

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording of Regular Meeting
Thursday, July 3, 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 7:16 pm.

II. ROLL CALL

Mayor Brian Florang
Council Members: Skip Taylor, Chris Mork, Donald Brown, Ray Searle
Maintenance Employee: Joe Stevens
Hinckley Town Clerk Tresa Taylor

III. GUESTS:

Hogan Fowles

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

Mayor Brian Florang asked council members for corrections or a motion to approve the meeting minutes. Council Member Ray Searle moved to approve the minutes as presented for June 20, 2024. Council Member Donald Brown seconded the motion, all voted aye. Motion carried.

V. PETITIONS, REMONSTRANCES, AND COMMUNICATION

None.

VI. REPORT OF GOVERNING BODY – BOARDS – COMMITTEES:

None.

VII. STAFF REPORTING

None.

VIII. NEW BUSINESS

1. Discuss modifying Hinckley Town Zoning Ordinances, Title 10, Chapter 6, General Commercial Zone, 10—6—2 Permitted Uses, to include Duplex/Two-Family Dwelling as a permitted use.

Mayor Brian Florang explained that this agenda item is only a point of discussion and not a decision to consider supporting an amendment to the General Commercial Zone to include Duplex/Two-Family Dwelling as a permitted use. Mayor Florang noted this came up because of an application that had been approved for placing a duplex on a lot that is

zoned general commercial adjacent to residential on Main Street behind the gas station. Mayor Florang started the conversation and asked to hear each council member's thoughts. Mayor Florang said to him it makes sense because duplexes would typically be a commercial adventure although it is not commercial in the sense of retail. He believes given the size of our community and the particular location; it is reasonable to do.

Council Member Donald Brown noted the property has been an eyesore for a long time and it would be nice to see improvements.

Council Member Ray Searle said he supports this because of the location and does not believe it will cause harm to any neighbors.

Council Member Skip Taylor said this will be an improvement to our community.

Council Member Chris Mork said he has not had a chance to study or research this agenda item. He said he agrees that the property has been an eyesore and with the comment that duplex units are somewhat commercial but has concerns about permitting housing in general commercial. The council discussed the zoning map and the location of the general commercial zone.

Mayor Brian Florang said if this is generally supported, which it sounds like it is, then I am going to lift the suspension placed on Hogan Fowles, building permit application so Mr. Fowles can continue.

Mayor Florang explained as the amendment to the ordinance makes its way through the process, the town can address any conditions without doing any harm to Mr. Fowles and his building project.

2. Open and consider submitted Competitive Sealed Bids for water and sewer system improvements in the Hinckley Town Industrial Park.

A bid was advertised for improvements to the town's water and sewer system located in the Industrial Park. The project consists of removal and replacement of four fire hydrants and isolation valves, replace the top section of a valve box, replace a 6" x 30" concrete grade ring on a sewer manhole, apply new mastic to bottom of cone section of a sewer manhole, and verify existence of two sewer laterals to parcels in the park.

Mayor Brian Florang opened and read the following bids submitted for the water and sewer system improvements for the Hinckley Town Industrial Park:

KJ Plumbing – \$33,900.00

RJ Excavation – \$36,905.71

Mayor Brian Florang gave the bids to the council members for their review. The council discussed the bids.

Mayor Brian Florang called for a motion to accept the lower bid. Council Member Chris Mork moved to accept the bid from KJ Plumbing for \$33,900.00. Council Member Donald Brown seconded the motion, all voted aye. Motion carried.

X. OUSTANDING BUSINESS

1. Park Pavilion

Mayor Brian Florang asked for updates on the park pavilion. Maintenance employee Joe Stevens said the concrete pad will be poured next week.

Council Member Skip Taylor asked about the electrical service to the pavilion and discussed overhead power or underground power. Council Member Taylor said he believes stubbing in the electrical conduit in the pad for underground power will be much cleaner.

Mayor Brian Florang said he apologizes because he has not thought about the electrical and would like to back away from this conversation. There was further discussion about stubbing in the electrical conduit. Mayor Florang said he will contact and get an electrician involved.

2. 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 informed council members there have been some changes in ownership in the Industrial Park, noting they would like to do something with the lots.

Council Member Skip Taylor asked about the roads in the Industrial Park and volunteered to spray the weeds in the roads if the town purchases the spray. Council Member Donald Brown said he is in the process of getting his sprayer working and he will spray the weeds after the celebration.

3. Water and Sewer Master Plans

None.

4. Maintenance Position Opening

Mayor Brian Florang updated council members in that the candidates for the maintenance position dropped out to just one candidate, and he chose not to make an offer. Mayor Florang would like the maintenance position reposted with the closing date as July 31, 2024.

5. Hinckley Celebration Planning

Council Member Donald Brown informed council members that Layne Dutson does not want a sponsor sign made for his business and said he will give Mr. Dutson some rodeo tickets.

Council Member Brown noted the bucking chutes are in place but still need to be anchored.

Council Member Ray Searle informed the council that Jennifer Johnson declined to clean the town restrooms during the celebration. Council Member Searle said Tessa Searle may be interested in cleaning the restrooms and he will check with her.

The council and staff reviewed and discussed the celebration check list.

6. Mini Split Install, Restroom & Breakroom

None.

7. General Plan Update

None.

XI. MISCELLANEOUS DISCUSSION

Council Member Donald Brown asked to be approached with any suggestions about the areas he is overseeing before council meetings.

Council Member Chris Mork said he and Council Member Skip Taylor worked with Water Operator Paul Clark at the treatment plant to replace a valve. Council Member Mork said he would like to schedule a work discussion about the operation of the treatment plant.

Mayor Brian Florang informed council members that he would like to discuss council and staff pay at the town council meeting on August 1, 2024, and would like this item on the meeting agenda.

XII. PAYMENT OF BILLS

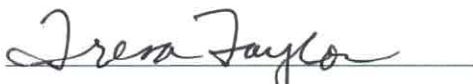
Council Member Ray Searle moved to approve the following purchase orders:
PO # 46 to Postmaster, \$954.00 for 18 rolls of utility billing postcard stamps,
PO # 45 to Mountainland Supply, \$1,789.38 for 3, 1" meter setters,
PO # 44 to KJ Plumbing, \$3,184.00 for a water leak repair near rodeo grounds and installation of 1 1/2" Isolation Valve to Christensen's Feedlot.

Council Member Donald Brown seconded the motion, all voted aye. Motion carried.

Council Member Donald Brown moved to pay bills. Council Member Skip Taylor seconded the motion, all voted aye. Motion carried.

XIII. ADJOURNMENT

Council Member Chris Mork moved to adjourn at 8:41 PM. Council Member Ray Searle seconded, all voted aye. Motion carried.



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



Mayor Brian Florang