

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording of Regular Meeting
Thursday, December 5, 2024

Invocation: Tresa Taylor

I. PLEDGE

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

II. ROLL CALL

Mayor Brian Florang

Council Members: Ray Searle, Donald Brown, Chris Mork, Skip Taylor

Maintenance Employee: Joe Stevens

Hinckley Town Clerk Tresa Taylor

III. GUESTS:

None.

Mayor Brian Florang called the meeting to order at 7:01 pm.

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 November 21, 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

Maintenance employee Joe Stevens informed the Council the Snorkel Lift is not working and a part has been ordered.

Clerk Tresa Taylor informed the Council that a bid estimate from KJ Plumbing & Heating and a claim report to replace the fire hydrant damaged by UDOT workers near 1775 S 4000 W has been submitted to and approved by the State of Utah Division of Risk Management.

VIII. NEW BUSINESS

1. Review and adopt Ordinance 24-12-05, An ordinance amending Title 10, Zoning Regulations, Chapter 6, General Commercial Zone, Section 10-6-2, Permitted Uses, to include Duplex – Two-family dwelling

Mayor Brian Florang introduced Ordinance 24-12-05 and the Council reviewed the ordinance.

Council Member Donald Brown moved to adopt Ordinance 24-12-05, an ordinance

amending Title 10, Zoning Regulations, Chapter 6, General Commercial Zone, Section 10-6-2, Permitted Uses, to include Duplex- Two family dwelling. Council Member Skip Taylor seconded the motion. Roll Call Vote: Council Member Ray Searle, aye; Council Member Donald Brown, aye; Council Member Chris Mork, aye; Council Member Skip Taylor, aye; Mayor Brian Florang, aye. Motion carried.

2. Use/Obligation of ARPA funds - \$84,739

Mayor Brian Florang stated the council previously discussed this item of business and the use of funding and decided at one point that this funding would be used to update the town ordinances. He noted in June, the town received a proposal from Hansen Planning Group and said he had a conversation with Mike Hansen and Kendall from Jones and DeMille Engineering and today received an updated proposal. Mayor Florang said given the council has determined this is an acceptable use of the funds, he would like to recommend the town use these funds to revamp the Town Code, and the council agreed. Mayor Florang said he will forward the updated proposal to the town clerk.

3. Vacating street 100 West, between 400 North and 500 North (Paul Palmer)

Mayor Brian Florang said in 2020, the council approved a request from Paul Palmer to vacate street 100 West from Parcel H-2074-1, and noted an ordinance for vacating the street was not recorded.

Mayor Florang explained information about the decision to vacate the street was provided to the town attorney and he recommends the following be a requirement for the town to entertain or pass a petition to vacate a street:

1. The applicant provides a survey and legal description:
 - a. The road proposed to be vacated.
 - b. A legal description of the resulting remnant parcels that will result.
 - c. The parcels these remnants are intended to be added to.
 - d. The proposed legal description of the TOTAL parcel with the remnant and adjoining parcel together.
2. Boundary adjustment deeds combining the remnant and the adjoining parcel.

The town attorney recommends that the planning requires looking at the long-term future best interests of the town as a whole, not just the immediate wants of an adjoining property owner.

The council reviewed and discussed the process of vacating a street and the recommendations from the town attorney and decided not to act on this matter.

Mayor Brian Florang said he would like to work with the office to draft a letter to Paul Palmer to inform him that the town is unable to execute the decision made by the council to vacate the street and at this time the town does not have any intention to vacate the street. The letter needs to inform Paul that if he would like to pursue, then he will need to take the brunt of the cost of surveying, preparing the proper documentation and working with the county recorder. And if he can come up with a meanable solution then the council will reconsider vacating the street.

4. Review Hinckley Subdivision Code Update prepared by Mike Hansen

Mayor Brian Florang said he asked for the Subdivision Code Update to be put on the agenda to encourage council members to review the information and to attend the Planning and Zoning Commission meeting if they would like to recommend any changes to the update.

5. CDBG Grant Update

No further grant information.

X. OUSTANDING BUSINESS

1. Park Pavilion

None.

2. Rural Communities Opportunities Grant – Hinckley Industrial Park rehabilitation project updates: Roads – Donald Brown; Water and Sewer – Chris Mork; Economic Development – Skip Taylor; Signage – Ray Searle

Council Member Skip Taylor said Kelly Jenkins will fix the stop and waste at the Industrial Park when he brings equipment to replace the fire hydrant near the UDOT Road Shed.

Council Member Donald Brown said he has not been able to get in contact with Jake Smith concerning the Industrial Park roads. Mayor Brian Florang said the town needs to advertise a bid notice for the road work.

3. Water and Sewer Master Plans

Mayor Florang informed council members that a Water Rate Analysis was prepared by Cody Deeter as a part of the Water Master Plan and asked Clerk Tresa Taylor to include the Water Rate Analysis on the next meeting agenda.

Mayor Brian Florang informed council members that a meeting is scheduled on Wednesday, December 11, 2024, with the Water Quality Board, in which the town is seeking a hardship design advance in the amount of \$267,000.00 for engineering design to rehabilitate the sewer lagoons. Mayor Florang stated this is not a grant, but a loan.

The Division of Water Quality Staff are recommending the Board authorize a hardship design advance under the following special conditions:

1. The Division must approve the engineering agreement and plan of study before the advance will be executed.
2. Hinckley must agree to participate annually in the Municipal Wastewater Planning Program (MWPP).
3. Hinckley must complete a Water Conservation and Management Plan.
4. If the project is funded by another agency Hinckley is invited to return to discuss grant consideration.
5. If the Design Advance is not reimbursed by December 11, 2027, the Board will set the repayment term as five equal annual payments starting on December 11, 2027, with an interest rate of 0%.

4. Mini Split Install, Restroom & Breakroom

None.

5. General Plan Update

Mayor Florang said he would like to schedule Jess Peterson to meet with the Council in January and noted Jess informed him that there are some missing elements in the plan that need to be addressed.

XI. MISCELLANEOUS DISCUSSION

Mayor Brian Florang asked to reschedule the next council meeting to Wednesday, December 18, 2024, and the council agreed.

Council Member Donald Brown thanked maintenance employee Joe Stevens for putting up the town decorations, noting they look great and reminded all the Park Lighting is on Saturday, December 7, 6 pm.

Council Member Donald Brown asked about the condition of the fire hydrant near 300 W Center Street and maintenance employee Joe Stevens said the fire hydrant was knocked over about three weeks ago. Mayor Florang stated the fire hydrants need to be maintained and in working order and asked the maintenance department to get the hydrant repaired or replaced.

Mayor Brian Florang discussed an application the town received from Apex requesting a rezone of property from agriculture (AG) to residential (R-1) to allow for construction of 20-25 Duplexes (40-50 Units) low-income housing and asked council members and staff to give the application a fair shake as it goes through the process.

XII. PAYMENT OF BILLS

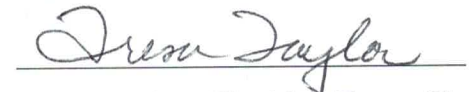
Council Member Ray Searle moved to approve the following purchase orders:
PO # 98 to Burningham Trucking, \$736.96, for hauling of asphalt patch.

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

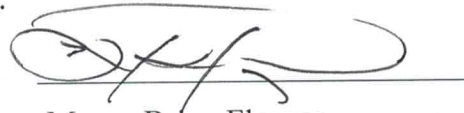
Council Member Ray Searle moved to pay the bills. Council Member Chris Mork seconded the motion, all voted aye. Motion carried.

XIII. ADJOURNMENT

Council Member Chris Mork moved to adjourn at 7:57 pm. Council Member Ray Searle seconded the motion, all voted aye. Motion carried.



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



Mayor Brian Florang