

Hinckley Town Council  
Town Council Chambers  
161 East 300 North Hinckley, UT  
Digital Recording of Meeting  
Thursday, April 18, 2024

Invocation Brian Florang

**I. PLEDGE**

Mayor Brian Florang asked all to rise and join in the Pledge of Allegiance.

Mayor Brian Florang called the meeting to order at 7:04 PM.

**II. ROLL CALL**

Mayor Brian Florang

Councilmembers: LeeAnn Terry, Donald Brown, Skip Taylor

Excused: Councilmember Chris Mork

Maintenance Employee: Joe Stevens

Hinckley Town Clerk Tresa Taylor

**III. GUESTS:**

Travis Purcell and Kim Taylor

**IV. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

Mayor Brian Florang asked council members for any corrections to the meeting minutes or for a motion to approve minutes. Councilmember LeeAnn Terry moved to approve the minutes as presented for April 4, 2024. Councilmember Skip Taylor seconded the motion, all voted aye. Motion carried.

**V. PETITIONS, REMONSTRANCES, AND COMMUNICATION**

None.

**VI. REPORT OF GOVERNING BODY – BOARDS – COMMITTEES:**

Mayor Brian Florang will attend a CDBG workshop meeting for a grant award in Salt Lake on April 25, 2024, and a CDBG public hearing will be held on Thursday, May 2, 2024.

Mayor Brian Florang said he would like to have Ray Searle support and represent Hinckley Town from a water operator's point of view on the water system and asked if there were any concerns and there were none.

Mayor Brian Florang said he would like to hire someone temporarily to help Joe with town maintenance and there were no objections.

## **VII. STAFF REPORTING**

Clerk Tresa Taylor provided council members a copy of the Financial Statements for March.

## **VIII. NEW BUSINESS**

### **1. Review letters of interest for Planning and Zoning Commission Vacancy and appoint a Commission Member.**

Mayor Brian Florang informed council members that two individuals Ron Black and Crista Kaman expressed their interest in the vacancy and provided resumes.

Clerk Tresa Taylor informed the Council that Anthony Hathaway called the town office and said he was interested in the vacancy, however he did not submit a letter of interest or resume.

Mayor Florang said some concerns had been raised about conducting town business, so he reviewed Hinckley Town Code, Title 2, Planning and Zoning Commission, Section 2-1-2: TERM OF OFFICE; VACANCIES. There was discussion about who appoints a commission member (Mayor or Town Council) to fill the vacancy and Mayor Florang said they will proceed with the Council participating in filling the vacancy.

Mayor Florang read from the resume provided by Ron Black. Ron Black has served on an Economic Development committee for a small town in Texas, and he lists experience as a Real Estate Development/Chief Financial & Operating Officer, Economic Development Commission, Chief Financial Officer, CPA, and Senior Accountant.

Mayor Florang said Crista Kaman was raised in Hinckley, moved away, came back five or six years ago, she's Brent Larson's daughter and works at LiquaDry. Mayor Florang read from the resume provided by Crista Kaman. Crista lists experience as a Logistics Coordinator & Customer Service Lead, Office Manager & Certifier, Administrative Assistant, and Dietary Cook.

Mayor Florang expressed there is a whole lot of difference in experience and said Mr. Black makes him a bit nervous as compared to our small town and what we actually have the bandwidth and ability to do and address in terms of expectations, but he is not sure if this is a valid or misplaced fear.

Councilmember LeeAnn Terry stated what caught her eye was in Mr. Ron Black's letter of interest he mentioned serving on the Economic Development committee for a small town. Mayor Brian Florang stated that is not the function of a Planning Commission. Councilmember Donald Brown said a small town in Dallas could have 50,000 people, not 800. Mayor Florang said his concern is the perspective Mr. Black may have on our Planning and Zoning Commission.

Mayor Florang said he would like to have Crista be on the committee and talk to Mr. Black about serving the town in different capacities.

Councilmember Skip Taylor said how about we visit with Mr. Black before we vote to find out if he has an interest in something different or if this is the job he wants. Mayor Florang said he would still have the same reservations.

Councilmember Skip Taylor moved to appoint Ron Black as a Planning and Zoning Commission Member, there was not a second. Motion failed.

Councilmember LeeAnn Terry moved to talk with Ron Black to find out if he is only interested in serving as a Planning and Zoning Member or if he is interested in serving the town in different areas. Councilmember Skip Taylor seconded the motion, all voted aye. Motion carried.

Mayor Florang said he will contact Ron Black tomorrow and make arrangements to speak with him. Mayor Florang asked Clerk Tresa to keep this item on the agenda as new business.

**2. Kim Taylor, Recreational Vehicle Application for 580 S Main St. and Recreational Vehicle Application for 520 S Main St., Hinckley.**

Mayor Brian Florang invited Kim Taylor to the podium and noted Kim submitted an application to appear and apply for temporary recreational vehicle spaces. Mayor Florang asked Kim to tell us what the need is for the RV applications and Kim responded to make some cash to help out with bills.

Kim explained there is one RV spot at 520 S Main St with water, sewer connection, and power noting there was a recreational vehicle trailer approved at this location about 10 years ago for approximately 18 months. Kim said he has a building permit to install power just north of his house at 580 S Main St., and this location has water and a septic tank.

Mayor Florang asked Kim how many RV units do you want to place, and Kim responded one RV on each five-acre piece. Mayor Florang asked Kim do you have any RV trailers placed right now and Kim answered no. Mayor Florang asked questions about the building permit, who issued the permit, and if the permit asks for the purpose for installing electrical. Clerk Tresa replied that she issued the building permit for power service and the building permit application does not specifically ask for the purpose of power installation.

Mayor Florang explained a recent Recreational Vehicle Ordinance did not pass and the town is relying on the current ordinance. He discussed the current ordinance and noted there are three reasons a Recreational Vehicle may be permitted for temporary living and the reasons have been defined as: 1. During the construction of a new home; 2. When there has been a disaster causing loss of home or property; or 3. When there has been a disaster or economic hardship of an immediate family member.

Mayor Florang noted there are people in town that have put RV's in without following the rule or making an application and those issues need to be resolved and addressed.

Mayor Florang stated at this point the town cannot grant the RV applications because the stated use does not meet the requirements of the Recreational Vehicle Ordinance. Mayor Florang expressed his appreciation to Kim for coming in and presenting the applications.

**3. Omar Orozco, Business License Application for Omar's Tire Repair, at 745 N. 250 W., Hinckley.**

Mayor Brian Florang stated he has a business license application from Omar Orozco for Omar's Tire Repair and the Planning and Zoning Commission approved the application. Mayor Florang called for a motion. Councilmember Skip Taylor moved to approve the business license application from Omar Orozco for Omar's Tire Repair. Councilmember LeeAnn Terry seconded the motion, all voted aye. Motion carried.

**4. Consider a recommendation from the Planning and Zoning Commission to deny a zone change request application from Lori Singleton to change the zoning for Parcel(s) H-2026 and H-2026-1 located at approximately 202 N. 100 E., Hinckley from Residential (R-1) to General Commercial (GC).**

Mayor Brian Florang explained the Planning and Zoning Commission made a recommendation to deny the zone change request application from Lori Singleton to change the zoning from Residential to General Commercial.

Mayor Florang asked, has the Town Council held a public hearing on this and Clerk Tresa Taylor said no and she discussed Hinckley Town Code, Title 10, Chapter 2, 10-2-4.2 Procedure and Chapter 16, 10-16-9 Diagram with the Council.

Mayor Brian Florang referred to Title 10, Chapter 16, Diagram 10-16-9 and noted per the diagram the Town Council is not required to hold a public hearing in this particular case. Mayor Florang asked for any thoughts or information from the Council, and there was no discussion.

Councilmember Donald Brown moved to affirm the recommendation from the Planning and Zoning Commission to deny the zone change request from Lori Singleton to change the zoning for Parcel(s) H-2026 and H-2026-1 from Residential (R-1) to General Commercial (GC). Councilmember Skip Taylor seconded the motion. Roll Call Vote: Councilmember Skip Taylor aye; Councilmember Donald Brown, aye; Councilmember LeeAnn Terry, aye; Mayor Brian Florang, aye. Motion carried.

Mayor Brian Florang asked Clerk Tresa to communicate with the Planning and Zoning Commission to place on their agenda to review Title 10, Chapter 2 and Chapter 16 to clear up any conflicts.

**5. Consider a recommendation from the Planning and Zoning Commission to approve a zone change request application from Joe Stevens to change the zoning for Parcel H-2052-3 located at 750 N. 280 W., Hinckley from Agricultural (AG) to Residential (R-1).**

Mayor Brian Florang read the agenda item and asked Joe Stevens to step up to the podium and give a brief explanation of the zone change request for 2.7 acres in the Agricultural zone.

Mayor Florang asked Joe what his plans are for the 2.7 acres if changed to Residential zone and Joe said he wants to split the property so a home can be placed on this lot. He noted the property currently has water and a septic tank and there are no existing structures other than a hay derrick. Joe said he intends to divide the property near the existing fences making a 1.0 acre parcel on the East end and a 1.7 acre parcel. Mayor Florang explained that Joe will need to have the property surveyed and asked if anyone on the Council has questions for Joe, and there were no questions.

Mayor Brian Florang stated the Council is taking the position that the Town Council is not required to hold a public hearing on this zone change and called for a motion.

Councilmember Donald Brown moved to approve the recommendation from the Planning and Zoning Commission to approve the zone change request from Joe Stevens to change the zoning for Parcel H-2052-3 from Agricultural (AG) to Residential (R-1).

Councilmember LeeAnn Terry seconded the motion. Roll Call Vote: Councilmember Skip Taylor aye; Councilmember Donald Brown, aye; Councilmember LeeAnn Terry, aye; Mayor Brian Florang, aye. Motion carried.

**6. Review and discuss the General Plan Update recommended by the Planning and Zoning Commission.**

Mayor Brian Florang noted each council member has a printed copy of the General Plan Update and he asked them to review it, mark it up, and come prepared to discuss the General Plan Update at the next meeting.

**7. Hinckley Town Pioneer Days Celebration Planning**

The Council reviewed the suggestions from the community for Grand Marshal, Speaker of the Day, and Celebration Theme and the Council decided to ask Dave and Marge Larsen to be the Grand Marshals, Linda Ekins to be Speaker of the Day, Alternate Speaker of the Day Kevin Morris, and the celebration theme as “Our Hinckley Heritage: Building our Future”.

The Council reviewed and approved bids from Simply Privy for portable restrooms for the rodeo \$2,025.00 and Jumptown for the park celebration inflatables \$2,545.00.

The town has booked a band named the Beatdiggers for the celebration.

The rodeo concession bid will be advertised with the minimum bid as the same as last year.

Mayor Florang asked the clerks to purchase 15% more candy for the parade.

Mayor Florang said Heather Palmer would like to sell her kids game setup to the town. Clerk Tresa Taylor noted last year the town purchased several game setups for the celebration. Clerk Tresa Taylor asked for permission to purchase better prizes for the kids games and Mayor Florang gave approval.

Clerk Tresa informed the Council the office will send out celebration sponsor letters next week.

## **IX. OUTSTANDING BUSINESS**

### **1. Mini Split Install, Restroom & Breakroom Update**

Mayor Brian Florang asked to move this agenda item to end of outstanding business.

### **2. Park Pavilion**

Joe said he can put the roof on the pavilion and set up the concrete forms and tie the rebar.

### **3. Rural Communities Opportunities Grant – Hinckley Industrial Park**

**rehabilitation project updates: Roads – Donald Brown; Water and Sewer – Chris Mork; Economic Development – Skip Taylor; Signage – LeeAnn Terry**

Mayor Brian Florang asked Councilmember Skip Taylor to follow up with James Saunders from Jones and DeMille Engineering about the assessment report for the Industrial Park.

Mayor Florang said he would like to talk with Ron Black about helping on this project.

### **4. Water and Sewer Master Plans**

Clerk Tresa Taylor informed the Council that Daniel Hawley requested information about the Town's CDBG grant award for the generator and stated she has not provided this information to Daniel because she would like to compare the generator bid from DOSSD to the information the town submitted for the generator in the CDBG application. Mayor Florang requested a copy of the updated generator information before providing any information.

### **5. Maintenance Position Opening**

Mayor Brian Florang explained the town will do some preemployment testing and he is working on this testing.

## **X. MISCELLANEOUS DISCUSSION**

Councilmember LeeAnn Terry informed the Council that her personal health will not allow her to continue serving on the Town Council and said she needs to resign but will serve as long as she is needed.

Mayor Florang asked Councilmember LeeAnn Terry to email a resignation letter to Clerk Tresa Taylor and asked Clerk Tresa Taylor to then post a public notice.

## **XI. PAYMENT OF BILLS**

Councilmember LeeAnn Terry moved to approve the following purchase orders:  
PO # 28 to Westside Grading, \$1050.00 for road repair road base,  
PO # 29 to Ferguson, \$2,744.09 for 1, 2" Kamstrup Water Meter and 2,1" Kamstrup Water Meters,  
PO #30 to ULGT, \$2,762.60 for worker's compensation premium,  
PO # 31 to Jones and DeMille Engineering, \$3,600.00 for online code hosting and codification services,  
PO # 32 to Jones and DeMille Engineering, \$3,900.00 for 60% completion of Water Master Plan.

Councilmember Donald Brown seconded the motion to approve the purchase orders, all voted aye. Motion carried.

Councilmember Donald Brown moved to pay bills. Councilmember Skip Taylor seconded, all voted aye. Motion carried.

## **XII. ADJOURNMENT**

Councilmember LeeAnn Terry moved to adjourn at 9:09 PM. Councilmember Skip Taylor seconded, all voted aye. Motion carried.



Tresa Taylor, Hinckley Town Clerk  
Dixie Talbot, Hinckley Town Clerk



Mayor Brian Florang