

Hinckley Town Council
Hinckley Town Council Chambers
161 E. 300 N., Hinckley, UT
Digital Recording
Thursday, August 6, 2026

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

Invocation Alan Miller

I. Pledge of Allegiance

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

Town Attorney: Todd Anderson

III. Guests: Travis Stanworth (Hinckley Water Operator), Jess Peterson (R6 Community Advisor), Justin Telfer (Jones & DeMille Engineering), James Saunders (Jones & DeMille Engineering)

Remote Online Guests: Gregory Wagner (Apex Development Partners), Jacob Wagner (Apex Development Partners), Greg Hardman (Attorney Apex Development Partners)

IV. Approval of Minutes

Council Member Skip Taylor moved to accept the meeting minutes as presented for July 16, 2026. Seconded by Council Member Kristi Townsend, all voted aye.

V. Petitions, Remonstrances and Communication:

None.

VI. Report of Governing Body - Boards - Committees:

Mayor Alan Miller expressed gratitude and high praise for everyone involved in making the recent town celebration a success.

A load of sand bags was transported to Meadow today by town employees.

VII. Staff Reporting

None.

VIII. New Business

1. Review of bids received on July 10, 2026, and consideration of approval for the Notice of Bid Award for the Hinckley Town Sewer Lagoon Improvement Project - Justin Telfer, Jones & DeMille Engineering.

Justin Telfer, Project Engineer from Jones & DeMille Engineering noted bids for the Hinckley Town Sewer Lagoon Improvement Project were opened on July 10, 2026.

The lowest three bids came in within approximately \$100,000 of each other.

The low bid was submitted by Allred Construction in the amount of \$1,298,442.42 and Jones & DeMille Engineering recommends awarding the contract to Allred Construction.

Acceptance is subject to final approval and review of contracts, bonds, and award notices by the Utah Division of Water Quality.

Council Member Chris Mork moved to accept the bid from Allred Construction. Council Member Kristi Townsend seconded the motion, all voted aye.

Clerk Tresa Taylor asked for a copy of the bid tabulation and Justin Telfer will email it to her.

2. Review and consider approval and issuance of an Escrow Agreement for Completion Assurance for Apex Development Partners LLC / Hinckley Topazz Townhomes Subdivision.

Apex Development Partners requested approval of an Escrow Agreement for Completion Assurance.

Platt & Platt Engineering (developer's engineer) estimated improvement costs at roughly \$1.4 million.

Jones & DeMille Engineering (town's engineer) performed a review and estimated costs at approximately \$2.7 million based on recent regional bids.

Greg Hardman (representing Apex) noted an identical duplicate subdivision is being constructed in Fillmore City by their general contractor at the Platt & Platt unit prices.

Apex stressed the urgency of approving the agreement's legal form tonight to close their project financing loan scheduled for the following day.

Town Attorney Todd Anderson confirmed approval of the agreement as to legal form but not to the completion assurance dollar amount.

The Council agreed to approve the agreement's form while leaving the completion

assurance dollar amount open to further determination.

The final monetary amount will be determined following a conference between the town's engineer, developer's engineer, and general contractor, and be presented at the next Town Council meeting. Mayor Miller noted this is a good approach.

Council Member Ron Black motioned to accept the legal for of the Completion Assurance Escrow Agreement, with the specific dollar amount in Section 1.1 to be further reviewed and agreed upon between the town's engineer, developer's engineer, and general contractor prior to the next council meeting. Council Member Skip Taylor seconded the motion, and all voted in favor.

3. Review and consider approval of the Building Permit Ready Letter for Apex Development Partners LLC / Hinckley Topaz Townhomes Subdivision.

The Council reviewed the Building Permit Ready Letter. It was noted that the letter has been reviewed and revised by the town attorney, developer, and lender.

Council Member Ron Black motioned to approve the Building Permit Ready Letter in its final form with the updated dates (August 6, 2026; August 5, 2026 plan acceptance date) and authorize the Mayor to sign. Council Member Chris Mork seconded the motion, all voted in favor.

The dates in the letter will be updated, signed by Mayor Alan Miller and emailed to Apex.

4. Discuss and consider relocating the water service meter at 1511 N 300 W, Christensen Feedlot to 1511 N Main Street.

A discussion was held concerning the existing water meter service to a feedlot that is located outside the town's right-of-way across private property, fed by a long (approximately 1300') 1.5" service line that has broken repeatedly and cost the town several thousand dollars in repairs.

The Council discussed town code in that the location and placement of water meters is at the discretion of the town.

A discussion was held concerning abandoning undersized lines and enforcing town code requiring developer/property owners to upgrade undersized lines (to standard 8-inch mains) if connecting or expanding service.

The Council agreed to move the water meter service connection to 1511 N Main Street and abandon the service line and any connection from the new meter location will be the responsibility of the landowner. No fees will be charged to the customer for turning on or off the meter during the relocation of this service.

Town Attorney Todd Anderson will draft a formal notification letter to the property owner.

5. Jess Peterson, R6 Community Advisor - Discuss Priorities from the Governor's Office of Planning and Budget.

Jess Peterson informed council members of a fall regional growth summit is scheduled for Thursday, October 22, 2026 and encouraged all to register and attend.

A discussion was held concerning foundational priorities from the Governor's Office of Planning & Budget that every community should work toward having in place: General Plans, Capital Improvement Plans, Compliance:(Data Privacy, Websites/.gov, Land Use Checklist, Budgets),Permanent Community Impact Board Applications, Annexation Policy Plans, Personnel Policies and Procedures, Procurement Policies, Subdivision Ordinances, Water Master Plans, and Zoning Ordinances and Maps.

The town recently updated its General Plan, Water and Sewer Master Plans, and Subdivision Ordinances. Jess will work to help bring the town in compliance or up to date with other priorities.

6. Discuss tank and pump trailer.

The council decided to donate the tank and pump trailer to the Hinckley Fire Department.

IX. Outstanding Business

None.

X. Miscellaneous Discussion

Council Member Chris Mork would like to find a contractor for maintenance on the air control valves at the water treatment plant. Travis Stanworth stated Mountain Land Supply or Scholzen's Products provide this type of service.

The Town Watermelon Bust will be held Wednesday, August 19, 2026, 6 PM in the Town Park. Council Members Chris Mork and Kristi Townsend will host the event.

XI. Training

None.

XII. Payment of Bills

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

PO # 415: Elvia Lopez, Celebration Restroom Cleaning, \$400.00,

PO # 416: Rawlinson Designs, JR Rodeo T Shirts, \$550.00,

PO # 417: Outback Graphics, Street Banners, Sponsor Signs, Trailer Signs, \$1,295.00,

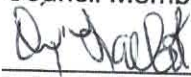
PO # 418: Stanworth Construction Co., Main Line 8" Water Leak Repair Hwy 6 & 400

W, \$4,100.00,
PO # 419: Stanworth Construction Co., Water Leak Repair 750 N 250 W, \$950.00,
PO # 420: MLJ Farms, Rodeo Stock Hay, \$300.00,
PO # 421: Chronicle Progress, Printing and Advertising for Celebration, \$3,347.20,
PO # 422: Tink's Superior Auto Parts, Fire Department Gloves, \$593.80,
PO # 423: Jubilee, Fire Department Parade Candy, \$586.76,
PO # 424: Dutson Supply Company, Water Truck Rental for Rodeo, \$400.00,
PO # 425: Anderson Heating, Council Room Mini Split Repairs, \$515.00,
PO # 426: Jubilee, Town Parade Candy, \$427.57,
PO # 427: B & M Electric, Troubleshooting Power at Sewer Lift Station, \$250.00,
PO # 428: KJ Plumbing, Water Leak Repair 770 S Main Street, \$780.00,
PO # 429: Tink's Superior Auto Parts, Fire Department Parts, \$337.03,
PO # 430: Bankcard Center, Street Banner Pole Hardware, \$331.00,
PO # 431: Bankcard Center, American Flags for Main Street & Sign, \$356.86,
PO # 432: Bankcard Center, BBQ Grills for Rodeo, \$412.64,
PO # 433: Bankcard Center, ChatGPT Annual Subscription, \$510.48,
PO # 434: Bankcard Center, Parade Candy & Rodeo Suckers, \$339.74,
PO # 435: Bankcard Center, Celebration Flyer EDDM Mailing Delta, \$666.64,
PO # 436: Bankcard Center, Celebration Flyer EDDM Mailing Fillmore, \$369.72,
PO # 438: Stanworth Construction Co., Water & Water Water Operator, \$300.00,
PO # 439: Mountainland Supply Co., Water Repair Supplies, \$7,348.16,
PO # 440: HD Fowler Company, Ready Software Subscription, \$1,582.84,
PO # 441: Millard County Ambulance, Friday Night Rodeo Standby, \$960.00,
PO # 442: Millard County Ambulance, Saturday Night Rodeo Standby, \$1,280.00,
PO # 443: Dutson Supply Company, Concrete for park sidewalks, \$745.00.

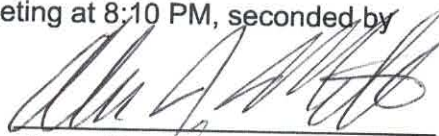
Council Member Skip Taylor seconded the motion, all voted aye.

XIII. Adjournment

Council Member Chris Mork moved to adjourn the meeting at 8:10 PM, seconded by Council Member Kristi Townsend, all voted aye.



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


Mayor Alan J. Miller