



# Hildale City Council Meeting

Wednesday, November 08, 2023 at 6:00 PM  
320 East Newel Avenue, Hildale City, Utah 84784

## Minutes

### Welcome, Introduction and Preliminary Matters:

Mayor Jessop called the meeting to order at 6:06pm.

### Roll Call of Council Attendees:

#### PRESENT

Mayor Donia Jessop  
Council Member Lawrence Barlow  
Council Member JVar Dutson  
Council Member Brigham Holm  
Council Member Stacy Seay

#### ABSENT

Council Member Terrill Musser

### Pledge of Allegiance:

Council Member Dutson lead the pledge.

### Conflict of Interest Disclosures:

Council Member Dutson would like to reserve that right.

### Special Recognitions:

#### 1. City Council Community Recognition and Appreciation Award

Mayor Jessop and Council recognized Carole Hammon and her talents in business and Photography to the community.

Carol Hammon thanked the Council.

### Public Presentations: NONE

### Approval of Minutes of Previous Meetings:

#### 2. City Council meeting minutes 10-11-2023

Council Members reviewed the minutes and asked for a small change.

Motion made by Council Member Barlow to approve minutes for October 11, 2023, Seconded by Council Member Holm.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Seay

Motion Carries.

**Public Comments:**

Allen Zitting- Apricated the video that was posted regarding water in the community.

**Council Comments:**

Council Member Dutson apricates everyone working together. It is a great town to be a part of. He is thankful for Manager Duthie's patients.

Council Member Holm would like clarification on Safe Routes to School if it is only public schools. Concerns of flooding is always a concern.

**Oversight Items:**

**3. Financial Report and Invoice Register approval**

City Manager Duthie presented bills and finances to the Council. Council Members discussed several items.

Motion made by Council Member Seay to pay the invoice registry, Seconded by Council Member Barlow.

Voting Yea: Council Member Barlow, Council Member Holm, Council Member Seay

Voting Abstaining: Council Member Dutson

Motion Carries.

**4. City Managers report (Department reports included)**

City Manager Duthie presented to Council the last two months.

Discussion of the court and options keeping the court here in town.

**Public Hearing: NONE**

**5. The Hildale City Council will receive public comments during a Public Hearing concerning a request to Vacate a Right-of-Way, Public Street or Easement around the area of 1065 N Hildale Street, and 1040 N Louis Street.**

No decisions will be made during the Public Hearing.

Upon conclusion of the Public Hearing, Council will return to their regular meeting and this item will be heard in the order in which it is addressed on the Council Agenda.

Mayor Jessop called for a motion to go into a Public Hearing at 6:36pm, Motion made by Council Member Barlow, Second Council Member Holm. All in Favor

Allen Zitting represented the property to the west of this property. He strongly opposes it.

Frank Linhart the applicant presented to council the application and what the goals are to provide parking for apartments. He also will include a flood pathway to control water coming off the mountains.

Mayor Jessop called for a motion to come out of the Public Hearing at 6:44pm. Motion made by Council Member Dutson, Second by Council Member Barlow. All in Favor.

**Appointments to Boards or Commissions:**

**6. Appointment of Ezra Nielsen as Chair of the Hildale/Colorado City Utility Advisory Board.**

Mayor Jessop introduced Ezra Nielson as Utility Board Chair.

Ezra Nielson is here to serve the community and keep the community's best interest at heart.

Motion made by Council Member Seay to Appointment of Ezra Nielsen as Chair of the Hildale/Colorado City Utility Advisory Board effective immediately, Seconded by Council Member Dutson.  
Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Seay

Motion Carries.

**Unfinished Council Business:**

**New Council Business:**

- 7. Consideration, discussion, and possible action for Resolution 2023-11-001, concerning updating the authorized individuals to access the Utah State Public Treasurer's Investment Fund (PTIF) for Hildale City.**

City Manager Duthie presented to Council the need to update the access to the PTIF account.

Motion made by Council Member Dutson for Resolution 2023-11-001, concerning updating the authorized individuals to access the Utah State Public Treasurer's Investment Fund (PTIF) for Hildale City including Eric Duthie, Sirrene Barlow and Shanae Eidenier, Seconded by Council Member Holm.  
Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Seay

Motion Carries.

- 8. Consideration, discussion, and possible action concerning a request to rezone Parcel HD-HDIP-36, commonly addressed as 740 N. Pinion Street, Hildale, Utah from General Commercial (GC) to Light Industrial (M-1). The Hildale Planning and Zoning Commission recommended approval.**

Council Member Seay abstained being she is the applicant.

City Manager Duthie presented the application and stated the Planning and Zoning approved this application.

Motion made by Council Member Holm to rezone Parcel HD-HDIP-36, commonly addressed as 740 N. Pinion Street, Hildale, Utah from General Commercial (GC) to Light Industrial (M-1). The Hildale Planning and Zoning Commission recommended approval, Seconded by Council Member Barlow.  
Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm  
Voting Abstaining: Council Member Seay

Motion Carries.

- 9. Consideration, discussion, and possible action concerning a Preliminary Plat application for Parcels HD-0-3-32-310 and HD-184, commonly addressed as the area of 1700 W State Street, Hildale, Utah. The purpose the application is to create 123 lots in a 38.77-acre subdivision.**

City Manager Duthie presented the preliminary plat and confirmed the Planning and Zoning has approved this application.

Utility Director Jerry Postema spoke on the many conversations they have had with the developer and their willingness to be compliant.

City Manager Duthie appricated the applicates willingness to stay in communication with the city.

Jerry Westhoff answered questions in regard to water.

## Notes from the Preliminary Plat Review.

1. Where is the "new water" coming from for the development? Development Agreement needed.
2. IRR - Irrigation system. Is this the backbone? Where does the water come from? What areas will it feed?
3. Water Model - Sunrise will run the City Water Model incorporating the new development to get the main sizes and any off-site upgrades to serve the new development.
4. Size and Type of water main. Looping, easement or future roadways?
5. JUT - What is in the joint utility? cable, internet, phone, traffic fiber, other?
6. What are the size of the proposed easements? 20', 30', 40' larger?
7. Hydrant spacing needs to be every 300 - 450 feet and shown on utility design
8. Sewer manholes - make sure the distance between manholes is no more than 400 - 500 feet
9. What are the ideas about the half street improvements? Who owns the adjacent property?
10. Proposed street sections need to be agreed upon. Need a parkway for meters
11. Stormwater flows and access to retention/detention ponds and piping. Pond maintenance on development.

Motion made by Council Member Seay to approve Preliminary Plat application for Parcels HD-0-3-32-310 and HD-184, commonly addressed as the area of 1700 W State Street, Hildale, Utah. The purpose the application is to create 123 lots in a 38.77-acre subdivision with the conditions that were presented tonight, Strick Ash Creek Special Services District from Joint Utility Committee., Seconded by Council Member Dutson.

Voting Yea: Council Member Barlow, Council Member Dutson, Council Member Holm, Council Member Seay

Motion Carries.

### **10. Consideration, discussion, and possible action concerning a request to Vacate a Right-of-Way, Public Street or Easement around the area of 1065 N Hildale Street, and 1040 N Louis Street.**

Council Member Holm will recuse himself from this item due to personal interest.

City Manager Duthie read into the record a letter from Marylyn Black, (attached to the minutes.)

City Manager Duthie asked Public Works Director to speak on flooding.

Public Works Director Barlow spoke of concerns of where the water is going to after they pave, and the water increases down our streets.

Council Members discussed concerns along with pros and cons.

Motion made by Council Member Seay to Vacate a Right-of-Way, Public Street or Easement around the area of 1065 N Hildale Street, and 1040 N Louis Street with conditions addressing flood control with inverted street, concrete your section, Seconded by Council Member Barlow.

Voting Yea: Mayor Jessop, Council Member Barlow, Council Member Seay

Voting Nay: Council Member Dutson

Voting Abstaining: Council Member Holm

notes from the Preliminary Plat Review.

1. Where is the "new water" coming from for the development? Development Agreement needed.

**Calendar of Upcoming Events:**

11. City Council Calendar for November 2023.

**Executive Session:** As needed

**Scheduling:**

**Adjournment:**

Mayor adjourned meeting at 8:05pm

Agenda items and any variables thereto are set for consideration, discussion, approval, or other action. Council Members may be attending by telephone. Agenda is subject to change up to 24 hours prior to the meeting. Individuals needing special accommodations should notify the City Recorder at 435-874-2323 at least three days prior to the meeting.

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

\_\_\_\_\_  
Sirrene J. Barlow, City Recorder

Pending For Approval