

Hildale City Council Meeting

320 East Newel Avenue, Hildale, Utah 84784
Wednesday June 20, 2018

Present:

- Mayor: Donia Jessop**
- Council Members: Jared Nicol, JVar Dutson, Stacy Seay, Maha Layton, Lawrence Barlow**
- City Recorder: Vincen Barlow**
- City Manager: John Barlow**
- Staff: Christian Kesselring, Susie Barlow, Nathaniel Barlow, Weston Barlow**
- Public: Leonard Black, Brian Meldrum, Joan Barlow, Sam Fischer, Brigham holm, Eric Velander, Joseph Allred, Vance Barlow (this list may be incomplete)**
- Court Monitor: Roger Carter (by phone)**

#1 Call to Order

Mayor Jessop called the meeting to order. Roll was taken. Quorum present.

#2. Pledge of Allegiance

Jared led the pledge.

Mayor Jessop spoke a little about the upcoming 4th of July event.

#3. Declaration of Abstentions & Conflicts

None

#4. Public Comment

Sam Fischer confirmed that he will be invited into executive session.

#5. Approval of Minutes from 5/22/2018, 5/24/2018, 6/6/2018 and 6/13/2018

Minutes were presented and considered.

Lawrence Barlow moved to approve the minutes from 5/22/2018, 5/24/2018, 6/6/2018 and 6/13/2018 meetings.

JVar Dutson seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson	X		
Maha Layton	X		
Jared Nicol	X		

Motion carried.

#6. Closed Executive Session for Discussion of Pending or Contemplated Litigation, Claims and Demands

Lawrence Barlow moved to go into executive session for the discussion of contemplated litigation, claims and demands.

Maha Layton seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson	X		
Maha Layton	X		
Jared Nicol	X		

Motion carried.

Regular meeting called back to order, roll taken.

#7. Consideration and Possible Action of Signing Lease for Lot #38 to Catalyst Construction

Stacy Seay moved to adopt Resolution No. 2018-06-01, approving the lease of industrial park lot #38 to Catalyst Construction signed on December 25, 2017.

Maha Layton seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson		X	
Maha Layton	X		
Jared Nicol	X		

Motion carried.

#8. Consideration and Possible Action on buy-out of lease on Lot #38

John Barlow presented. Hildale City has a leasehold with Catalyst Construction. Charles Knudson, CEO/ owner, has made an offer for the city to buy back the remainder of the leasehold with the following terms: \$385,000 at a 7% interest rate over 20 years. Debt service would be \$3,000.00 a month.

He explained that Hildale City would benefit by having a positive cash flow and the opportunity to decide which businesses would spur the economy in that geographical area.

John explained that Hildale City owns the land and legally owns the property, but does not have rights to use of this land. If Hildale City bought back the leasehold, we will have full use of the land. Charles had an appraisal done that came back at 1.1 million. There are approximately 7 store fronts that are rent ready. There are businesses renting some of the spaces now, but they are not expected to stay if Hildale City takes control of the lease.

There was brief discussion on what would happen if Catalyst Construction were to go out of business.

Council members requested to see a copy of the offer and the appraisal. John informed the council that the offer expires in two months.

This item was tabled for staff to do more negotiation on the offer and come back to the council with more information.

#9. Closed Executive Session

JVar Dutson moved to go into executive session for the discussion on the character, professional competence or physical or mental health of an individual.

Jared Nicol seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson	X		
Maha Layton	X		
Jared Nicol	X		

Motion carried.

Meeting called back to order at 7:27.

#10. Consideration and Possible Action on Appointment of Planning Commission Members

Mayor Jessop presented. Hildale and Colorado City have an agreement that if they have the same planning commission members, they can just have a joint meeting. If, however, they cannot agree on the members Hildale can hold meetings with their own commission.

Mayor Jessop informed the council that she would like to see Randy Barlow appointed to the commission. His work is seen recently in the renovation of Cottonwood Park.

Where there is not a legal requirement to hold the meetings together, Vance informed the council that Hildale and Colorado City will likely be segregating the meetings. Vance educated the council on the terms for each seat. He gave a history of how the planning commission was originally set up. There was brief discussion on the organizational structure of the planning commission. Roger Carter explained that the City will designate a land use authority and a land use appeal authority (these are outlined in the land use ordinances).

Randy Barlow addressed the council. He does not like the proposed zoning ordinances as written. He has a lot of different ideas, and things that he would like to see changed. JVar expressed concerns about Randy's vested interest and willingness to work with the individuals that are presently on the commission. Randy says he does not foresee it being a problem.

Maha declared that Randy is her brother, so she will be abstaining.

JVar Dutson moved to appoint Randy Barlow as a planning commission member to fill the seat vacated by Milward Barlow.

Stacy Seay seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson	X		
Maha Layton			X
Jared Nicol	X		

Motion carried.

#11. Closed Executive Session for Discussion about I.T. Security.

Lawrence Barlow moved to go into executive session for discussion about I. T. Security.

JVar Dutson seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson	X		
Maha Layton	X		
Jared Nicol	X		

Motion carried.

John, Christian, Vincen and Leonard Black were invited to attend the executive session.

Meeting was called back to order at 8:30. Roll was taken.

Maha Layton moved to proceed with the security protocols discussed in the executive session.

JVar Dutson seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson	X		
Maha Layton	X		
Jared Nicol	X		

Motion carried.

#12. IGA Class

Copies of current IGA's were provided to the Council. Vincen proposed that we take one IGA per meeting and go over and discuss it.

#13. Discussion and Possible Action on Changing Meeting Time

JVar Dutson moved to change the meeting time to 6:30 p.m. on the first and third Wednesday of each month.

Lawrence Barlow seconded. Roll call vote:

	YES	NO	ABSTAIN
Lawrence Barlow	X		
Stacy Seay	X		
JVar Dutson	X		
Maha Layton	X		
Jared Nicol	X		

Motion carried.

There was brief discussion on the procedure for getting something on the agenda.

With no other business, meeting was adjourned at 8:35 P.M.

I verify that a copy of the notice and agenda was delivered to the Mayor and City Council members and posted at the City Hall, 320 E. Newel Avenue, Hildale, Utah and sent to the Utah State Public Meeting Notice coordinator.

Minutes were approved at the City Council Meeting on July 11, 2018.

Vincen Barlow

Vincen Barlow, City Recorder

