

The Hanksville Town Council meeting convened its regular session in conjunction with a public hearing for the ordinances on the 1st day of May 2025 in the Hanksville Community Center; meeting commenced at 6:00pm.

Present: Mayor Jeffren T. Pei, C. Mona Wells, C. Morgan Stephen, C. Robert Gilner and C. Eric Wells

Absent: Treasurer Jessica Alvey

Employees: Clerk Lisa Wells

Public in Attendance: Ashton Brian, Slate Banner, and Sue Fivecoat

Meeting to Order: Mayor Jeffren T. Pei

Pledge: Mayor Jeffren T. Pei

Prayer: C. Mona Wells

Roll Call: Mayor Jeffren T. Pei

Motion to approve minutes from the April council meeting: C. Morgan Stephens; Second C. Mona Wells Aye: All in attendance.

Report of Officers:

Council member Mona Wells:

She is working on get the project together to put up the walls on the pavilion at the cemetery. She will call on pricing for a pre-built roof to add later. The donor will give money now if the project gets finished.

Council member Morgan Stephens:

She has considered the pros and cons of selling the affordable housing units. The cons to keeping it are that there is a list of items that need repaired and the local contractors are very busy and it's expensive to have a contractor from out of the area so repairs do not get done as needed. Also, there is a concern that if this property gets sold to a private person or company then there will be no affordable housing in Hankville. The council will continue to discuss possibilities of selling and if they want to move forward. The item is tabled until the next meeting.

Council member Eric Wells:

The sewer project will be finished up next week. Jones & DeMille will host a luncheon on Tuesday, May 6th at the Hanksville Community Center for all involved - contractors, town, and engineers.

Following up on the mini-excavator purchase. Eric has received a quote of \$83,000, they would give \$44,000 for trade-in value of old equipment. If there is money not used from the sewer lagoon repairs Eric would like to use it for a vac truck w/jetter or to clean the sewer lines. He will find out if that is possible.

Council member Robert Gilner:

On 80 south there is a section that needs to be repaired, a cold patch would work for this project. The crack seal project will be moved to fall since it is getting too hot. The amount needed will be in the next FY budget for the project.

Mayor Jeffren T. Pei:

The gun range project has not had much progression in the last month. They discussed the need for volunteers if that would be helpful for the mayor, if he could lead them to do what is needed. The mayor will continue to work on that. Mayor reminded everyone of the upcoming declaration of candidacy if anyone is considering running for the open seat of mayor and (2) 4yr term council seats.

Treasurer Jessica Alvey:

Absent

Clerk Lisa Wells:

- Bills presented to council for approval (spreadsheet attached)
- **Motion to approve bills:** C. Mona Wells; Second C. Robert Gilner. Aye: All in attendance.

- Review of FY 2025 budget and preliminary FY 2026 budget. The FY 2025 budget will need to be amended to account for the EMS services addition from Wayne County that was not budgeted. A work meeting was scheduled to discuss and adopt the preliminary budget on May 22, 2025 at 6pm.
- UtahUC3.org would like to attend a council meeting if the council is interested in seeing how they can help Hanksville. Clerk will email the information regarding this organization.

Planning Commission:

Ashton Brian - They are continuing to work through our subdivision ordinance to bring it up to date with current Utah State code and best fit it to the needs of our community. The current ordinance is written as:

- “Does not create more than a maximum of two (2) total parcels from the original parcel;”
- The P&Z suggestion: Change to a maximum of three (3) total parcels from the original parcel ONLY if each parcel has approved road and utility frontage. P&Z hopes that this would help young families have an opportunity to move back by allowing “mom7dad” to break up their property without the additional costs of a subdivision process.

Regarding the anonymous concern over 100 N and Center - the property across from Bull Mountain Market - NOTE: An email was sent to the mayor, council members and clerk. They were upset that Hanksville allowed this property to be sold and then used for residential use instead of commercial use. The property owner in question does not currently have a business license. Based on the information available, there is no evidence of commercial activity occurring on the property at this time. As such, a business license is not presently required. Should the owner choose to engage in any business operation in the future, they would need to obtain the appropriate license under Title 6 of the town ordinances. Summary of investigation:

- No current violations of town ordinances have been identified regarding the property in question.
- The installation of utilities represents a responsible and sanitary step consistent with town goals.
- The property owner’s use of the land appears lawful under current zoning rules and does not preclude future commercial development.
- The Planning and Zoning Commission remains focused on long-term growth strategies that promote fairness, compliance and opportunity.

May 13, 2025 will be the next planning commission meeting.

Tabled Business:

None

New Business:

Application of a new business license from Ronnie and Tracy Albrecht for their trucking company. They do long haul trucking and their base is Hanksville.

Motion to approve a business license for RITS, LLC C. Robert Gilner; Second C. Morgan Stephens. Aye: All in attendance.

Ashton Brian - 4th of July planning and budget - Theme - Make America Cowboy Again. Schedule:

- Friday, July 4th
 - Young Men Breakfast at 7am
 - Parade at 10am
 - DUP lunch at noon
 - Water games at 1pm
 - Horse shoes at 2pm
 - 5 & under Lead line gymkhana - at 5pm
 - Regular gymkhana at 7
 - Fireworks at 10pm

- Saturday, July 5th
 - Shooting competition at 7am
 - Utah Cowboy Poetry at 1pm
 - Trail horse competition at 3pm
 - Community potluck diner and Dutch oven cookoff at 5pm
 - Goat roping at 6pm
 - Music and dancing at 7pm

Her estimated budget for all the prizes for all events is \$1370; she will get donations to help out as well. Advertising will be coordinated with Luke Wells on the website and also posters around the county.

Public Comment:

NONE

Motion to adjourn: C. Mona Wells; Second C. Eric Wells. Aye: All in attendance. Meeting adjourned at 7:20 pm