

Hinckley Town Council
Town Council Chambers
161 East 300 North Hinckley, UT
Digital Recording
October 20, 2022

Invocation Tresa Taylor

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 7:03 p.m.

II. ROLL CALL

Mayor Brian Florang

Councilmembers: Thomas Miller, Leon Lewis, LeeAnn Terry

Excused: Councilmember Ray Searle

Maintenance Employees: Joe Stevens and Trey Ross

Hinckley Town Clerk: Tresa Taylor

III. GUESTS:

Debra Wagner and Jon Wagner

IV. APPROVAL OF MINUTES FROM PREVIOUS MEETING

Mayor Brian Florang asked for corrections to the prior meeting minutes or for a motion to approve minutes. Councilmember Thomas Miller made a motion to approve the meeting minutes as presented for September 15, 2022. Councilmember Leon Lewis seconded the motion, all voted aye. Motion carried.

V. PETITIONS, REMONSTRANCES, AND COMMUNICATION

None.

VI. REPORT OF GOVERNING BODY – BOARDS – COMMITTEES:

VII. STAFF REPORTING

Maintenance employee Trey Ross provided each council member with a written report and explained the following:

Water System:

1. The town water totalizer reading dates from 9/15/22 to 10/22/22, difference 7,415,000 gallons.
2. September BATC water sample passed, October results not back. Trey explained monthly water sample testing for bacteria.

3. A water leak was repaired near 1500 N 200 W, a 1.5" line providing water service to a feed lot. The daily totalizer reading has dropped to approximately 120,000 gallons a day.
4. The three-year Lead and Copper Results (LCR) & Disinfection By Products (DBP) water samples were missed during the sampling window this year and will need to be sampled next year between 06/01/2023 and 09/30/2023. Trey noted the water system will likely incur penalty points due to missing these samples.

Sewer System:

1. The town's sewer totalizer is not working properly. Trey said he believes the problem with the town's sewer flow meter reading error is due to the connections being corroded. He noted the connections need to be cleaned and then resealed and the flow meter may then work properly. A total of 1,338,404 gallons of water was added to the sewer ponds from the old town well.
2. Jones and DeMille came out and installed a flow meter on 09/29/2022 and they will be back in three months to read the software.
3. The south lagoon is at 14' in depth with good coloring and little to no smell.

Roads:

1. C & M Seal Coating has not responded with crack seal pricing.
2. The trailer to place lime chips along the edge of road has been finished and tested and some adjustments are needed for load distribution.
3. In the upcoming weeks the snowplows will be pulled out and maintained.

Park:

1. The sprinklers have been shut off at the park and fairgrounds.
2. The grass is still being mowed.
3. The bathrooms have been shut down and winterized at the park and fairgrounds.
4. No new information on park pavilions, pavilion pricing still to come.

Mayor Brian Florang asked Trey to include the following information in his report: average daily totalizer amount for water, monthly water sample results for arsenic and iron, number of water connections, and number of sewer connections.

Mayor Florang asked the maintenance men to check the town's portable air compressor and if it's not working to find a replacement.

Mayor Florang asked to have park pavilions on the agenda for the next meeting.

Clerk Tresa Taylor noted she attended an online Rural Communities Opportunity Grant workshop and learned that towns are eligible to receive up to \$600,000 with a 10 % match and the grant closes on November 18, 2022. Mayor Florang noted the grant is for economic development and commented the grant money may be sought after for a plan to

redevelop the Industrial Park, to make this area more appealing for business development, i.e., roads, water, and the sewer lift station system.

The council members reviewed the results of the General Plan Survey. Mayor Florang said he is encouraged with the outcome of results and feels the town is on track in terms of aligning with the majority of the respondents.

Clerk Tresa Taylor explained the town attorney provided information about Abandoned, Unsafe Structures and she provided council members with copies of the following: Uniform Code for the Abatement of Dangerous Buildings, Abatement of Dangerous Building Ordinance for Salt Lake City, and Abatement of Dangerous Buildings Ordinance for Tooele City. The council members will review the information for further discussion.

Clerk Tresa Taylor provided each council member a copy of Hinckley Town's financial statements for August and September.

Clerk Tresa informed the council a bid notice was advertised for the water line extension project on 500 S and West Main Street and bids will be opened at the next meeting on Thursday, November 3, 2022.

VIII. NEW BUSINESS

1. SCADA System Discussion for Hinckley Town Water Booster Skid, Tank, & Flowmeter

Maintenance employee Trey Ross stated Mat Player, a Delco Western technician was contacted to come and check the water booster skid pump system and totalizer meter. Trey explained that back when the town's booster skid pump system fuse blew it tripped the VFD inside the controller allowing the skid pumps to continually come on and off.

During this visit Trey said Mat Player showed him a SCADA System that could be installed to the water system and provide the operator with real time system information, alarms, and totalizer data. Trey explained the SCADA System could also be installed on each wastewater lift station.

Mayor Florang said the water system has had problems with the electrical system, blown fuses, and the water pumps have failed multiple times and he believes a SCADA System is a reasonable solution.

The Water Fund budget was discussed, and a SCADA System would fall under the Water Fund - Capital Outlay. A bid notice for a SCADA System will need to be advertised and Mayor Florang asked to have estimates of delivery time included in the bid. Trey will gather and provide Tresa with information for the bid notice.

1. Community Development Block Grant Workshop

Councilmember Thomas Miller informed the council that he attended the Community Development Block Grant workshop today in Richfield and he delivered the 2023 Community Development Block Grant Application and Policies and Procedures Book to the town office.

2. Hinckley Town Planning and Zoning Commission, October 12, 2022, made a recommendation to Jon and Debra Wagner to take their zone change request (Agricultural to R-1 Single Family Residential) to the Hinckley Town Council.

Mayor Florang noted he has a packet of information and invited Debra Wagner to the podium to explain the information. Debra explained her father Gayle Bennett built a home in 2009 on 16 acres of farmland and that he wanted to separate the home/lot from the farmland, so she contacted Vara 3D to have her father's property surveyed. Debra stated Vara 3D did the survey in August 2022 and a .723-acre lot was created, separating the farmland. The survey was then recorded at the county. Debra said after the survey was completed and recorded, she found out that the lot size is in violation of Hinckley Town's Agricultural Zone Ordinance and is requesting the lot be rezoned residential. Mayor Brian Florang explained a zoning change first requires a public hearing and all property owners within 300' of the proposed zone change property must be notified by letter about the public hearing. After the public hearing, then the Planning and Zoning Commission makes a recommendation to the Hinckley Town Council to either accept or deny the zone change request. There was some discussion about the public hearing. Mayor Florang asked, why do you want to change the zone? Debra explained, her dad want's the zone change because he is 85 and he wants to make things as simple as possible for the family when he is gone and to make it so the family may be able to sell only the home and keep the farm if that's their desire.

Mayor Florang said he's not sure rezoning is the best course of action and noted the real problem that needs to be resolved is the property was split to less than what the agricultural zoning ordinance allows. Mayor Florang said he would like to set aside rezoning and discuss other alternatives such as unwind the split or look for other possible remedies that are true and honest to the town.

Mayor Florang asked Debra and Jon to give the town time to investigate possible alternatives and seek advisement from the town attorney and Utah League of Cities and Towns. Mayor Florang noted the town will do their research and then get back with them.

3. Review an ordinance regulating nuisances within the Town of Hinckley.

The council reviewed and discussed a written draft ordinance for regulating nuisances prepared by the town attorney. Mayor Florang noted the intent for revisiting the town's nuisance ordinance is to update the ordinance as well as define a process to follow and clarify enforcement concerning nuisances. It was noted that the town's Noise Ordinance

is not included in the proposed ordinance. The council members will review and compare the newly drafted nuisance ordinance with the town's existing nuisance ordinance.

IX. OUTSTANDING BUSINESS

1. Sewer System Master Plan

See staff reporting.

2. Mini Split Install, Restroom & Breakroom Update

Maintenance employee Trey Ross noted the bid for electrical work from Hollingshead Electric expired on August 31, 2022. Trey will seek new bids for electrical work in the breakroom and the old well.

3. Water System Master Plan

None.

X. MISCELLANEOUS DISCUSSION

The council discussed Mayor Florang's idea of the town sponsoring and bringing in experts to host free workshops such as lawncare, gardening, sprinklers, canning and preserving, etc. Mayor Florang would like to see workshops offered March thru October.

XI. PAYMENT OF BILLS

Councilmember LeeAnn Terry made motion to accept the following purchase orders: P.O. # 679475 to Tink's Auto in the amount of \$347.03 for gloves for the Fire Department.

P.O. # 679476 to Insight Public Sector in the amount of \$975.46 for the annual subscription of Adobe Creative Cloud Software.

P.O. # 679477 to LN Curtis in the amount of \$218.47 for rubber boots for Fire Department.

P.O. # 679478 to Office Depot in the amount of \$300.23 for office supplies.

P.O. # 679479 to HACH in the amount of \$6,397.00 for annual partnership agreement at Treatment Plant.

P.O. # 679480 to 1000 Bulbs in the amount of \$597.40 for replacement Christmas light bulbs.

P.O. # 679481 to Commercial Business Radio in the amount of \$500.00 for radio repair for Fire Department.

Councilmember Leon Lewis seconded the motion, all voted aye. Motion carried.

Councilmember Thomas Miller made a motion to pay bills. Councilmember LeeAnn Terry seconded the motion, all voted aye. Motion carried.

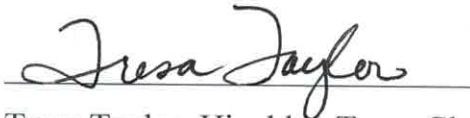
Mayor Florang asked for a motion to go into closed session to discuss an employee issue. Councilmember Leon Lewis made a motion at 9:32 pm to go into closed session to discuss an employee issue. Councilmember LeeAnn Terry seconded the motion.

Roll Call Vote: Councilmember Leon Lewis, aye; Councilmember Thomas Miller, aye; Councilmember LeeAnn Terry, aye; Mayor Brian Florang, aye.

Mayor Brian Florang ended the closed session at 9:40 p.m. and opened the regular meeting.

XII. ADJOURNMENT

Councilmember Leon Lewis made motion to adjourn the meeting at 9:41 p.m.
Councilmember Thomas Miller seconded the motion, all voted aye. Motion carried.

A handwritten signature in cursive script, reading "Tresa Taylor", written over a horizontal line.

Tresa Taylor, Hinckley Town Clerk

A handwritten signature in cursive script, reading "Brian Florang", written over a horizontal line.

Mayor Brian Florang