

Hinckley Town Council
Hinckley Town Council Chambers
161 E. 300 N., Hinckley, UT
Digital Recording
Thursday, May 21, 2026

The meeting was called to order at 7:00 PM.

Invocation: Ron Black

I. Pledge of Allegiance: Led by Mayor Alan Miller

II. Roll Call:

Mayor Alan Miller
Council Members: Skip Taylor, Chris Mork, Kristi Townsend
Remote On-line: Council Member Ron Black
Town Clerk Tresa Taylor
Maintenance employee Joe Stevens
Attorney Todd Anderson

III. Guests:

Carol Meinhardt, Tony Stanworth

Remote On-line: Greg Hardman (Attorney for Apex Development), Jacob Wagner
(Apex Development)

IV. Approval of Minutes

Council Member Kristi Townsend moved to accept the meeting minutes as presented for May 7, 2026. Council Member Chris Mork seconded the motion, all voted aye.

V. Petitions, Remonstrances and Communication:

None.

VI. Report of Governing Body - Boards - Committees:

None.

VII. Staff Reporting

None.

VIII. New Business

1. Discuss the Hinckley Topaz Townhomes Subdivision Preliminary Plat Review that was completed by James Saunders, Jones & DeMille Engineering, consider deficiencies listed in the review and Apex Development Partners, LLC response

to resolving them, and make a recommendation to the Land Use Authority of acceptance of the resolved deficiencies and addressing those that need to be resolved.

The Council reviewed items listed as deficiencies in the subdivision's preliminary plan review completed by James Saunders of Jones & DeMille Engineering alongside the responses from Apex Development Partners.

Greg Hardman Attorney for Apex Development noted that the Planning Commission had already approved the preliminary plat subject to validating the town water and sewer capacity, which James Saunders certified on May 8th. He added the current checklist of deficiencies were evaluated against a newly adopted ordinance on April 23, 2026, rather than the older code that was active during their initial application.

The Town Council agreed that the pavement widths and sidewalks listed as deficient in the review had been approved by the Planning Commission.

Greg Hardman committed that Apex Development will address the remaining deficiencies(street signs, concrete manhole collars, Public Utility Easement PUE(to include the PUE with developed parcels rather than a separate parcel) prior to the final plat recording.

Council Member Ron Black voiced support for the developer's commitment and the consensus of the Council was to formally recommend that the Hinckley Land Use Authority allow the development to move forward, with final compliance to be verified prior to the final plat recording.

2. Discussion and Possible Action Regarding the Diversion of a Portion of Hinckley Town Water Rights for Use at the Hinckley Cemetery currently operated by the Hinckley Deseret Oasis Special Service District and Determination of Potential Water Usage Fees.

The Council and Attorney Todd Anderson discussed resolving a long-standing oversight regarding the water supply at the Hinckley Cemetery, operated by the Hinckley Deseret Oasis Cemetery Special Service District. In 2007, the Hinckley Town water right was legally diverted to the town's primary wells. Consequently, the cemetery has been pumping unmetered groundwater without holding active water rights at that specific well location.

Attorney Anderson noted that under the Utah Constitution, the town cannot permanently transfer ownership of its water assets away from the municipality. He suggested two viable paths:

1. Execute a long-term lease coupled with an annual temporary change application.
2. File a change application to move the town's point of diversion back to the cemetery well while retaining legal title to the water rights.

The Council favored shifting the point of diversion back to the cemetery well. This setup keeps tracking simple however the cemetery special service district must install a physical meter to log water usage data for annual water reporting. A final determination is needed on the amount of water to be diverted to the cemetery.

3. Review and adopt the Hinckley Town FY 2027 Tentative Budget (General Fund, Water Fund, and Sewer Fund). Set a date, time and place for a public hearing to hear public comment on the proposed budget before June 22, 2026.

The Council reviewed the Tentative Budget and decided to hold a public hearing in conjunction with their regular Town Council meeting on Thursday, June 18, 2026.

Council Member Kristi Townsend made a motion to adopt Resolution 26-05-21, the Hinckley Town FY 2027 Tentative Budget. Council Member Skip Taylor seconded the motion. Roll Call Vote: Council Member Skip Taylor, aye; Council Member Chris Mork, aye; Council Member Kristi Townsend, aye; Council Member Ron Black, aye; Mayor Alan Miller, aye.

4. Review Bid Estimates for Electrical Improvements in Park.

The Council reviewed the following estimates for the park electrical improvement projects.

Project 1.

B & M Electric, LLC Bid Estimate: 1019

Material and labor to install 400 Amp Meter/ Panel Combo \$4,700.00

Project 2.

B & M Electric, LLC Bid Estimate: 1020

Electrician labor to run wire and install five Power Pedestals \$3500.00

Council Member Skip Taylor explained Bid Estimate: 1018 provided by B & M Electric, LLC for \$3,500.00 is for excavation and backfill for the Power Pedestals. Stanworth Construction will be doing the excavation work and the town will pay Stanworth Construction and noted this bid may be less depending on tree roots.

It was noted that the town reached out to other local electricians for bids, however only received bids from B & M Electric, LLC.

A material supply list and pricing from Central Electric Supply for conduit, wire, and power pedestals was reviewed.

The projects will upgrade the park to a 400-amp service to provide power to the new park pavilion as well as provide power in the park to adequately handle power draws from multiple food trucks and equipment during town events. The installation will route

lines underground between the fence and the tennis courts toward the front of the park and along the lombardy tree line between the main pavilion and baseball field. The Council discussed starting the electrical projects at the end of this fiscal year and completing at the beginning of the next fiscal year.

A motion was made by Council Member Kristi Townsend to accept the bid estimates from B & M Electric, LLC. Council Member Chris Mork seconded the motion, all voted aye.

IX. Outstanding Business

1. Park Pavilion Electricity

Discussed in agenda item 4.

2. Hinckley Industrial Park - Business Development

No new updates.

3. CDBG Grant Water Improvements Project Update

The grant is in the final administrative stages.

4. Celebration Planning

Council Member Skip Taylor is reaching out to Ron Morris to be speaker of the day.

The Council decided a flatbed trailer will be used for the band to keep their equipment consolidated, allowing the main celebration program to pivot smoothly on the town stage.

The office will publish a bid notice for restroom cleaning for the celebration.

X. Miscellaneous Discussion

The Council declined a commercial internet speed upgrade offer from Centracom, choosing to continue the existing 50 Mbps plan to keep costs down.

Council Member Chris Mork informed members the landline phone at the water treatment plant may not be necessary and said he will verify that the service is no longer needed.

Council Member Ron Black suggested issuing proactive water conservation material to residents. The town office will draft a digital conservation flyer to be sent via customer emails to save on postal costs, offering household tips (such as checking flapper valves on leaking toilets, leaking taps) and requesting voluntary irrigation reduction.

XI. Training

None.

XII. Payment of Bills

Council Member Kristi Townsend moved to approve the following purchase orders and pay bills:

PO # 342 Tresa Taylor, Miss Hinckley gift cards, \$175.00,
PO # 343 Robyn Robison, Miss Hinckley Queen, \$300.00,
PO # 344, Maylee Dutson, Miss Hinckley 1st Attn, \$275.00,
PO # 345, Elcee Carr, Miss Hinckley 2nd Attn, \$275.00,
PO # 346, Alan Miller, Park Tree, \$232.95,
PO # 347, Best Kept Lawcare and Maintenance LLC, Right of Way Spraying, \$4,332.26,
PO # 348, Mountainland Supply Company, water supplies, \$1,386.91,
PO # 349, Jones & DeMille Engineering, Sewer Lagoon Project, \$2,222.50,
PO # 350, Tinks Superior Auto Parts, Fire Department, \$259.35,
PO # 351, Ashton Farm and Custom Meats, Hot Dog Roast, \$235.10,
PO # 352, Stanworth Construction, water and wastewater operator, \$600.00.
Council Member Chris Mork seconded the motion, all voted aye.

Closed Session

Council Member Skip Taylor moved to enter a closed session at 8:42 PM to discuss personnel concerns. Council Member Kristi Townsend seconded the motion.

Roll Call Vote: Council Member Skip Taylor, aye; Council Member Chris Mork, aye; Council Member Kristi Townsend, aye; Council Member Ron Black, aye; Mayor Alan Miller, aye.

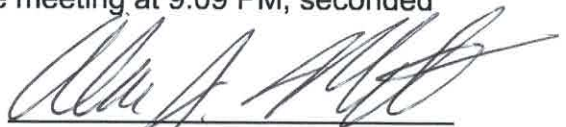
A council member motioned to go out of closed session and return to the regular meeting at 9:09 PM, and the motion was seconded.

XIII. Adjournment

Council Member Kristi Townsend moved to adjourn the meeting at 9:09 PM, seconded by Council Member Chris Mork, all voted aye.



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



Mayor Alan J. Miller