

Glendale Town
REGULAR TOWN BOARD MEETING

Wednesday, May 20, 2026

MINUTES

Board Member Attendance: Mayor Chamberlain, Clint Porter, Marshal Cox, Ralieg Franklin, Paul Cox

Call to Order: The meeting was called to order by Mayor Chamberlain at 6:00 pm.

Prayer was said by: Ralieg Franklin **Pledge of Allegiance was led by:** Marshal Cox

Previous Monthly Minutes: The council reviewed the minutes of the previous regular board meeting. Clint Porter made a Motion to accept minutes; Paul Cox seconded. All voted 'AYE' —**MOTION PASSED**

Monthly Expenses and Financials:

The council reviewed bank statements and monthly bills. Mayor Chamberlain stated the General Fund (\$48,162.40) Water fund (\$50,153.39) Money Market Water savings (\$21,932.42) PTIF Water fund (\$18,782.59) and PTIF Road fund (\$36,953.81). The council discussed that construction grants require specific milestones to be met before funds are released, meaning that recent bills from Jones and DeMille had not yet been paid as those conditions were still being addressed. Paul Cox made a motion to pass monthly expenses. Marshal Cox seconded.

All in favor voted 'AYE' —**MOTION PASSED.**

ADMINISTRATIVE ITEMS:

1: RATIFICATION OF REZONE FROM 7/20/2023 – MEADOW CREEK SUBDIVISION

- Mayor Chamberlain stated that he assumed everyone knew what was going on with the Meadows Creek Subdivision and there has been some discussion on it recently. Entertaining more discussion, but it has already been approved and now we just need to ratify it, since it has been so long. I don't think there is any argument about whether it was approved but it was never recorded, through anyone's fault. Mayor Chamberlain stated that our attorney said we should ratify it. Lane said that in recent years they have been asking for that and they have called and emailed. Also Lane said it the subdivision was passed in the previous town board. Paul Cox stated that it was never passed and Mayor Chamberlain said we needed to pass the rezone and we would get to that later. Clint asked if what we wanted has been passed. The rezoning, which changed the parcel designation from Rural Agriculture R-10 to Rural Residential R-1-10, (R stands for Residential) was confirmed to be documented by the city even though it was not formally recorded with the county. Paul stated that the question is that it never got taken to the county and recorded. Lane tried to interject on the recording, but Mayor Chamberlain overstated Lane that we do not need to take it to be recorded, there is no such thing. Lane again tried to speak but Mayor Chamberlain said he would give him a chance to speak. The city documents the change in the zoning from Rural Agriculture R-10 to Rural Residential R-1-10, in our zoning map and minutes. That is a process that can take some time and cost and it just wasn't done when it passed. Mayor Chamberlain said he would like to just get this ratified and then the council or the developers won't be able to come back and say we didn't do it. As of today, if this passes it will be rezoned. This will go in the packet from the developers. **Ralieg Franklin made a motion to pass parcel G-1-5 from Rural Agriculture RR10 to Rural Residential R-1-10, Marshal Cox seconded the ratification of zone change passed unanimously.**
Discussion on Meadow Creek Development.
- Mayor Chamberlain asked if there was any discussion from the stakeholders? Lane and other stakeholders discussed the historical challenges regarding the Meadow Creek subdivision. Lane wants it noted that the zoning and planning to send them a letter saying it passed and they never would get them the letter to say that it passed and Lane wants it noted. The Mayor thanked everyone for their patience and he also noted John, Adrienne and Shirley for coming up and acknowledging that they had to make a drive to come tonight, and he appreciated the effort they have made. Mayor Chamberlain asked if there was any more discussion? Lane said that because we were doing this today that it backs the clock up and they will have to resubmit all their subdivision documents and they are trying to legally say that they didn't get the subdivision passed off based on the city's guidelines of the subdivision ordinances. Mayor Chamberlain said that he was actually trying to help them out. Lane stated that If we listen to the actual audio from past meetings verses the town minutes that were recorded when they would come up here to meet that Lane thinks they were doctored up. Lane has sent us emails of that. They went through 4 or 5 plat sheets up here. The whole year of 2023 and the first of 2024. They got the subdivision approved and it legally says that on our audio file. But the recording says based on this and this and this and to the bottom of it the one that was recorded next month, in our minutes says planning and zoning this is not the final plat and that is actually Paul. Lane wants the city council to look at records and dually note that every time they have done something that everybody has done everything they can to back up and back up and it has been a hassle through all the years.

- 1 ½ years Lane spent with Danny and legal and engineers to research the right of ways and old old records. He has been to Kanab and been through every photo of every book that was recorded and not once has that right of way been assigned and backed off. Lane said that Glendale Town would actually have to go in there and release their rights to that right of way. Lane has every record. It's also recorded on his property at the subdivision site as the property parcel got moved around it started out as 4 parcels. Lane stated that it started out as 300 South over to their parcel. Lane says that the parcel is three quarters of the way into block 16. The town right of the way goes halfway into block 16. According to Lane the parcel in question overlaps by a quarter of a block. In the 1936 plat A recorded by Cox. Lane can send us all the recordings. They say the block is in block 16 and partial of 300 south. Lane again encouraged the council to look at past recordings and release the city right of way at any of those sections. The right of way that is in question is from Lewis to go across his bridge to feed in the winter. Now it goes across for Trout and cuts over to block 16 and Lanes parcel. Bill and Shirley signed that over to Ron Mills and Ron hired a bunch of surveyors and they redefined his property values because he didn't want that happening yet. The guy at Southern Utah Title in Kanab doesn't bring up the right of way. And he doesn't bring up the judgement that Ron Mills quick claimed the deed to the land that Ron Mills was living on and he thought he owned that land when he bought the parcel and then he found out he owned it when they went over to feed one year and he wouldn't let them cross his property. Ron Mills got with all the neighbors and redrew all the boundaries and they reached a plan to release that right of way. Lane is telling the council that is how they legally release a right of way. Draw the deed and assign it back to the other person. That is how to legally release a right of way. Lane says they have another right of way but it can't be used for the subdivision. That's why they want the egress the other way. This was in the works in 2024 through 2025. They were trying to get that passed through and every time they came up here they said it was incomplete and inaccurate. Lane brought up different texts he has with various people and that he couldn't get anywhere. Lane tried to talk with (mayor) Danny and get it worked out.
- Mayor Chamberlain expressed appreciation for Lanes explanation and that the council and office staff are trying to be very transparent. Mayor Chamberlain then explained that the city's current focus is on ensuring all necessary infrastructure is in place to avoid future financial liabilities, referencing challenges encountered with past subdivisions from 2005 and 2006. The council emphasized that they are adhering to current code requirements, which include utilizing letters of credit or bonds to ensure the completion of streets and infrastructure. Both parties expressed a commitment to moving forward with professional collaboration to prevent further issues.
- Mayor Chamberlain expressed concern that if things aren't handled correctly with this subdivision that he doesn't want the developers to come back on the city or the council. The council is trying to do the very best in situations they know how. Sometimes we will ask for things that are in a time frame beyond our control and we can't help that it is a slow process. Lane said he could handle that but what he can't handle is our you could never put a letter of bond or credit. He explained that in the back of our code book it says certain things and we have to follow it. Discussion of standard guidelines and infrastructure took place between Lane and Mayor Chamberlain. Paul stated that those things didn't happen on our last subdivision and we don't want the same thing to happen again. Lane said he understands that and it won't happen with him but he has a letter of credit. Mayor Chamberlain said that Lane was talking to 5 people who didn't have anything to do with that. Lane instructed on what would have happened if the city had followed their own guidelines. Paul said that is why we are doing what we are doing so that their names won't be tied to it if it turns out bad.
- Paul said he would like to see Lane put it in because he has kids that would love to live here, but we also don't want it to be a burden. Mayor Chamberlain stated that there isn't any animosity between the council and Lane. A lot of things that have been said may seem that way, but it's not the case. The council would love to move forward and that is the purpose of meeting today. Mayor Chamberlain would like to discuss more out of city council for the next steps.
- Adrienne questioned that if a letter of credit was an issue and Mayor Chamberlain said that it would not be an issue, but he feels like it would not be an issue without knowing everything that happened before. He needs to do a little more research and find out the best way to go forward with the situation. Mayor Chamberlain thanked them again and especially Shirley for making the trek to Glendale.

2: FOURTH OF JULY PLANS

- Mayor Chamberlain proposed that the city collaborate with the town of Alton for the 250th anniversary of the Declaration of Independence, highlighting the high quality of Alton's events. The council acknowledged that recent years lacked local celebrations and that residents might appreciate a local event.
- The audience let their concerns be heard that they would like to have something in Glendale and not go another town. The council felt like a lack of planning would lead to participating in Alton's afternoon activities and fireworks.
- Mayor Chamberlain stated that our country is the longest running independence in the history of our world, as far as a free country. There will be a lot going on and it definitely deserves our attention. Clint wants to go to Alton.
- The council agreed to form a committee to organize a morning breakfast and parade, followed by participating in Alton's evening fireworks.

3: BUDGET/TENTATIVE AND SET UP A WORK MEETING

Mayor Chamberlain introduced a streamlined budget report prepared by Candace to help the council review prior year's revenue and current projections. To allow sufficient time for detailed review before the July 1st deadline, the council scheduled a dedicated working meeting for June 3rd, from 6:00 PM to 8:00 PM

4: NEW CITY ORDINANCES AND SIGNAGE

- **City Ordinances and Signage:** The council discussed the necessity of updating and enforcing ordinances related to signage, parking, and property maintenance, specifically to address issues with flood control and snow removal on Main Street and Back Street. Paul noted that enforcing these rules requires the installation of proper signage, as ordinances alone are insufficient for legal enforcement. The council also touched upon the need for regulations regarding camping on city property and vehicle parking time limits. Mayor Chamberlain emphasized that these measures, including maintaining clear roads and mowed areas, are essential for safety and community standards.
- **Vehicle Parking Ordinance and Signage:** Mayor Chamberlain noted that vehicles parked on the city right-of-way must be moved within 48 to 72 hours. The council discussed the necessity of installing signage and painting curbs along Main Street to enforce parking regulations. Mayor Chamberlain and the council determined that the town ordinance supports the installation of necessary signage to clarify these rules.
- **Camping Regulations:** Regarding camping, the council reaffirmed the "no camping" policy on city property, specifically referencing Glendale property. Camping at the ballpark may be permitted during tournaments, such as the Valley Rally, as the council has the authority to suspend fines in specific circumstances.
- **Penalties for Parking Violations:** Mayor Chamberlain explained that violating the parking ordinance is a Class B misdemeanor, which carries a maximum fine of \$299. The council emphasized that the goal of this enforcement is to encourage residents to maintain their property and keep the town looking presentable.
- **Signage Procurement and Budgeting:** To address the lack of enforceable signage, the council discussed purchasing signs from a company called Smart Sign. These signs would be personalized and funded through the existing roads budget, which currently holds approximately \$30,000. Mayor Chamberlain agreed to investigate pricing and determine the necessary placement for the signs

DEPARTMENTS:

Clerk - N/A **Treasurer** - Bank accounts changed to 3.5% interest on all public accounts **Planning and Zoning** - N/A

Water - Mayor Chamberlain discussed improving the water system by digging up valves and adding extensions to make them more accessible for maintenance.

Well Drilling Project and Water Usage Analysis: Mayor Chamberlain reported that the well driller is scheduled to mobilize on June 30th at Hops Well, with drilling expected to take two to three weeks. The council reviewed water usage data, noting a discrepancy where approximately 15 million gallons are missing annually. While a new well could increase production significantly, a 2024 study suggests adding only six hookups to remain in compliance with state regulations. The council discussed infrastructure requirements for future developments where the developer may be required to front the costs for water, sewer, and a storage tank. The council noted the importance of ensuring developers provide guaranteed funds, such as a letter of credit, to protect the city.

Roads - The council discussed plans to purchase a dump trailer load of cold patch to address potholes. There was concern regarding the potential theft of materials if left at the ballpark; however, the council decided to proceed with the purchase and manage the distribution to fix road issues. The council addressed the need to fix a dirt road near Maxwell's property that is currently obstructed by a concrete ditch. The council discussed installing a cover or utilizing the existing concrete apron to improve accessibility, with participants agreeing that scraping the road would not disrupt existing fiber optic lines.

Parks and Recreation - Mayor Chamberlain provided a positive update on the progress of the ball field, noting that cleanup efforts were successful and the community showed strong support. Plans were made to repair valves to improve irrigation.

Fire Department - The council addressed a request from Orderville to relocate the fire department's cascade machine to their facility. Participants expressed concerns that losing this equipment would negatively impact the town's Insurance Services Office rating and insurance costs for residents. The council unanimously agreed that the equipment should remain in Glendale, where it is currently serviced.

Motion made to adjourn. All in favor voted 'AYE'--Adjourned