

Hinckley Town Council
Hinckley Town Council Chambers
161 E. 300 N., Hinckley, UT
Digital Recording
Thursday, July 2, 2026

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

Invocation Chris Mork

I. Pledge of Allegiance: Led by Chris Mork

II. Roll Call:

Mayor Alan Miller (calling in remotely)
Council Members: Skip Taylor, Chris Mork, Kristi Townsend
Remote On-line: Council Member Ron Black
Town Clerk: Tresa Taylor
Town Employee: Dillon Lewis
Town Attorney: Todd Anderson

III. Guests: Attending remote: Greg Hardman (Legal Counsel for Apex), Gregory Wagner, Jacob Wagner

IV. Approval of Minutes

Council Member Chris Mork moved to accept the meeting minutes as presented for June 18, 2026. Seconded by Council Skip Taylor, all voted aye.

V. Petitions, Remonstrances and Communication:

None.

VI. Report of Governing Body - Boards - Committees:

Council Member Mork noted the Water Treatment Plant Programmable Logic Control (PLC) recently lost its programming and required hiring an out of area service technician to reload the program.

Council Member Black reminded the council of the regularly scheduled Planning Commission meeting coming up next Wednesday.

VII. Staff Reporting

Maintenance employee Dillon Lewis informed the council he reached out for concrete bids and only received one bid for \$745 for 3 yards of concrete for projects in the park. The Council agreed to proceed with getting the projects completed.

Clerk Tresa Taylor reported a customers water service was turned off due to non-payment and the following day maintenance staff discovered the water service was illegally turned back on, resulting in unauthorized use. The customer was assessed a \$600 penalty to their utility account.

The council discussed this issue and since we are coming up on a holiday weekend Council Member Black suggested offering the customer payment arrangements. Mayor Miller instructed Dillon to contact the customer tomorrow morning about setting up payment arrangements and restore the water service. Future water shut-offs will utilize locks or tamper-evident tags to clearly document civil violations.

VIII. Public Hearing

1. To receive public input with respect to the issuance of the Bonds and any potential economic impact to the private sector from the construction of wastewater system improvements, including lagoon upgrades, together with related improvements to be funded by the Bonds.

A motion was made by Council Member Chris Mork and seconded by Council Member Skip Taylor to open the public hearing at 7:05 PM.

Council Member Kristi Townsend explained the purpose of this public hearing is for receiving input on issuing up to \$1,500,000.00 in wastewater revenue bonds at an interest not exceeding 2% over a maximum of 35 years. The funds will support wastewater system upgrades.

In October 2025, the Water Quality Board awarded the following assistance to Hinckley Town:

Forgiveness of \$267,000 design advance as a hardship grant upon loan closing.

A \$961,000 loan at 1.33% interest for up to 30 years from the Clean Water State Revolving Fund.

\$750,000 in principal forgiveness for lagoon construction.

A \$113,000 hardship construction grant for engineering management.

The special conditions for the funding requires annual participation in the Municipal Wastewater Planning Program (MWPP), completion of a water conservation/management plan, and implementation of an asset management plan or useful life certification.

No members of the public offered comments.

A motion was made and approved to close the public hearing portion at 7:07 PM.

IX. New Business

1. To review and adopt Resolution 2026-07-02, A resolution to amend the Hinckley Town Consolidated Fee Schedule to include building permit fees.

The council reviewed transitioning from the current building permit fees (determined by the building inspector) to a tiered system based on the valuation costs as outlined by the International Residential Code. The council decided the building permit rates will mirror the building rates of nearby Fillmore City.

Council Member Ron Black moved to adopt Resolution 2026-07-02. Council Member Skip Taylor seconded. Roll Call Vote: Mayor Alan Miller, aye; Council Member Ron Black, aye; Council Member Skip Taylor, aye; Council Member Chris Mork, aye; Council Member Kristi Townsend, aye. Motion carried.

2. To review and consider the financial security options in Hinckley Town Code 11.19.21 Improvement Guarantees, Completion Assurances, And Warranties.

The purpose of this agenda item is to consider amending Hinckley Town Code to include an Irrevocable Letter of Credit to satisfy project infrastructure assurances. Council Member Ron Black and Attorney Anderson agreed that a code change would take 2 to 3 months. Council Member Ron Black proposed a compromise: Apex will initially establish an escrow account. Concurrently, the Town will initiate an ordinance amendment to permit Irrevocable Letters of Credit. Once passed, Apex can transition from an escrow account to a letter of credit. Apex Development was favorable to this path.

Apex requested to utilize their design firm, Platt and Platt Engineering to handle the required subdivision municipal infrastructure inspections rather than paying for a third-party engineering firm used by the Town. The council conditionally agreed to this arrangement if and only if Platt and Platt Engineering signs a limited scope engagement accepting a dual fiduciary responsibility as the acting "Town Engineer" for this project, putting their professional license on the line.

Council Member Ron Black noted that Apex's permit-ready letter contains several items non-conforming to town standards that must be resolved.

X. Outstanding Business

1. Park Pavilion Electricity

Clerk Tresa Taylor provided a status update from Rocky Mountain Power. Because underground wiring was chosen over overhead, the connection fee for the new park service is estimated around \$2,500.

2. Celebration Planning

The Miss Hinckley float will be ready for the 4th of July Parade. The street banner holders arrived and formal advertising layouts will be prioritized for next week.

XI. Miscellaneous Discussion

Mayor Miller noted the town received an electrical bid of \$1,200.00 for labor and \$600 for parts to replace the lights in the three bay maintenance shop.

XII. Training

None.

XIII. Payment of Bills

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

PO # 383 Jones & DeMille Engineering, Sewer Project \$1817.50,
PO # 384 Millard County Landfill, Town Cleanup \$480.00,
PO # 386 Sunrise Engineering, building inspections \$500.00,
PO # 387 Postmaster, Forever utility billing stamps, \$1098.00,
PO # 388 Mountainland Supply, water connection supplies \$2,352.03,
PO # 389 Rural Water Association of Utah, membership dues, \$640.00,
PO # 390 Anderson Law Center, attorney fees, \$2,300.00,
PO # 391 Jubilee, Fire Department parade candy, \$498.00, and
PO # 392 Mountainland Supply, sewer supplies, \$614.20.

Council Member Skip Taylor seconded the motion, all voted aye

XIII. Adjournment

Council Member Chris Mork moved to adjourn the meeting at 8:09 PM, seconded by Council Member Kristi Townsend seconded, all voted aye.



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



Mayor Alan J. Miller