



Hildale City Council Meeting

Tuesday, June 11, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction & Preliminary Matters

- **Call to Order:** 6:00 PM – Mayor Jessop
- **Roll Call:** Recorder Jessop
 - Present – Mayor Jessop, Council Members Merideth, Dutson, Musser, Stubbs, Holm
 - Absent – None
 - *Attorney Shawn joined meeting electronically at 6:45 PM.*
- **Pledge of Allegiance:** Led by Council Member Merideth
- **Conflict of Interest Disclosures:** Council Member Holm disclosed conflict on rezoning items across from his property

Special Recognitions

Council Member Merideth presented an appreciation award to Jessica Richards for outstanding volunteerism in community events, Youth Coalition for Prevention, and substance abuse prevention initiatives. Richards was recognized for her service on Short Creek Festivities board and organizing Fourth of July celebrations.

Appointments to Boards & Commissions

Thomas Timpson of TCT Engineering was appointed to the Planning and Zoning Commission. Mayor cited his engineering expertise and quality work on rezoning applications. Timpson was sworn in, completing all seats on the commission.

Thomas Timpson appointed to Planning & Zoning Commission

Approval of Minutes

Motion by Council Member Dutson to approve minutes of work session held March 19, 2025; second by Council Member Merideth.

Vote: Yea – All present; Nay – None; Abstain – None. *Motion carried.*

Public Comments (3 min each)

- **Josiah Thompson:** Student at Water Canyon High School, FBLA treasurer, requested \$1,500 sponsorship for national competition in Anaheim, CA (June 29-July 3)
- **Porter Barlow:** Assistant Fire Chief discussed upcoming wildland urban interface fire code requirements and community wildfire plan with \$3,200 city match
- **Jared Nicol:** Raised concerns about Planning & Zoning meeting quorum under new electronic meeting ordinance

Council Comments (Items not on agenda)

- **Council Member Stubbs:** Inquired about building across street status and Lawrence Barlow contract
 - **Mayor Jessop:** There will be an update during this council meeting.
- **Council Member Merideth:** Praised staff for Facebook responses and water issue handling
- **Council Member Dutson:** Requested election information posting, town hall meeting about water, questioned unauthorized 2-inch water hookup at North Juniper Development
 - **Mayor Jessop:** confirmed that the election results are on our website, the state website and all over Facebook, she will look into the water issue and that she has been putting together a water symposium that will get good water information out there.
- **Council Member Stubbs:** Proposed annual landfill education day for students
- **Council Member Musser:** Supports Landfill Day idea. Expressed gratitude for Staff and Council.
- **Council Member Dutson:** Gave a shout out to Nate and Mayor Jessop for being so "user friendly" and all their support on the water issues we ran into this last month. Nate handled that with flying colors and Mayor backed you up 100%. I'm so grateful we are blessed with good people that will jump in and make things work.
- **Mayor Jessop:** Expressed gratitude that it was only a 48 hour hold on the water, our gardens didn't suffer, and a little cooler weather after. Thanked the community members that pulled together and did what it took to take care of one another to make that change.
- **Council Member Holm:** Expressed gratitude for community service and collaboration "It's fun to see the true meaning of community. I love this place. It is my home."

Oversight Items

- **Financial Report & Invoice Register**

Motion by Council Member Dutson to pay bills as monies become available; second by Council Member Musser. **Vote:** Unanimous approval. Discussion covered budget overages in wastewater maintenance, construction revenue, and various line items.

- **Mayor & Department Head Reports**

Police Chief Report: Presented traffic survey data showing 85th percentile speeds at 72-73 mph with vehicles exceeding 120 mph. Discussed enforcement strategy focusing on excessive speeders and proposed 20 mph zones near schools.

Mayor's Report: Met with potential finance director for deliverable-based services including monthly reports, audit support, budget assistance, and revenue building.

Council Member Dutson: Asked Roger Carter how we are going to pay for a Finance Director because we do not have the revenue for it.

Court Monitor Roger Carter: explained that we cannot NOT afford to have a Finance Director. This particular individual has the goal of training the local staff.

Mayor Jessop: Explained that we are letting Pat Walker go so she can go back into retirement, and we left that in our budget. That is where the funds are going to come from. Also, this is not full-time and it's not hourly.

Court Monitor Roger Carter: Explained that a city of this size usually has the Recorder filling the Finance Advisor position, so what this individual is going to do is train in the Recorder until she's comfortable doing it. It won't take long.

Council Member Merideth: Mentioned that we have paid for not having a Finance Director to the tune of \$600,000.

Public Hearings

- FY26 Budget – Open hearing 7:45 PM
No public comment received
The hearing closed at 7:46 PM

Unfinished Council Business

- **Budget Amendment for FY26:** Director Postema presented budget amendments including \$24,000 for solid waste services and \$24,000 for Garkane services, transferred from utilities budget to general fund. Motion by Council Member Holm to approve FY26 budget; second by Council Member Dutson. **Vote:** All yea;
- Motion carried.
- **Fire Department** presentation regarding wildland urban interface requirements tabled pending state information.

New Council Business

- **Maxwell Park Project Update** - Lawrence Barlow provided comprehensive project update including:
 - \$3,079,000 state appropriation secured through legislative process
 - BLM permit approval received
 - CIB grant of matching \$3,079,000 for utilities and infrastructure
 - Contract with Jones and DeMille/Campbell Architecture for design work
 - Public stakeholder input expanding project scope beyond \$20 million
 - Park closure for 2025 construction activities
 - Building secured at 320 East Newell Avenue for project coordination
- **Campbell Architecture Contract (\$594,025) for Maxwell Park** - Contract includes:
 - Schematic design for all structures
 - Sound engineering study
 - Public outreach including website and informational kiosk
 - Grant application assistance
 - Realistic renderings for sponsorship purposes

Motion made by Council Member Dutson to approve \$594,025 contract with Campbell Architecture for schematic design, funding procurement, and public outreach for Maxwell Park and Amphitheater Project. Seconded by Council Member Holm.

Voting Yea: Council Member Merideth, Council Member Dutson, Council Member Musser, Council Member Stubbs, Council Member Holm

Motion Carries

- **840 North Maple (Water Canyon Villas) Zoning Change**
Motion made by Council Member Holm to approve zone change for parcels HD-SHCR-3-39A-1 and HD-SHCR-3-36B, commonly known as 840 N Maple Street from general commercial to residential multifamily RM-3 zone. Seconded by Council Member Stubbs.

Voting Yea: Council Member Merideth, Council Member Dutson, Council Member Musser, Council Member Stubbs, Council Member Holm

Motion Carries

- **Parcel HD-SHCR-3-2 Rezoning (985 North Elm Street)** - Council Member Holm declared conflict of interest as neighboring property owner and abstained from participation.
 - Discussion of zone change to R1-10 for lot split into three parcels, with condition that plat approval contingent on water pressure zone meeting city code requirements.

Motion made by Council Member Dutson to rezone parcel number HD-SHCR-3-2, commonly known as North Elm Street in Hildale, from Residential Agriculture (RA1) to Residential Single Family (R1-10) zone to allow for a lot split on lot two, Short Creek subdivision number three, subject to the caveat that the plat will not be approved until the pressure zone meets city code. Seconded by Council Member Musser.

Voting Yea: Council Member Merideth, Council Member Dutson, Council Member Musser, Council Member Stubbs

Voting Abstaining: Council Member Holm

Motion Carries

- **Parcel HD-SHCR-2-18 Rezoning (725 North Oak Street)**
Mayor Jessop disclosed that the next item involves her neighbor but stated she did not believe it would affect her property value.
Presentation by Planning Representative: The property is located at the intersection of Field Avenue and Oak Street. Unlike the previous item, there are no pressure zone issues with this property. The proposal involves rezoning to R1-10 and splitting the lot into three parcels. The project contains an existing structure that will be accommodated with existing yard facilities.

Details provided:

- Current utilities are located on Oak Street and will need to be extended along Field Avenue to service new lots
- Lot will be split into two quarter-acre lots and one 0.37-acre lot (middle lot with existing house)
- Total current lot size is 0.85 acres
- All new lots will meet the 10,000 square foot minimum requirement
- Existing structure is located in the middle of the current lot

Legal counsel reminded the council that once rezoned, the property owner can configure lots in any way that meets the 10,000 square foot requirement.

Motion made by Council Member Musser to rezone parcel HD-SHCR-2-18 from Residential Agriculture (RA1) to Residential Single Family (R1-10). Seconded by Council Member Holm.

Voting Yea: Council Member Merideth, Council Member Dutson, Council Member Musser, Council Member Stubbs, Council Member Holm.

Motion Carries

Calendar of Upcoming Events

- June 16: Office closed for Juneteenth, CIB pre-bid meeting at 10 AM
- June 18: Court session

- June 19: Staff training day
- June 23: Work session instead of Planning & Zoning
- June 25: Work session at police station - council roles and responsibilities
- June 26: Utility Advisory Board meeting
- July 4: Independence Day celebration

Executive Session (if needed)

No executive session held.

Adjournment

Motion to adjourn at 8:35 made and seconded. Meeting adjourned.

Minutes were approved at the City Council Meeting on _____

Maxene Jessop, City Recorder