



# Hildale City Council / Planning & Zoning Worksession

Tuesday, October 21, 2025 at 2:00 PM  
50 Colvin St, Colorado City, AZ 86021

## Minutes

### Welcome, Introduction and Preliminary Matters: Mayor Jessop

Mayor Jessop called the meeting to order at 2:11 pm.

### Roll Call of Council Attendees: City Recorder

#### PRESENT

Mayor Donia Jessop  
Council Member Luke Merideth  
Council Member Terrill Musser  
Council Member Darlene Stubbs  
Council Member Brigham Holm  
Commissioner Rex Jessop  
Commissioner Elissa Wall  
Commissioner Thirkle Nielsen  
Commissioner Teresa Barlow  
Commissioner Jeromy Williams  
Commissioner Thomas Timpson

#### STAFF PRESENT

Recorder Maxene Jessop  
Communications Coordinator Michael Hammon  
Utility Director Jerry Postema

#### PUBLIC PRESENT

Roger Carter  
Kevin Smedley  
Lawrence Barlow  
Jared Nicol

### Pledge of Allegiance: By Invitation of Mayor Jessop

### New Council Business:

1. Master Plans and Zoning will be discussed.

NO ACTION WILL BE TAKEN

### Strategic Governance & Planning

Effective municipal governance requires treating plans as living documents and clarifying the distinct roles of policy-making bodies versus expert advisory commissions.

- The Planning Commission should function as the city's dedicated land use expert, allowing the council to focus on broader policy.
- A city council consistently rejecting the Planning Commission's recommendations signals a systemic breakdown in communication or alignment.
- Elected officials must set policy and empower staff to execute, avoiding micromanagement to leverage professional expertise.
- Treat public plans as living documents with frequent, small revisions to prevent them from becoming outdated and causing public distrust.

## **Infrastructure & Financial Accountability**

Zoning and planning decisions are the starting point for all municipal functions, directly impacting long-term infrastructure needs and financial models.

- Growth must pay for itself; impact fees fund new infrastructure, while resident rates fund maintenance of the existing system.
- A change in zoning, especially one that increases density, has a direct and cascading impact on all utility and transportation infrastructure.
- Comprehensive, up-to-date master plans are critical prerequisites for securing competitive grants for major infrastructure projects.
- Impact fees are legally restricted funds that must be spent within a specific timeframe or refunded to the original payer.

## **Process & Public Engagement**

The process is as important as the product in government, requiring transparency, proactive education, and structured systems to ensure fairness and efficiency.

- Moving paper-based application processes online with structured inputs eliminates ambiguity and reduces administrative burden.
- Proactively educate the public on new ordinances to address misconceptions before they solidify into opposition.
- An advisory board's true value is realized when it dives deep into details, enabling the final decision-making body to make swift, confident choices.

### **Adjournment:** Mayor Jessop

Work session adjourned at 6:34 pm.

Minutes were approved at the City Council Meeting on \_\_\_\_\_.

\_\_\_\_\_  
Maxene Jessop, City Recorder