes with those amendments. Council Member Miner seconded and all voted in favor.**
   f. **Ratification of Expenditures- Council Member Ley made a motion to ratify the expenditures for the month. Council Member Miner seconded and all voted in favor.**
   g. **Conflict of Interest Declaration for this agenda-** None stated

2. **PUBLIC COMMENTS**
   Kellie Counsil was present representing a new coffee shop moving in, next to the Hub on Midvalley Rd. She expressed concern that the $25,777 transportation impact fee was excessive for a small, locally-owned business and questioned whether the fee calculation accurately reflected her business's actual traffic impact.

   Lynn Nielson, Building Inspector, explained that transportation impact fees were charged based on occupancy type rather than at the time of shell building construction, and that the coffee shop met the criteria for "fast food" classification based on having two or more of four characteristics: no table service, disposable packaging, limited seating, and drive-up service. City Manager Robinson explained that the City's impact fee study had recommended even higher rates, and that the City had already reduced fees below the study recommendations.

The Council discussed the complexity of impact fees and their role in ensuring that new development pays for infrastructure improvements necessitated by growth. City Attorney Wayment explained that impact fees help protect existing residents from bearing the full cost of infrastructure expansion required by new development. The Council invited Ms. Counsil to meet with staff to review the classification and explore whether any changes to the business model could affect the fee calculation. Council Member Trower suggested adding an item to a future agenda regarding the criteria for fast food establishments.

3. CONSIDER RESOLUTION NO. 2026-06-17-A, A RESOLUTION TO ADOPT A CERTIFIED PROPERTY TAX RATE FOR FISCAL YEAR ENDING JUNE 30TH 2027

Mayor Rushton tabled this item until City Attorney Wayment could research whether it needed to include a public hearing.

After research, staff confirmed that the resolution simply certified the existing tax rate without increasing it, and no public hearing was necessary.

Council Member Ley made a motion to approve Resolution No. 2026-06-17-A, a resolution to adopt a certified property tax rate of 0.001115 for the fiscal year ending June 30th, 2027. Council Member Trower 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

4. CONSIDER ORDINANCE NO. 2026-06-17, AN ORDINANCE TO AMEND THE CODE OF REVISED ORDINANCES OF ENOCH CITY, SECTION 11.300.344 UNLAWFUL PARKING

City Manager Robinson introduced this item. The ordinance made several key changes: it reduced the penalty for unlawfully parking a commercial vehicle from a Class B misdemeanor (which could include jail time) to an infraction with a fine; removed the specific time restriction of 10 p.m. to 5 a.m. for on-street parking; and clarified language regarding road width requirements and fire lane access.

The Council discussed enforcement procedures, with Police Chief Ames explaining that the department would take an educational approach, typically providing warnings before issuing citations, and that towing would be used only as a last resort after multiple violations. City Manager Robinson emphasized that the ordinance was primarily intended to address winter snow removal issues and that extensive public outreach would be conducted before winter to educate residents.

Council Member Stoor made a motion to approve Ordinance No. 2026-06-17, an ordinance to amend the Code of Revised Ordinances of Enoch City, Section 11.300.344 Unlawful Parking. Council Member Trower 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

5. **CONSIDER RESOLUTION NO 2026-06-17-B, A RESOLUTION TO PICK UP EMPLOYEE CONTRIBUTION IN THE PUBLIC SAFETY TIER II RETIREMENT**

City Manager Robinson noted that this resolution authorized the City to pick up employee contributions for public safety Tier II retirement, which had increased to 5.98%, representing an increase of 1.25% from the previous year. The total annual cost would be approximately $42,000, which was an increase of $9,000 from last year.

Police Chief Ames noted that the City had historically chosen to pay both employer and employee contributions to avoid placing this burden on employees. The Council discussed the importance of remaining competitive with other cities in the region and the value of pension benefits as part of public employment compensation. The Council expressed interest in establishing a future cap on the City's contribution but agreed to continue covering the costs for the current year.

Council Member Trower made a motion to approve Resolution No. 2026-06-17-A, a resolution to pick up employee contribution in the Public Safety Tier II Retirement Council Miner 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	

6. **CONSIDER RESOLUTION NO. 2026-06-17-C, A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT BETWEEN ENOCH CITY AND PAROWAN CITY, UTAH**

City Manager Robinson noted that under the agreement, Lynn Nielson would provide building inspections for Parowan, with Enoch receiving 35% of Parowan's standard building permit fees and 100% of plan review fees. Additionally, Parowan would provide a vehicle for use in conducting inspections.

Lynn Nielson explained that revenue from the agreement (estimated at approximately $30,000 annually) would support hiring a part-time inspector, Alicia, who had been serving as an unpaid intern through a DWS program. He noted that Parowan had conducted only 160 inspections from January through May compared to Enoch's 1,400 inspections during the same period. The agreement was structured as a one-year arrangement with a 60-day termination notice provision. There was discussion about the needs of the building department.

Council Member Stoor made a motion to approve Resolution No. 2026-06-17-C, a resolution approving an Interlocal Agreement between Enoch City and Parowan City, Utah. Council Member Ley 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	

7. **DISCUSS INCREASING BUILDING DEPARTMENT FEES -** Lynn Nielson, Inspector

Lynn Nielson presented information regarding potential increases to building department fees, noting that the City's building valuation data had not been updated since 2016. The current rate of $112.65 per square foot for residential construction was significantly below the national average of $175.92. Nielson explained that if fees were increased by just $20 per square foot, it would generate an additional $60,000 to $100,000 in annual revenue based on current building activity.

Nielson proposed implementing a gradual percentage-based increase over five years rather than a single large adjustment, which would soften the impact on builders and homeowners. He noted that the building department was currently overwhelmed, with one inspector handling 130 homes with a month still remaining in the fiscal year, compared to an industry standard of 100 permits per inspector annually.

The Council expressed interest in the proposal but requested additional comparative data from neighboring cities before making a decision. Council Member Trower noted concerns about balancing fee increases with affordability for younger generations. Staff agreed to bring back more detailed information at the July 1st meeting.

8. **CONSIDER RESOLUTION NO. 2026-06-17-D, A RESOLUTION ADOPTING A DEVELOPMENT AGREEMENT BETWEEN ENOCH CITY AND THE DEVELOPER OF THE SWISS DEVELOPMENT**

City Attorney Wayment highlighted several outstanding issues requiring clarification before the agreement could be finalized. The primary discussion centered on pressurized irrigation requirements, with the developer requesting exemptions for smaller lots that would be primarily xeriscaped.

After extensive discussion, the Council reached a tentative consensus that lots of 0.25 acres or larger would be required to have pressurized irrigation connections, while smaller lots would not, though trunk lines would still need to be installed throughout the development to ensure future connectivity. Public Works Director Hayden emphasized the importance of installing trunk lines to preserve the culinary water system and ensure access to secondary water throughout the subdivision.

Other issues discussed included road connectivity, with the agreement requiring Phase 2 to connect to Moldau Road rather than Minersville Highway due to property ownership concerns. City Attorney Wayment also noted that language allowing the developer to apply the agreement terms to future land acquisitions needed to be removed, as current councils cannot bind future councils to agreements on property not yet owned. The development agreement would include a 25-acre park donation.

9. **COUNCIL/STAFF REPORT**

<u>Police Chief Ames:</u>

- Conducted recent firearms training with scenarios focusing on physical fitness, shooting skills, and fine motor control exercises
- Ordered new automated external defibrillators (AEDs) to replace outdated equipment in the building and vehicles

<u>Public Works Director Hayden:</u>

- Well drilling project progressing at 700 feet depth, encountering cobble rock formations that slow drilling
- Equipment breakdowns have required multiple extractions and repairs during drilling
- Water Conservancy District has doubled water rates, significantly higher than City charges

<u>Building Inspector Lynn Nielson:</u>

- Building department completed 131 homes by end of May compared to 119 for entire previous fiscal year
- Currently processing more than 20 commercial permits compared to typical 4-5 permits
- Lin's Market projected opening September 10-14, with drywall installation in progress

- Gateway Prep Academy (Andy Burt Field House) progressing with insulation and drywall
- Multiple businesses near Dollar General approved and beginning construction: Hub Pizza, physical therapy, Golden Hour Coffee, and Pallete Bakery
- MCM project approved for footing and foundation work
- Iron Elk Fitness Center construction on hold due to payment dispute between owner and builder

City Manager Robinson:
- UDOT Academy scheduled for next Monday and Tuesday in Hurricane; Mayor Rushton, Council Member Miner, and Hayden registered to attend
- Fire department will distribute firework safety information encouraging use of designated areas rather than implementing outright ban
- Attended HR training with Chief Ames in St. George hosted by UIA Insurance Group
- Public Works employee Brad Kidman retiring after 28 years of service; retirement barbecue held last Thursday, final day Jul 30, 2026
- Variance request withdrawn after property survey showed variance not needed
- SUU intern will assist with social media presence and scheduling
- Cedar Valley Conservancy District Water Festival scheduled June 27, 10 a.m. to 2 p.m. at Main Street Park in Cedar; City booth will demonstrate new mobile app
- Transient room tax would generate $2, 000 *annually; RAPtax could generate* $80,000 but requires ballot measure
- Completed tabletop emergency planning exercise with Silver Jackets focusing on flood response; exercise revealed City has strong institutional knowledge from previous flood events
- Southern Utah Economic Alliance will present at next Council meeting regarding $10,000 annual membership; organization assists with economic development, grant funding, and connecting cities with appropriate businesses

City Recorder Lindsay Hildebrand:
- Finalizing newsletter; will have temporary replacement for July 1st meeting

Mayor Rushton:
- Attended Brad Kidman retirement barbecue
- Fourth of July activities planned including Wings of Death eating contest sponsored by Johnny Mac's providing wings
- Recreation and Tree Committee meeting scheduled for June 18 at 4:30 p.m.

Council Member Ley:
- Seeking volunteers for Fire Department
- Need event coordinator for July 24th activities including 5K Freedom Run at 7 a.m.
- Iron County America 250 celebration information will be distributed to Council

Council Member Trower:
- Sue Longson from Rotary offering assistance with grant application for park funding from Utah Office of Outdoor Recreation; $2.2 million available with few applicants
- Water Conservancy donating raffle booth space at water fair to support Parowan Strong fundraiser for two young girls affected by recent tragedy
- Inquired about potential emergency ordinance to ensure Mayor retains authority during crisis situations

Council Member Miner:

- Attended first Coordinated Entry meeting for Local Homeless Council; thorough client review process in place
- Appointed to Iron County Economic Advisory Board alongside representatives from Parowan and Cedar City; board reviews RCG and RCOG state grant applications
- Selected to participate in Iron County Leadership program through SUU
- Expressed support for Southern Utah Economic Alliance membership based on organization's engagement and local knowledge
- Noted significant increase in commercial building activity compared to previous year
- Planning Commission scheduled public hearing for annexation policy plan update for July 14; no meeting June 23 due to primary election

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 Miner made a motion to close the regular City Council Meeting and go into a closed meeting for the purpose of purchase, exchange, or lease of real property. Council Member Ley 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. **ACTION FROM CLOSED MEETING – Council Member Miner made a motion to move forward as instructed. The motion was seconded by Council Member Trower and all voted in favor.**

12. **ADJOURN – Council Member Stoor made a motion to adjourn. The motion was seconded and all voted in favor.**

Lindsay Hildebrand

07/01/2026

Lindsay Hildebrand, Recorder **Date**