

MINUTES
ENOCH CITY COUNCIL
September 2, 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: Tyler Melling, MaryJo Rember, Matt Phillips, H. Paul Walker, Jonathan Wilson, and Carol Roher

- 1. CALL TO ORDER OF REGULAR COUNCIL MEETING** by Mayor Rushton
 - a. Pledge of Allegiance-** Led by City Manager Ryan
 - b. Invocation (2 min.)-Audience invited to participate-** Given by Tyler Melling
 - c. Inspirational thought-** Given by Mayor Rushton
 - d. Approval of Agenda for September 2, 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 August 19, 2026 – Council Member Harris 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

MaryJo Rember of LS Electric came forward to address the council and the public regarding late-night concrete pours occurring near a residential area. She apologized for the inconvenience caused by the pours and announced that LS Electric had posted a flyer at the Enoch City building to inform nearby neighbors. She stated that the company was willing to put affected families up in a hotel on the nights of the pours. She identified the upcoming pour dates as September 11th, 18th, 25th, 29th, and October 2nd, and provided her email address — maryjorembert@lselectricutah.com — for residents wishing to book accommodations.

Council Member Ley asked whether there was a reason the pours had to begin at 2:00 AM given that temperatures were coming down. Rember responded that temperature and wind were the primary factors, and that pouring in the middle of the day in windy conditions risked having to re-pour, which would extend the inconvenience to neighbors.

Council Member Shawn Stoor remarked, "That's the nature of construction." Council Member Ley acknowledged the outreach to neighbors, expressing that she wished

it had happened sooner. Rember agreed and reiterated the company's commitment to supporting those affected.

A question was raised from the audience about how far away a resident would need to be to qualify for the hotel accommodations. Rember clarified that the offer extended to any surrounding neighbors who felt their rest was disrupted, and that residents could reach out to her directly. She encouraged anyone feeling the disruption to contact her so she could loop in Byron Black.

Nicholas Contrys identified himself as a resident of approximately one year who had moved to Enoch from Washington County. He stated he was one of the major complainants against LS Electric. He acknowledged having a blue-collar background and understanding the nature of concrete work, but took issue with Council Member Stoor's characterization that the nighttime pours were simply "the nature of construction." He argued that, with temperatures at 82 degrees that day, alternatives such as diesel fuel and fans could be used to manage the curing process without beginning at 2:30 AM.

Contrys stated that he had military-connected disabilities that already affected his sleep, and that his six-year-old son was also affected while workers were running saws cutting rebar. He said his children attended Enoch Elementary and that the scheduled pour dates were on Fridays, meaning his children had school the following morning. He declined LS Electric's hotel offer, saying, "I don't want to leave my home. There's a reason I moved to Enoch." He expressed that his family of four and their neighbors were frustrated by the disruption, and questioned whether moving the pour by even four hours would truly compromise the concrete quality given wind conditions. He concluded by thanking the council for allowing him to speak.

Council Member Stoor responded that when pouring 800 yards of concrete, or even 200 yards, it truly matters, explaining that wind is as much a factor as temperature. Council Member Trower asked Contrys whether being put up in a hotel would help, and Contrys reiterated his refusal, stating, "We don't wanna leave our home. I just bought it."

Byron Black, General Manager of LS Electric came forward through Zoom and asked to clarify that the calendar distributed to residents indicates the day before the early morning pour, meaning the pours listed as the 11th, 18th, and 25th were actually Saturday morning pours, not Friday morning. He acknowledged the calendar needed to make this clearer. Mayor Rushton asked Black to confirm that the listed dates were Saturday mornings. Black confirmed and accepted the feedback that the calendar needed to be clearer.

3. SET A PUBLIC HEARING FOR SEPTEMBER 16, 2026 REGARDING A SALES TAX REVENUE BOND

Council Member Harris made a motion to set a public hearing for September 16, 2026, regarding a sales tax revenue bond. Council Member Trower seconded and the motion carried unanimously by voice vote.

4. CONSIDER AMENDING THE IMPACT FEE FOR THE HUB PIZZA AND GOLDEN HOUR COFFEE

City Manager Robinson introduced the item, noting that the city had been working with Sunrise Engineering, the firm that originally conducted the impact fee study in 2023, to review reduction requests from the Hub Pizza and Golden Hour Coffee. He directed the council to the hard copy provided, noting that the engineers' recommendations were on the back page.

Tyler Melling of Velocity Development then addressed the council at length, explaining that his company had a stake in establishing a predictable and clear impact fee reduction process for commercial projects. He recalled that when the impact fee plan was originally adopted a couple of years earlier, his company had raised concerns because the fees were "crazy high." He noted that under the original study, the Hub's fee, without any reductions, would have exceeded \$400,000 for their share of road improvements alone, in part because the study assumed the Hub would be responsible for 20 percent of all traffic on Mid Valley Road in perpetuity. He said, "We all know that's not accurate."

Melling explained that Velocity Development had volunteered staff time to look into the matter and provide data to the city and its engineers, without conducting a full-blown engineered traffic study. He acknowledged that Sunrise had come back recommending a full study but stated he wanted to share the information Velocity had compiled so the council could decide how to proceed.

Melling described the methodology used for the Hub's analysis. He said Velocity had data from the Hub's prior location, including 88 customers per day following the roundabout installation. He noted that Enoch had experienced just under 15 percent population growth since then, and that extrapolating that growth yielded approximately 101 customers per day at the new location. He compared this to the study's assumption of 1,210 trips per day for the Hub, which, he noted, represented over 25 percent of all traffic on Mid Valley Road. He stated that this assumption effectively treated the Hub as being equivalent in traffic generation to a Chick-fil-A, In-N-Out Burger, or McDonald's at a freeway interchange. Based on Velocity's analysis, the Hub's expected traffic load on city roads was approximately 83.3 percent lower than the study assumed.

Regarding Golden Hour Coffee, Melling acknowledged it was a more difficult analysis because the business had no prior operating history in Enoch. He described how Velocity obtained operating data from five comparable locations across Iron County, four on Cedar City's Main Street corridor and one in Parowan. He discarded the Parowan location as not a good comparable. Of the remaining four, two were trailer-style drive-through shops with daily customer counts in the forties, and two were sit-down establishments with customer counts in the two hundreds. Because Golden Hour had both a sit-down component and a drive-through window, Velocity combined the per-square-foot data from the busiest Cedar City café and the busiest drive-through to reach what he described as a conservative estimate. This analysis supported approximately a 54.5 percent reduction in impact fees based on trips per day. Melling also suggested that adjusting for the traffic volume ratio of Minersville Highway to Cedar City's Main Street would warrant a reduction closer to 71.3 percent, which he characterized as "frankly more fair."

Melling then read from Sunrise's response detailing all the additional data they would want in order to make a "true determination," including customer data with date

ranges, floor area and seating information, operational hours, employee counts by shift, drive-through operation details, vendor and delivery vehicle activity, and identification of comparable businesses. He estimated that gathering this additional information would require roughly eight more hours of Velocity's staff time, and noted that the combined transportation impact fees for Hub Pizza and Golden Hour Coffee totaled approximately \$45,000 to \$55,000. His central concern was that if an engineering-level study was required before any fee reduction would be granted, "mom and pop shops will just pay the fee under protest because the study costs more than the reduction in their fee. Or they can't afford to open up in Enoch."

Mayor Rushton acknowledged his appreciation for the work Velocity had done, observing that it was a "pretty heavy burden" for mom-and-pop businesses to hire an engineering firm for a full traffic impact study. He asked City Attorney Justin Wayment whether the information provided would be sufficient to make a decision.

City Attorney Wayment responded that he had not yet seen the submitted materials and would like to review them before offering a formal opinion. He acknowledged that the statute was not prescriptive about the exact form a challenge must take, but emphasized that the council needed to adopt a process it could feel comfortable with and consistently apply going forward: "Pick the rut you're going to be in because you're going to be in for the next 20 miles."

City Manager Robinson noted that Sunrise had been used because they conducted the original study. He suggested that another engineering firm, such as Watson Engineering, could be asked to review Velocity's methodology, though it would come at some cost.

Council Member Trower asked whether Sunrise could be directed to build a plan using the three-to-five comparables methodology going forward, so future businesses could follow a consistent process. Robinson confirmed that Sunrise had already received Velocity's submitted information and materials, but still came back requesting the additional data points.

Council Member Miner asked whether the city had a designated transportation consultant, and Robinson clarified that no such dedicated consultant existed. Miner suggested it would be a clean process to have a third-party engineer review the data, stamp it, and present a recommendation to the council.

Council Member Trower asked what a consulting review of the data would cost. Robinson estimated two to three thousand dollars. City Treasurer Ashley Horton observed that spending \$3,000 to \$8,000 on a review would largely negate the purpose of the reduction process.

Mayor Rushton expressed reluctance to go back and essentially recreate the entire impact fee study. He added that the decision the council needed to make was whether they were willing to give these businesses a break, or simply say the impact fee stood.

City Attorney Wayment suggested it might be more of a statistical question than an engineering question once Sunrise's base formula was properly established. He acknowledged that engineers tend to work in absolutes, "the bridge either will stand or it won't stand", whereas the city council could not operate in black and white on questions like these. He suggested the council might ask Sunrise for a range rather than an exact number and then apply a standard margin.

Melling pushed back on the concern that the same methodology might be gamed by

a large chain, arguing that chains consistently exceed study averages and would happily pay the standard fee rather than prove actual traffic is lower. He said it was only mom-and-pop businesses that fell below the averages and would benefit from an alternative methodology.

Robinson interjected that one nuance about the Hub was that its prior location had one pizza oven, while the new location had three, which could affect volume estimates. Trower asked whether Cedar City had been contacted about their transportation impact fee methodology. Robinson confirmed the city had looked into Cedar's approach and found that Cedar's fee structure tended to overcharge office uses while giving restaurants a relatively good deal, essentially the inverse of Enoch's situation.

Melling offered two proposed formulas he thought would be practical and defensible going forward: for an existing use relocating, the council could find that the new use is reasonably equivalent after adjusting for population growth; for a new use without operating history, the applicant would provide three to five comparable locations in the same market, and the city would apply the most conservative (highest) estimate, then adjust pro rata for road traffic volume differences between the comparables' location and the proposed site.

City Attorney Wayment supported the idea, noting the council might not ultimately need an engineer at all if the formula were set correctly; a statistician or even an AI-assisted analysis could apply consistent metrics going forward. He also reiterated that the applicants had a statutory right to challenge impact fees and that the burden was on them to provide supporting data.

Council Member Harris stated he would like one additional engineer to look at the methodology, not necessarily to stamp it, but to say it makes logical sense, so the city would have two opinions supporting the formula. He also expressed a general preference for encouraging mom-and-pop businesses, saying, "They drive our economy. The profits stay in our community as opposed to the chains." He stated he was "willing to pay an engineer to get it right."

Miner agreed and said the process should be that someone reviews the data, presents it to the council, and the council votes, describing it as "a clean process."

Council Member Harris made a motion to direct city staff to reach out to another engineering firm to review the formula presented that evening for the Hub Pizza and Golden Hour Coffee, and also to establish that formula for future use in evaluating small businesses in the same way. Council Member Miner seconded the motion. The motion was carried unanimously by voice vote.

5. CONSIDER RESOLUTION NO. 2026-08-05, A RESOLUTION TO MAKE IMPROVEMENTS TO MINERSVILLE HIGHWAY - Rename the Highway Through Enoch Boundary

City Manager Robinson provided background on the item, recalling that the council had raised the topic roughly two meetings prior. He explained that the city had reached out to UDOT to inquire about renaming the portion of SR-130 that runs through Enoch, noting that the name "Minersville Highway" did not reflect the community's identity. UDOT had responded that the name had never been officially designated; it had simply been used informally, and that UDOT would accommodate a name change so long as the SR-130

designation was retained.

Robinson reported that the city had posted a social media poll to gauge public sentiment. Of 445 respondents who identified themselves as Enoch residents, a designation that could not be verified, 69.4 percent voted for no change. The second most popular option was "Enoch Parkway." Robinson acknowledged the limitations of social media polling, noting that the same person could theoretically have voted multiple times, and that the comments were "helpful and thoughtful" and others simply were not. He also noted that Jeff Okeson, an employee of the Public Works Department, had estimated approximately eight to nine signs would need to be changed at a cost of around \$50 each.

Council Member Harris acknowledged that the same highway is called "Main Street" through Cedar City, making a name change not unprecedented. He expressed mild support for the change, saying it would be nice for people entering Enoch to know they are in Enoch, and for businesses along that road to have an address that said "Enoch." However, he noted "People have a really hard time with change, and that's what I think this boils down to. People cannot handle change." He said he did not want to spend political capital on something that would make people angry, and suggested revisiting the idea in six months to let residents get used to it.

Council Member Ley agreed that more community outreach, beyond just social media, could change the results over time. Council Member Miner played devil's advocate, acknowledging that change was hard for people but pointing out that a commenter on social media had noted the road's original name was something else entirely before it became Minersville Highway, meaning it had already changed once. He expressed concern that prolonging the debate could make it "uglier" over time. He said, "I think it's a great name. I love Enoch Parkway. I think it would bring pride, and I'm very comfortable with voting now." He suggested that the social media results reflected people's difficulty with change generally, rather than a substantive objection to the specific change proposed.

H. Paul Walker, an audience member, suggested the city could post signs along the road reading "Future Enoch Parkway" to build awareness gradually before any official change was made. Mayor Rushton acknowledged the idea but was uncertain whether that process had been used for name changes before.

Matt Phillips, an audience member, encouraged the council to move forward sooner rather than later, noting that with Lin's grocery opening up nearby, Enoch was "getting on the map." He suggested that the timing, coinciding with the opening of new businesses, would be ideal for establishing an Enoch-centric street identity. He said he had seen new visitors arrive and asked him whether they were in Minersville. Phillips also raised the point that with more businesses coming to the highway, waiting to act would mean more address changes for a larger number of businesses down the road. Robinson confirmed the city's estimate was approximately 70 homes and businesses that would have addresses impacted by the change.

Council Member Miner moved to change the name of Minersville Highway (SR-130) to Enoch Parkway (SR-130), with public notification to affected residents through social media and the city newsletter. Council Member Shawn Stoor seconded the motion and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

Council Member Ley: No

Council Member Trower: Yes

Council Member Miner: Yes

Robinson noted that the process would still need to go through UDOT, and cautioned that UDOT moves slowly. He noted, however, that the city could begin communicating the upcoming change through its improving social media presence in the meantime.

6. CONSIDER AMENDING ENOCH CITY ORDINANCE- See Planning Commission Rec.

- **12.200.206 DEFINITIONS**
- **12.1900.1902 PERMITTED AND CONDITIONAL USES IN THE RESEARCH/INDUSTRIAL ZONE**
- **CREATING 12.1900.1911 TEMPORARY WORKFORCE HOUSING**

Mayor Rushton introduced the three related ordinance amendments stemming from the Planning Commission's recommendations.

Council Member Ley raised a procedural question about whether the recommendations that were discussed in the Planning Commission were reflected in the document the council had been given. She observed that the whereas clauses referenced "landowner" rather than "business owner." City Manager Robinson clarified that the whereas clauses were not where substantive changes would appear; the actual amendments were in the body of the ordinance, and the most recent draft incorporated those changes.

City Attorney Wayment provided context on the role of whereas clauses, explaining that they are not operative provisions but rather explanatory statements designed to give readers a global understanding of why an ordinance is being enacted and what process was followed. He noted that courts frequently look to whereas clauses when trying to interpret legislative intent. Council Member Trower emphasized the importance of characterizing the housing correctly, stating: "I'd like to emphasize that this is temporary workforce housing, and permitted conditional uses are for the Research and Industrial zone. This is not permanent workforce housing, so it's temporary."

City Manager Robinson elaborated on the scope of the three ordinance changes: a definition for "temporary workforce housing" had been added to the definitions section; the use had been included as a conditional use only in the Research and Industrial Zone; and standards governing the use had been created. He clarified that the word "temporary" referred to the structures, RVs or trailers, and not to the duration of employment: "When we say temporary workforce housing, we're not saying temporary as in the workforce will only live there temporarily. We're saying temporary as in the structures. It's not that we're not going to build permanent structures out there." He also clarified that the language in the ordinance required active employment by the company operating the housing, so a former employee could not continue to occupy a pad after separating from the business.

Robinson also described density controls built into the ordinance: two sets of density standards applied, with the most restrictive prevailing, and a maximum of 10 acres per business for this type of housing was established. He noted that Matt Phillips, the applicant who prompted this code amendment, had only two acres and wanted five units, and was not the type of scenario that gave rise to concern. "It's just future uses coming in and trying to do this," he explained.

Council Member Harris asked whether the housing needed to be adjacent to the actual business. Robinson confirmed it had to be on the same parcel. Council Member Harris then raised an important point about residents in society who are legally required to register their address, stating that any such individual would need a mechanism to register their location. He suggested that individual pad addresses would need to be assigned, similar to how the city had handled unit lettering for existing commercial spaces.

Council Member Ley expressed concern about potential misuse, specifically about immigrant workers being placed in housing and working for lower wages. Council Member Harris responded that because the language required employees to be employees of the company, W-2 employee status, the legal employment verification requirements would already address this concern. He acknowledged that language could be added to reinforce this, though Ley noted that historically such arrangements had been misused and that protection on paper did not always equate to protection in practice.

Robinson confirmed that the city could handle individual pad addressing similarly to how suites were handled for commercial buildings, using letter designations for each unit.

Council Member Trower returned to the issue of wastewater, stating she had requested that if a project exceeded five units, connection to city sewer should be required rather than reliance on septic systems. She expressed concern about Enoch's water quality and the relationship between septic systems and elevated nitrate levels in city wells: "I don't want to see these popping up, and then we have all of these sewers going in, and then we have issues with high nitrates. That's part of the reason we have high nitrates in some of our wells and why we went years ago to the sewer system and got away from septic." Council Member Harris agreed that septic would be a problem at higher densities, comparing the needed infrastructure to that of an RV park.

Mayor Rushton asked whether there was sewer infrastructure currently serving the research and industrial zone. The answer from staff indicated there was not, making sewer connection contingent on infrastructure being extended. Robinson suggested adding language specifying that if there were more than 10 units, connection to city sewer would be required regardless of proximity. Trower expressed support, noting that the more septic systems placed in Enoch, the less water returned to the wastewater treatment plant and ultimately back into the city's supply.

Council Member Harris moved to approve the Enoch City ordinance amending sections 12.200.206 (Definitions), 12.1900.1902 (Permitted and Conditional Uses in the Research/Industrial Zone), and creating section 12.1900.1911 (Temporary Workforce Housing), with the following additional provisions: units exceeding 10 must connect to city sewer; physical addresses must be compatible with requirements for potential registration of occupants; and the change from "landowner" to "business owner"

language be incorporated throughout. Council Member Ley seconded the motion 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. DISCUSSION: IMPLEMENT A \$1.00 FEE FOR RESIDENTS WHO WANT A PAPERED BILL AND SET A PUBLIC HEARING FOR SEPTEMBER 16, 2026

Council Member Harris opened by observing that a dollar was a modest fee given that it costs considerably more than that to print and mail a paper bill.

City Treasurer Ashley Horton and the council had discussed the possibility of offering a waiver form for residents who genuinely could not access electronic billing, particularly elderly residents. She noted that some residents would simply choose to pay the dollar anyway because it was cheaper than whatever alternative they might use.

City Manager Robinson noted that an amendment to the city's fee schedule would constitute a code amendment, and thus a public hearing would be required. He indicated that the motion before the council was simply to set that public hearing. A member of the audience, H. Paul Walker, expressed some frustration about fees generally, including the perception of being charged twice for a utility bill, but Horton clarified the specific nature of each fee, distinguishing between the proposed paper bill fee and existing credit card processing charges. The discussion briefly touched on existing payment convenience fees. Horton clarified that paying utility bills online via eCheck, using a checking account, was free of charge, and that coming in person to pay was also free. A convenience fee of approximately \$3 applied only to over-the-phone payments, and a 3.5 percent credit card fee applied to non-utility fees rather than utility bills themselves.

Robinson added that the waiver process would be meaningful for residents who genuinely lacked internet access. He noted that staff had met that day with a resident who did not believe in the internet and did not have it at home, as an example of the kind of situation the waiver was intended to address.

Mayor Rushton noted that the public hearing would be the appropriate venue to flesh out the details, and moved the council toward a vote.

Council Member Harris moved to set a public hearing for September 16, 2026, for the implementation of a \$1.00 fee for residents who want a paper bill. Council Member Stoor seconded the motion. The motion was carried unanimously by voice vote.

8. CONSIDER APPROVING ENOCH CITY SOCCER BYLAWS

City Manager Robinson explained that the Enoch City Soccer League board had submitted updated bylaws. He noted that in the past, council approval of the bylaws was a prerequisite for the board to receive its annual stipend. Robinson flagged two staff recommendations: first, that language be added requiring all volunteers, including coaches, to pass a background check processed through the Enoch Police Department at no cost to the league; and second, that future bylaws consider incorporating a fee to support

maintenance of any city-owned soccer fields, should the city proceed with acquiring ball field property.

Council Member Ley noted that the bylaws did not clearly state how much executive board members were to be paid. Robinson and Council Member Harris clarified that it was in the bylaws, Article 3, compensation and benefits, and that the proposed amount was \$1,500 per board member, up from what had previously been reduced to \$500. Council Member Harris noted that the original council action had approved a one-time amount of \$3,000 for a specific purpose (purchasing an equipment trailer), after which the stipend was supposed to return to \$500. The new bylaws proposed a standing \$1,500 per board member, totaling \$4,500 across three board members. Robinson clarified that these funds would come from the soccer program's own revenues, not from the city's general fund. Council Member Harris indicated he was comfortable with the change given that the budget supported it.

Mayor Rushton raised a concern about two of the three board member positions being held by members of the same household, a husband and wife. He was careful to note he had no concerns about the specific individuals: "I'm not necessarily worried about them, but that precedent that's set, of having 2 board members from the same household on a 3-member board, makes me a little bit uncomfortable." He suggested the bylaws might eventually address this through language such as requiring board members not to be from the same household, potentially grandfathering in current members. Council Member Harris suggested it might be worth noting for future consideration, but said he was prepared to approve the bylaws as presented.

Council Member Harris moved to approve the Enoch City Soccer Bylaws, including the addition of background check language requiring all volunteers and coaches to pass a background check. Council Member Ley seconded the motion. The motion was carried unanimously by voice vote.

9. SET A PUBLIC HEARING FOR SEPTEMBER 16TH FOR CIB FUNDING PROJECTS

City Manager Robinson explained that the Community Impact Board (CIB) process required a public hearing, council approval, and discussion of any project being submitted for funding. He noted the city had one eligible project for the current year and that he had been working with Michael Johnson of the 5 County Association of Governments, who oversees the CIB board. Robinson noted that the CIB was being more conservative this cycle, doing more loans than grants, but that the rates remained very favorable. Details would be brought back at the public hearing.

Council Member Harris moved to set a public hearing for September 16th for CIB funding projects. Council Member Stoor seconded the motion. The motion was carried unanimously by voice vote.

10. UPDATE TO PRELIM WATER METER STANDARDS-Hayden White

Public Works Director Hayden White presented a brief update on the need to expand the city's water meter standards. He explained that the current largest standard was a 4-inch meter, and that as larger developments began coming into Enoch, the standards needed to be raised to accommodate 6-inch and 8-inch meters, with potential future need for 12-inch

meters. He noted the purpose was to have the standards in place so that when a development requests a larger meter, the city can point to established requirements. Robinson added that impact fees for those meter sizes had already been updated to the ERU (equivalent residential unit) basis.

Council Member Harris moved to update the preliminary water meter standards. Council Member Stoor seconded the motion. The motion was carried unanimously by voice vote.

11. COUNCIL/STAFF REPORT

Chief Jackson Ames – Enoch Police Department:

- The department held its annual "Burgers and Bullets" event at the Iron County shooting range, where staff grilled burgers and worked on shooting skills as a morale-building activity.
- Chief Ames and Detective Roy were scheduled to attend the major crimes conference in Salt Lake City the following week, which focuses on case studies and investigations.
- TASER recertification training was upcoming, which prompted a lighthearted exchange with Council Member Stoor, who had previously been tased during such training.
- Emergency Vehicle Operations (EVO) training was planned in conjunction with the Utah Highway Patrol at the Parowan Airport, covering basic EVO skills, pit maneuvers, and related techniques.
- Administrative staff member Bailey was scheduled to attend a tech conference at the end of the month in her capacity as the department's terminal agency coordinator with BCI.
- City Attorney Wayment asked whether Flock cameras were being used to issue traffic citations in the area. Chief Ames clarified that the cameras were not used for routine traffic enforcement but could be used as an investigative tool when a specific vehicle description and time frame were known. He explained that any access to Flock camera data required a case number and a documented legitimate purpose; officers could not simply search the system at will. He noted that some officers nationally had been arrested for misusing similar systems, and that the department's policy followed proper protocols. He disclosed that only one of the city's two Flock cameras was currently operational.

Hayden White – Public Works Director:

- Work on Highway 91 was ongoing, with an official completion date of October 7th. Asphaltting was expected to be finished by the following week, with remaining work including driveways, approaches, sign changes, and two rounds of striping.
- Storm drain work was underway at the North Enoch Flood Basin, connecting a network of ditches.
- Asphalt patching work was being delayed by rain, as potholes filled with water make asphalt application impractical, even as the rain was greatly needed.
- White raised an ongoing issue regarding the city's need to conduct a 24-hour well pump test, which would require running large generators in a residential area.

Because no exception exists in the current nuisance ordinance for essential public works activities, the city could not legally proceed without risking a nuisance complaint. He noted the ordinance issue affected not just the well test but also the MCM concrete pours. He stated he had put the well test on hold until a solution was found. City Attorney Wayment and Robinson indicated that staff had researched how other cities, including Hurricane City, addressed this, and planned to bring back a proposed ordinance amendment. The proposed approach would require applicants to obtain a permit from the police chief and building official a set number of days in advance, with mandatory neighbor notification within a specified distance. This ordinance amendment would be brought back with a public hearing.

Lynn Nielson – City Inspector:

- MCM's building permit for the second phase of their structure, the main building, was nearly ready to issue, pending wastewater treatment coordination with Public Works. The two permits would be combined into one. MCM's tilt-up concrete panels would be poured soon, which would form the building's walls.
- The city had taken over building inspection services for Parowan, with Nielson performing approximately three inspections per visit, three days per week.
- Administrative staff member Mindy had passed her plans examiner test, allowing her to assist with residential plan review and enabling Nielson to devote more time to commercial examinations without sending them to a third party. Mindy was also working toward her inspector's license.
- Golden Hour Coffee and the Hub Pizza were both sheetrocked and progressing through finish work.
- A physical therapy office in the same commercial area had flooring down and was expected to be completed within one to two weeks.
- Iron Fitness was progressing.
- A new tenant, primarily an office space, was in plan review for the adjacent commercial building.
- Lin's grocery had completed its fire department punch list and was planning a soft opening around September 17th and a grand opening on September 30th, though Nielson noted they still had signs and other finish work remaining.
- Matt Phillips's project could now move forward following the council's ordinance approval earlier in the meeting.
- A permit had been approved for a new church chapel on a nearby road; the applicant was still working through a water rights issue and other minor items, with no equipment on site yet.

City Manager Ryan Robinson:

- Robinson reiterated that regarding MCM's nighttime pours, the city's current code enforcement posture, absent a new ordinance exception, would be that a complaint could result in an officer issuing a warning or an infraction (a fine).
- Robinson distributed a flyer for a Leadership Summit being hosted by the League of Cities and Towns and 5 County Association of Governments at Ruby's Inn in Bryce Canyon. The event was free to attendees, scheduled for the following Thursday

from 5:30 to 8:30 PM, and included dinner. He noted he needed to register attendees by the following day and asked interested council members to contact him by the end of the evening.

- Robinson had distributed a draft social media policy developed by an SUU MPA program intern. He noted it was informational in nature, the city would not engage on every comment, and included guidance on what types of posts the city would and would not amplify. He asked council members for feedback on whether they wanted the policy on an agenda. City Attorney Wayment recommended the city simply not allow public comments on its social media pages at all, noting that once comments are allowed, the city cannot selectively moderate without risking First Amendment violations. He noted several other municipalities had moved to information-only pages for this reason.
- Robinson introduced a new AI-based land use tool called "Aon" that the company had offered to the city for a free six-month trial after the city declined the purchase price. The tool can model the property tax and financial value impact of rezoning requests and similar land use changes. Robinson said the tool would be used to supplement information provided to the council on rezone requests.
- SUU had resumed its fall semester, and the MPA program class tasked with auditing Enoch City's code had begun its work. The city had provided the class with a priority list of code sections needing the most attention. The class would present findings when complete.

Council Member Shawn Stoor:

- A community Day of Service was scheduled for September 12th from 9:00 AM to noon, followed by a hamburger lunch at the park near the church.

Council Member David Harris:

- Harris noted he may be late to the September 16th meeting due to dropping off a family member heading north.

Council Member Debra Ley:

- The committee reviewing the July 4th activities had met and debriefed. Two new volunteers had expressed interest in helping with city events, and more volunteers may be coming.

Council Member Kimberlee Trower:

- Trower reported on a Public Information Officer (PIO) training she had attended and noted that City Manager Robinson had not been included due to an administrative oversight, but would be invited to the next session. She characterized the training as important and suggested it was a skill area worth developing at the city level, noting that Beaver County had struggled with public communications during their flooding event.
- On behalf of the Water Conservancy, Trower announced that two new wells were being drilled, the BZI well and the Iron Springs well near Ampac, which would add to the valley's water capabilities. She noted that one of the wells was in a separate

groundwater basin, which could eventually allow Enoch to purchase Basin 71 water rights and access that water supply in the future, though the city was not yet tied into that infrastructure.

Council Member Jacob Miner:

- The Iron County School District Board had approved a modified school calendar, with graduation moved to May 26th, with ceremonies held across the two prior days. Details were available on the district's website.
- Iron County Care and Share was planning to begin construction on the tiny homes project during September, with bids accepted and the project moving forward.
- The Canyon Creek Gala was scheduled for October 3rd from 6:00 to 9:00 PM at Heather Hills Farm in Enoch. The event supports the Canyon Creek Crisis Center, which Miner described as doing significant good in the community.
- Miner noted that the Iron County School District Board had also approved a four-day school week beginning the following school year.
- Miner disclosed he would not be present at the September 16th meeting, as he would be tuna fishing off the coast of San Diego.

12. 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 David Harris moved to enter closed session for the purpose of discussing the purchase, exchange, or lease of real property; pending or reasonably imminent litigation; or the character, professional competence, or physical or mental health of an individual. Council Member Stoor seconded the motion and a roll call vote was held as follows:

Council Member Stoor: Yes

Council Member Harris: Yes

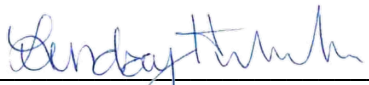
Council Member Ley: Yes

Council Member Trower: Yes

Council Member Miner: Yes

13. ACTION FROM CLOSED MEETING

14. ADJOURN – The meeting was adjourned following the closed meeting.

 09/17/2026

Lindsay Hildebrand, Recorder **Date**