

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording
August 18, 2022

Invocation Thomas Miller

I. PLEDGE

Mayor Brian Florang asked all to rise and join in the Pledge of Allegiance.

Mayor Brian Florang called the meeting to order at 7:04 p.m.

II. ROLL CALL

Mayor Brian Florang
Councilmembers: Thomas Miller, Leon Lewis, LeeAnn Terry, Ray Searle
Hinckley Town Clerk Dixie Talbot
Maintenance Employees: Trey Ross and Joe Stevens

III. GUESTS:

Todd Anderson

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Mayor Brian Florang asked for any corrections to the meeting minutes or for a motion to approve the minutes. Councilmember Ray Searle made a motion to approve the meeting minutes as presented for July 21, 2022. Councilmember LeeAnn Terry seconded the motion, all voted aye. Motion carried.

V. PETITIONS, REMONSTRANCES, AND COMMUNICATION

None.

VI. REPORT OF GOVERNING BODY – BOARDS – COMMITTEES:

None

VII. STAFF REPORTING

Town maintenance person, Trey Ross reported on a water line break at 483 West Center, Lamar Kunzler property that happened earlier in the day. The road was closed, and the water shut off while it was repaired. Trey reported he has talked with a company to repair the road and will require approximately six tons of asphalt.

VIII. PUBLIC HEARING

1. Accept or deny a recommendation from the Planning & Zoning Commission to remove from the Hinckley Zoning Ordinances, Title 10, Chapter 5, Mobile Home Zone M-H in

its entirety.

2. Accept or deny a recommendation from the Planning & Zoning Commission to amend the Hinckley Town Zoning map and change the M-H Zone to R1.
3. Adopt an ordinance amending Title 10, of Hinckley Town Code (1996) , as amended, entitled Hinckley Town Zoning Ordinances.
4. Adopt an ordinance amending Hinckley Town zoning map.

Mayor Brian Florang opened the Public Hearing and stated the purpose of the public hearing is to accept or deny the recommendation from the Planning & Zoning Commission to remove in its entirety Ordinance 22-08-18-A. The Planning & Zoning Commission recommended approval on change. Council Member Thomas Miller questioned what now happens to the land currently in the Mobile Home Zone. Mayor Florang stated the land will now be R1. Council Member LeeAnn Terry questioned where in town would mobile homes be allowed. The mayor stated that mobile homes are anything built before 1976. Mayor Florang also stated the town is currently working on an ordinance for placing a mobile home park in Hinckley Town. If developers want to build a park and conditions are met according to the ordinance this would require a conditional use permit. Council Member Thomas Miller stated that he had every confidence in the Planning & Zoning Commission but hoped town will have a place for low-income housing. Mayor Florang stated that low-income housing is a different topic and there are opportunities in R1 for low-income housing which would require development. Mayor Florang stated Hinckley Town is not in a position to do much about it. Council Member Leon Lewis questioned the water & sewer connections that were in the mobile home park & if they were still there. Maintenance person Trey Ross stated the water connections that were put in in 1982 have been turned in & the sewer connections are still in place with two connections per lot. Homeowners have signed to take connections to one per lot. Guest Todd Anderson stated concerns that Delta City is experiencing options for cheap & thrown together housing and mobile home parks fit that description. Mr. Anderson asked if there is anything that Hinckley Town could do to clean up their code. Mayor Florang thanked Mr. Anderson for his comments & stated this is the whole purpose for making the changes Hinckley Town has made. Mr. Anderson also stated that Delta City has experienced people not wanting to pay for the infrastructure for mobile home parks and wanting to place RV parks on the outskirts of the city. He stated Delta City has regulations & codes regarding placing of mobile homes. Mr. Anderson stated Millard County is currently writing RV code & Mr. Anderson asked Millard County to not write any RV code. Mr. Anderson stated that he is currently putting together a letter to Millard County & asking any city that will join. The purpose of the letter states that if Millard County is going to allow mobile homes within any city to place them in mobile home parks with regulations for wider roads, water systems & sewer systems. Mayor Florang stated this is the town's position and, on the surface, Hinckley Town would be willing to join. Mayor Florang asked Mr. Anderson to put together a letter & deliver to the town office to be put on the agenda. After much discussion with Mayor Florang, council members & Todd Anderson regarding mobile

home parks, water availability & usage it was recommended that Hinckley Town contact DOSSD & redefine the current water agreement including usage & boundaries.

Council member Ray Searle made a motion to amend Ordinance 22-08-18-A Title 10 Hinckley Town Code 1996. Council member LeeAnn Terry seconded the motion. Roll call vote as follows: Council member Thomas Miller Aye, Council member Leon Lewis Aye, Council member LeeAnn Terry aye, Council member Ray Searle aye, Mayor Florang aye, motion carried ordinance passed.

Mayor Florang stated purpose of Ordinance 22-08-18-B is to accept or deny amended zoning map from MH to R1 zone. Discussion having been held Council member Ray Searle made motion to accept Ordinance 22-08-18-B amending zoning map from MH to R1 zone. Council member LeeAnn Terry seconded the motion. Roll call votes from council member went as follows; Council member Thomas Miller aye, Council member Leon Lewis aye, Council member LeeAnn Terry aye, Council member Ray Searle aye, Mayor Florang aye, motion carried, ordinance passed

IX. NEW BUSINESS

1. Kelly Smith – Recreational Vehicle Application, 67 E 200 S, Hinckley.

Kelly Smith did not attend meeting. Mayor Florang requested a letter be drafted & sent to Kelly Smith identifying ordinance & stating he is out of compliance with Hinckley Town & remove item from agenda.

2. New Park Pavilions

Discussion was held on possible locations for new park pavilions. Mayor Florang requested bids on sizes & questioned if maintenance could complete project or if work would need to be contracted out.

3. Town Celebration Discussion

Town celebration and rodeo were discussed regarding expenses incurred & income received. Parade had 32 entries with a cost of \$1509.00, Jumptown \$2400.00, Acoustic Echo \$600.00. Celebration had 50 sponsors for total revenue of \$7940.00. Millard County Tourism contributed \$750.00 towards advertising. Cheerleaders paid \$1551.00 for concessions. Total rodeo ticket sales \$13,348.00. Rodeo collected \$30.00 for use of electric eye. Total revenue \$23,619.00. Expenses as follows: parade \$1509.00, park celebration \$6984.00, rodeo including livestock, hay & ambulance for 2 nights \$18,500.00 for expenses totaling \$26,993.00. Opinions & thoughts received by council members were overall good. Discussion of having Millard County Sheriff's Deputies at rodeo as security was noted as expense & will probably not use them another year but ask for volunteers to keep people off fences & maintain order during rodeo.

4. Watermelon Bust

Watermelon bust held Wednesday, August 17, 2022. Mayor reported that a small crowd attended but went well.

X. OUTSTANDING BUSINESS

1. Sewer System Master Plan

Maintenance person Trey Ross reported he had received an e-mail from Jones & DeMille Engineering regarding their personal test meter back in about two weeks & during that time will have the town's meter calibrated & returned so testing can be done back-to-back.

2. Water System Master Plan

The water system master plan is waiting for approval from the State of Utah.

3. Mini Split Install, Restroom & Breakroom Update

Maintenance person Trey Ross reported he had received bid from Hollingshead Electric to replace lights in office & breakroom in the amount of \$2800.00. Mayor Florang approved bid to have Hollingshead Electric replace lights in office & breakroom.

4. Road Repair Projects

Reported that road projects have been completed & Mayor Florang requested that item be removed from agenda.

XI. MISCELLANEOUS DISCUSSION

Council member Thomas Miller brought up subject of anything more being done with road base. Mayor Florang stated he has asked for plan to construct trailer that will drop gravel so maintenance men could then spread it out. When plans are completed, they will be brought before the council for approval. Discussion was held about weed control at the old school & reported it will be taken care of.

XII. PAYMENT OF BILLS

Council Member Leon Lewis made a motion to accept the following purchase orders:

P.O. # 679466 ULCT, property/auto & liability insurance, \$14,106.08.

P.O. # 679467 Trey Ross, per diem wastewater training, \$804.50.

P.O. # 679465 LN Curtis, fire department tools, \$270.63.

P.O. # 679464 Millard County Sheriff's Department, rodeo security, \$1000.00.

P.O. # 679463 Fire Department, parade candy, \$451.74.

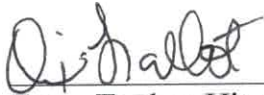
P.O. # 679462 Sam's Club, parade candy, \$243.03.

P.O. # Courtesy Ace Hardware, extension cords, surge protector, table coverings, \$721.88.

Council Member Thomas Miller seconded the motion to accept purchase orders & pay bills. All voted aye.

XIII. ADJOURNMENT

Council Member Leon Lewis made motion to adjourn at 7:53 PM. Council Member Thomas Miller seconded motion. All voted aye.



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



Mayor Brian Florang