

MINUTES
ENOCH CITY COUNCIL
July 1, 2026 at 6:00pm
City Council Chambers
City Offices, 900 E. Midvalley Road

MEMBERS PRESENT:

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

STAFF PRESENT:

Ryan Robinson, City Manager
Ashley Horton, Treasurer
Lindsay Hildebrand, Recorder-excused
Jackson Ames, Police Chief
Hayden White, P. Works Director
Mindy Kropf, Admin/P. Tech

Public Present: Jonathan Wilson, Todd Brightwell, Nicole Black, Jen Wakeland, Delaine Finlay, and Danny Stewart

1. CALL TO ORDER OF REGULAR COUNCIL MEETING

- a. **Pledge of Allegiance- led by Council Member Trower**
- b. **Invocation (2 min.)-Audience invited to participate- Given by Council Member Trower**
- c. **Inspirational thought- Given by Council Member Ley**
- d. **Approval of Agenda for July 1, 2026 - Council Member Ley made a motion to approve agenda Council Member Miner seconded and all voted in favor.**
- e. **Approval of Minutes for June 17, 2026 - Council Member Trower made a motion to approve the minutes. Council Member Miner seconded and all voted in favor.**
- f. **Conflict of Interest Declaration for this agenda- None stated**

2. PUBLIC COMMENTS

Mayor Rushton reminded everyone that anything voted on tonight would have to be unanimous.

3. ECONOMIC DEVELOPMENT PRESENTATION Todd Brightwell with the Southern Utah Economic Alliance.

Todd Brightwell of the Southern Utah Economic Alliance (SUEA) presented to the Council, accompanied by colleagues Nicole Black and Jen Wake from the SUEA, Danny Stewart from Utah Inland Port, and Colette Cox from the Governor's Office of Economic Development, who participated by phone.

Mr. Brightwell explained that the SUEA is a 5-county nonprofit public-private organization (501(c)(6)) encompassing Washington, Iron, Beaver, Kane, and Garfield Counties. The organization evolved from a Washington County economic development group with over 30 years of history and was expanded to build a stronger regional voice for Southern Utah. Its mission is to drive sustainable economic growth through data-driven strategies, regional collaboration, and proactive business support. Funding comes from

three sources: private sector memberships, public sector municipalities and counties, and state grants.

Mr. Brightwell described the organization's governance structure, which consists of an executive committee drawn from regional business and government leaders, a broader board of directors in which each member entity holds a seat, and select committees focused on specific issues such as workforce development, housing, infrastructure, and industry opportunities. He noted that the workforce select committee, which has already convened once, includes presidents from SUU, Utah Tech, Southwest Tech, and Dixie Tech, as well as USU Extension, and is aimed at creating efficiencies among the more than 20 entities that currently claim a role in workforce development.

Regarding Enoch City specifically, Mr. Brightwell shared that the SUEA conducted an initial assessment reviewing planning documents, zoning and land use, and infrastructure data. Key findings included that the City is entering a significant growth phase, with ongoing subdivision and annexation activity, and that leadership desires economic growth without sacrificing the City's rural character. He noted that current growth has been predominantly residential, with limited commercial and industrial recruitment activity.

Mr. Brightwell outlined opportunities he saw for Enoch, including development of a business park, small and medium manufacturing (building parts, outdoor products, metal fabrication), and aerospace and advanced air mobility — a sector the Governor has prioritized, with Utah being one of eight states selected for federal grant funding to advance infrastructure, testing, and development in this industry. He mentioned that AMPACT, located nearby, provides approximately 70 percent of the world's rocket fuel, and highlighted a Saint George company developing fire-suppression drones as examples of existing regional aerospace capability that could attract additional companies to Enoch. Mr. Brightwell proposed a three-phase engagement plan: Phase 1: a site inventory of available land, ownership, zoning, and utilities; Phase 2: an economic opportunity assessment identifying target industries, infrastructure needs, and grant opportunities; and Phase 3: an economic development road map with prioritized projects, recruitment targets, and a tracking system.

Council Member Ley raised a concern about maintaining agricultural balance alongside business growth, expressing that large corporations are often less community-friendly than the small businesses that have historically supported Enoch. Mr. Brightwell affirmed that the SUEA's role is to understand and reflect the community's values, not to impose a development direction, and that agriculture and agricultural technology could certainly be incorporated into an economic development strategy if that is the community's priority. Danny Stewart echoed this sentiment, sharing an example of working with a New Castle greenhouse operation interested in transitioning to large-scale food production, and noted that ag-tech is a growing trend he actively pursues.

City Manager Ryan Robinson highlighted that the SUEA's process would help the City identify specific zoning areas appropriate for commercial or industrial uses, rather than piecemeal development pressure, thereby giving agricultural landowners and residents more certainty about where growth is directed. Council Member Trower noted that a regional approach would help Enoch be seen as part of Southern Utah's economic landscape rather than overlooked between Nephi and Washington County.

Colette Cox, participating by phone, described two immediate grant opportunities: the Rural County Grant (\$200,000 annually to Iron County, accessible by Enoch through the CEO Board), and the Rural Communities Opportunity Grant, for which Enoch had already received funding and could reapply for additional infrastructure, industrial, or

workforce development projects. She also noted potential coordination with tourism, the Department of Recreation, and the federal Economic Development Administration.

The Board membership fee is \$10,000 annually, a single flat rate for all member entities. City Manager Robinson clarified that the intent of this presentation was to introduce the SUEA to the Council and that a formal action item authorizing membership would be brought to a future meeting.

4. CONSIDER BOOTS FREI DEVELOPMENT AGREEMENT

Mayor Rushton indicated that the development agreement had been under discussion and review for some time and that the Council was near final agreement with the developer on all terms. City Attorney Justin Wayment identified one sentence in Section 10(b)(i) of the agreement, concerning the process for modifying the master development plan, that required clarification. The sentence addressed transfers of density between parts of a project, stating that such transfers shall be considered an administrative amendment "except where a transfer of density is tied to or included with a substantial amendment." Attorney Wayment noted that the sentence was internally circular in its current form and did not clearly distinguish between the two types of amendments; he recommended the language be cleaned up to better reflect the intent.

Attorney Wayment confirmed that the distinction being drawn is between administrative modifications, minor adjustments handled at the staff level, and substantial amendments requiring action by the legislative body. He also clarified that the agreement cannot legally bind a future council to extend the same density patterns to any property acquired beyond the current agreement's boundaries; such decisions would need to be addressed legislatively at that time.

Council Member Ley raised a question about Section 12 concerning the donation of 25 acres of land, specifically whether the agreement obligated the developer to make any improvements to the land. Attorney Wayment and the Mayor noted that while the developer had expressed willingness to work with the City on certain matters, the 25-acre donation itself, valued at approximately \$3 million, was the primary commitment, and the agreement does not bind the developer to specific improvements. It was noted that the donation would occur within five years, providing time for the City to develop plans. Council Member Jacob Miner noted that this arrangement was preferable to managing numerous smaller pocket parks and that having land in hand would facilitate future grant applications. City Manager Robinson added that infrastructure including pressurized irrigation pipelines would extend to the end of the property per the developer's agreement with the City's Public Works Director.

The Council agreed to approve the agreement subject to the attorneys clarifying the language in Section 10(b)(i), with the expectation that the clarified language would be presented for confirmation.

Council Member Miner made a motion to approve the Boots Frei Development Agreement. Council Member Trower seconded and a roll call vote was held as follows:

Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

Council Member Harris: Absent

Council Member Stoor: Absent

5. DISCUSS FRAUD RISK ASSESSMENT

City Treasurer Ashley Horton presented the annual Fraud Risk Assessment, which the state requires municipalities to submit each year. The assessment uses a point-based scoring system to evaluate the risk of fraud within the organization. Enoch City scored 335 points, placing it in the low-risk category.

Treasurer Horton explained that several questions on the assessment relate to separation of duties, which is inherently challenging for a small city. Mitigating controls are in place, such as multi-step review processes for checks and disbursements. She noted the City conducts an annual external audit performed by Kimberlee and Roberts out of Richfield, who review the City's books over the course of a week.

Council Member Miner asked about three specific areas where the City's score could be improved: having a CPA on staff, establishing a formal internal audit committee, and having governing body members complete fraud prevention training. Treasurer Horton noted that while a CPA designation is favored by the assessment, many of its duties are not directly applicable to municipal finance, and that other certifications may be more beneficial. She noted she has been tracking training hours toward relevant certifications. Attorney Wayment indicated that most small cities and towns he represents do not check the audit committee box, as it is simply not financially feasible, and suggested that the presence of a Council Member with financial credentials, such as Council Member David Harris, might satisfy that criterion. It was noted that no state penalties are associated with a lower score; the assessment is primarily a self-evaluation tool to guide improvement.

6. DISCUSS FIREWORKS FOR THE 24TH

The Mayor reported that a letter had been sent to the state regarding the City's fireworks policy for the Fourth of July, meeting the required deadline. Under the Governor's emergency order, personal fireworks were strongly discouraged statewide due to extreme fire danger. The order gave municipalities the option to designate limited areas where fireworks would be permitted; Enoch City designated the City Hall grounds as the sole approved location. The area was being prepared by Public Works, including weed trimming, wetting down the grass, and staging hoses and water barrels.

The discussion then turned to the upcoming Pioneer Day holiday on July 24th. The Mayor expressed concern that if monsoon rains do not arrive before that date, conditions would remain extremely dangerous. The current letter sent to the state addressed both the Fourth and the 24th of July, with the provision that the City would reassess the 24th based on conditions. Attorney Wayment explained the legal background of the Governor's action, noting that Utah is currently experiencing approximately 60 active fires, with firefighting resources strained statewide. He noted that most municipalities he represents have chosen to ban personal fireworks outright, while Enoch chose the middle path of designating a specific area in order to concentrate any fireworks activity rather than push it into uncontrolled locations.

Council Member Ley suggested that an announcement about fireworks restrictions be made at the Fourth of July celebration via the public address system. Council Member Miner noted that Cedar City Fire Department stages personnel in the Enoch area each year, and that substantial coordination and planning among local agencies has already occurred. Chief Jackson Ames confirmed that officers would be on patrol throughout the holiday weekend and that citation authority exists for violations.

Council Member Ley proposed that for future years, the City could consider allowing specific neighborhoods that meet standards for weed abatement and fire safety to apply for approval to conduct community fireworks. The Mayor and City Manager expressed interest in developing an application-based process similar to fire pit permitting used in other communities.

7. COUNCIL/STAFF REPORT

Chief Jackson Ames (Police Department):

- The department has hired a new administrative assistant, Marissa, who will begin on July 6th.
- Summer patrol activity has increased; a juvenile e-bike accident occurred earlier in the day, resulting in injuries.
- Officers will be on enhanced patrol over the holiday weekend, with hoses staged at City Hall.

Hayden White (Public Works Director):

- Staff have been preparing for the Fourth of July, including staging water trucks and trimming weeds at the City Hall site.
- The City's well is currently drilled to 900 feet; casing installation is expected to begin by the end of the following week, pending material delivery.
- Significant asphalt patching work has been completed throughout the City.
- A new pump station booster — a \$30,000 replacement for a unit that failed two years prior — has been purchased and installed.
- White commended the community for voluntarily shutting off sprinklers during a recent power outage, which significantly aided the City's ability to maintain water pressure with three wells offline.

City Manager Ryan Robinson:

- The 5-County Association of Governments is developing a regional hazard mitigation plan; staff attended a monthly meeting covering risk ranking for wildfires, hail, flooding, and other hazards. The Cottonwood Fire on Beaver Mountain is projected to exceed the total wildfire suppression costs of the past 26 years combined.
- For the Fourth of July, water barrels have been distributed at City Hall, hoses are connected to all buildings, and a county water truck will be stationed nearby during the parade.
- A part-time building inspector position has been posted; two applications were received and one qualified candidate is moving forward.
- UDOT approved funding on the previous Friday for a trail connecting Enoch to the Cedar City skate park area.
- The groundbreaking ceremony for MCM Engineering's new facility took place the prior Thursday; Council Member David Harris represented the City.
- The City's website is being updated; headshots of Council Members and Planning Commission members will be added, with photography coordinated through the Police Department.
- Four or five applications were received for a part-time social media intern position in partnership with Southern Utah University; a candidate will be selected and tasked with creating social media templates and taking community photographs.
- Staff attended the Water Festival the previous Saturday, representing the City with a booth and drawing.
- The City is pursuing presentations from local state legislators — Representative and Senator Vickers — to come before the Council to discuss legislative priorities.
- The City has received two bids, with a third pending, for a permanent dais for the Council chambers; the lower bid received was \$23,000. Screens for Council Members are also being evaluated.
- Staff are developing standards and reporting criteria for organizations that request City funding, to ensure accountability and proper use of appropriated funds.

City Treasurer Ashley Horton:

- Fiscal year-end occurred on June 30th; year-end financial reconciliation is underway.

Permit Tech Mindy Kroph:

- Building department activity is very high. She is pursuing a plans examiner certification to assist the Building Department Director.

Mayor Rushton:

- Reminded the Council and public that the Wings of Death hot wing eating contest will be held on Saturday, July 4th, with wings and sauces provided by Johnny Max and hot dogs provided by Lynn's.
- A flyover by military jets is expected over the Cedar City Airport at approximately 10:55 AM on July 4th.

Council Member Deborah Ley:

- Provided a detailed update on the Fourth of July celebration:
- July 3rd: An evening program beginning at 7:00 PM at the church building near the park, organized by Galen Matheson and his wife. The program will feature Voices of 1776, the Enoch Orchestra, and patriotic music. The building is celebrating its 50th anniversary, having been dedicated on July 4, 1976. Art contest winners will be announced.
- July 4th: Events begin with a 5K run with 91 registered participants ranging in age from 4 to 75. The parade lineup begins at 4:30 PM, featuring community members, children on bicycles, a horse-drawn carriage, and the Cedar High School Band. At 6:00 PM, free hot dogs from Lynn's will be served, with Council Members grilling. At 6:30 PM, a children's eating contest will be held, followed by the Wings of Death contest at 7:00 PM. Other activities include food vendors, the Friends of the Library book and bake sale, a tent with costumed portrayals of Benjamin Franklin, George Washington, and Thomas Jefferson for photos with the Declaration of Independence, a Declaration of Independence recitation contest, a dunk tank, a foam machine, three bounce houses, races, and the Enoch Orchestra.
- The City has 33 volunteers organized for the event.
- July 5th: A community potluck is planned, coinciding with a worldwide fast for peace and religious freedom.

Council Member Jacob Miner:

- The local homeless council is considering conducting a summer Point-in-Time (PIT) count of homeless individuals in Iron County, expected in mid-to-late July. Volunteers interested in participating were encouraged to contact Council Member Miner. He noted that the summer count, while not mandatory, generally yields higher numbers than the mandatory winter count and therefore provides stronger data for grant funding purposes.
- Council Member Miner shared a firsthand account of visiting the Cottonwood Fire area on Beaver Mountain to retrieve trailers. He described the devastation as severe, with melted guardrails and downed power lines, underscoring the extreme fire danger posed by dry conditions even without dense timber, as evidenced by the Milford Flat Fire, one of the largest in state history, which burned primarily through grass and sagebrush.

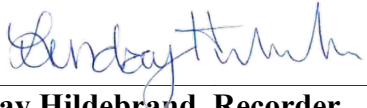
8. **CLOSED SESSION TO DISCUSS ONE OR MORE OF THE FOLLOWING: THE CHARACTER, PROFESSIONAL COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL COLLECTIVE BARGAINING; PENDING OR REASONABLY IMMINENT LITIGATION, THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY, INCLUDING ANY FORM OF WATER RIGHTS OR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

9. ACTION FROM CLOSED MEETING

No action to be taken

10. ADJOURN

CM Ley made motion to adjourn, CM Trower seconded, all in favor

■ 	07/15/2026
Lindsay Hildebrand, Recorder	Date