

Hildale City Council Meeting

320 East Newel Avenue, Hildale, Utah 84784

Wednesday, May 1, 2019 6:30 p.m.

Present:

Mayor: Donia Jessop

Council Members: Maha Layton, Stacy Seay, JVar Dutson, Jared Nicol, Lawrence Barlow

City Recorder: Vincen Barlow

City Manager: Christian Kesselring

Staff: John Barlow, Harrison Johnson, Kyle Layton, Robb Radley, Nathan Fischer, Weston Barlow, Mariah La Corti

Court Monitor: Roger Carter

Public: Willie Jessop, Vance Barlow, Brigham Holm, Joan Barlow, Savannah Adams, Hunter Adams (this list may be incomplete)

#1 Call to Order/Roll Call/Pledge of Allegiance

Meeting called to order at 6:30 pm. Roll was taken, quorum present. The crowd all joined in the pledge of allegiance, led by Jared.

#2. Approval of Minutes of Previous Meetings

Jared noted a few corrections and requested that the presentation and discussion from item #7, item G be written verbatim. Minutes will be amended and brought before the council again next meeting.

#3. Public Comment

John Barlow brought up the dog problem in the city, which is out of control; he asked that something more be done. Councilmembers all strongly agreed and requested that this item be put in their pipeline immediately.

JVar expressed concerns about how Councilmember Nicol was treated at the last meeting. He asked that they work better as a team and allow each person the opportunity to be heard.

Nathan Fischer, the Utility Department new Gas Supervisor was introduced.

#4. Oversight Items

A. Financial and Check Registry Review and Approval

John Barlow presented. Councilmembers were provided with a revenues and expenditures with comparison to budget for elapsed year report and check register for month of April. There was discussion on administration hiring procedure. Community Outreach Department was discussed specifically.

Lawrence Barlow moved to pay the bills as they become due and the funds become available.

Maha Layton seconded. Roll call vote:

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

Motion carried.

B. Ratification of Utility Board Actions

The Utility Board did not meet in April, these will be brought before the council in June.

C. Discussion on City Manager’s Report

Christian Kesselring presented on Planning and Zoning, Economic Development, Parks, Police Department, Fire Department, Public Works, Building Department, UEP-TCWW Settlement, Water Contamination, Injunction Compliance, Music Festival, and Condemned House, and Preferred Parts case.

D. Discussion on Acquiring Tablets for Council, Board and Commission Meetings

Christian Kesselring presented. He would like direction from the council on how we would like to go about this. Price could range from a couple thousand to significantly more than that depending on the quality and quantity. Councilmembers that would like paper packets could still be accommodated. Councilmembers suggested purchasing nine tablets, to stay at City Hall, powerful enough to run the basic programs.

#5. Consent Items

A. Approval of Interlocal Cooperation Agreement Regarding Election Services

Upon approval, the County will handle all election related

Maha Layton moved to approve the Interlocal Cooperation Agreement with Washington County Regarding Election Services, subject to legal review.

JVar Dutson seconded. Roll call vote:

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

Motion carried.

#6. Executive Session

Not needed

#7. Public Hearing to Open and Amend the Fiscal Year 2019 Budget and to Consider the Fiscal Year 2020 Budget

John Barlow presented managements proposed amended budget for 2018-2019.

Maha Layton moved to open the Public Hearing for amending the 2018-2019 fiscal year budget and to consider the 2019-2020 fiscal year budget.

Stacy Seay seconded. Roll call vote:

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

Motion carried.

Roger Carter stated that the budget looks wonderful. No other comments.

Lawrence Barlow moved to close the public hearing and reconvene the regular council meeting.

JVar Dutson seconded. Roll call vote:

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

Motion carried.

Lawrence Barlow moved to adopt the tentative budget for 2020 and schedule the next public hearing for May 8, 2019.

Stacy Seay seconded. Roll call vote:

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

Motion carried.

#8. Consideration and Possible Action on Adopting Resolution Amending Fiscal Year 2019 Budget

Budget is available on website for review. Will be reviewed for adoption at May 8, 2019 meeting.

#9. Consideration on Fiscal Year 2020 Budget

Budget is available on website for review. Will be reviewed for adoption at May 8, 2019 meeting.

#10. Public Hearing on the Issue of Increasing/Decreasing the Compensation of Elected and Statutory Officers of Hildale City

John will begin his deployment next month. He anticipates being able to devote about 20 hours per week to remote work. What is being proposed is that John be paid a reduced salary during his deployment. An Ordinance for such is being proposed.

Lawrence Barlow moved to open the public hearing for consideration of compensation for Elected and Statutory Officers of Hildale City.

JVar Dutson seconded. Roll call vote:

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

Motion carried.

Jared noted that Hildale supports our troops and thanked John for his service to our country and commitment to the city.

Lawrence Barlow moved to close the public hearing and reconvene the regular council meeting.

Jared Nicol seconded. Roll call vote:

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

Motion carried.

#11. Consideration and Possible Action on Adopting Ordinance Regarding the Compensation of the Elected and Statutory Officers of Hildale City

**Jared Nicol moved to enact Ordinance #2019-003.
 JVar Dutson seconded. Roll call vote:**

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

Motion carried.

#12. Consideration and Possible Action on Approving Employment Contract for John Barlow.

Christian presented. He walked the council through the details of the proposed contract.

**JVar Dutson moved to approve the employment contract for John Barlow and authorize the Mayor and Recorder to sign.
 Stacy Seay seconded. Roll call vote:**

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

Motion carried.

#13. Consideration and Possible Action on Re-zone Request for Lots HD-SHCR-13-1 through 64 and HD-SHCR-14-17 through 48

Item was discussed after #3. Christian explained the process for amending a zoning map. He further gave an introduction to the current status of the property being discussed. The applicant is requesting R1-10 density for the entire project. Staff and Planning Commission recommended only a portion of the zoning map amendment be approved, because of the potential of creating upwards of 400 lots in this area, rather than the 306 lots the applicant is proposing, if R1-10 is approved throughout. Christian reiterated to the council that once zoning is granted there is no working with the developer to assure that the plan is followed.

Kyle Layton explained the re-zone process, and further outlined the reasoning behind the staff and Planning Commission recommendation.

Willie Jessop presented to the council passionately. He pointed out that he requested this zoning prior to the original approval of the map and it was not granted. When he presented to the city council he had their support for the project. He feels that the city staff is obstructing, not constructing and that there has been extortion and blackmail from the staff to stop this from being approved. He is requesting R1-10 so that they have flexibility. A lot of money has been spent on engineering and master planning, he is concerned that those costs will continue if the application is not granted as requested. He would like the council to give them the R1-10 density, even if they request that he be held to a certain number of lots. He has an offer on the property, and may accept it and walk if not approved, based on this experience.

Christian explained to the council that his recommendation to the Planning and Zoning was that it would be bad practice to give the applicant something other than what they requested in their application without first asking the applicant if they will accept it. Willie argued that this is not accurate. Willie further argued that by agreeing with the staff recommendation, the Planning and Zoning approved something other than what was requested, and that the presenter at the meeting said he would not be happy with anything other than R1-10, but they could make it work.

Councilmembers took turns asking questions about this request.

JVar asked for further explanation as to why they should not grant R1-10 density. Kyle feels that there is a way to make this plan work, but it is more of a lengthy process.

Lawrence read aloud the factors that should be considered when making an amendment as outlined the planning and zoning ordinances. However, decision must be made based on any factor that is associated. Stacy pointed out an example of a lot in Northern Hildale that was granted risky requested zoning, and she thinks this should be allowed the same opportunity. Jared voiced that the council has voted against staff and planning and zoning recommendation previously, adding 326 additional lots to the zoning map.

John explained that because this is already subdivided it does not follow the normal development standards. He pointed out a huge difference between adding lots where there are already services available and lots that do not already have services. There was lengthy discussion on infrastructure.

Maha asked the council to consider whether or not this plan aligns with the “resident friendly”, “country classic” portion of the vision statement. Stacy pointed out that it aligns with the “world class” portion.

Lawrence argued, referring to the factors that should be considered, that schools would be adequate to support the added population, police and fire protection is sufficient, homes can be provided with water, recreation and trails are available, the general plan is inferior to this type of project, and nothing being proposed is contrary to the mission, values and goals.

**JVar Dutson moved to direct staff to prepare and enact an Ordinance approving the zoning map amendment requested by South Zion Estates for lots HD-SHCR-13-1 through 64 and HD-SCHR-14-17 through 48 in its entirety.
Stacy Seay seconded. Roll call vote:**

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

Motion carried.

#14. Consideration and Possible Action on Adopting Ordinance Revising Curfew

Awaiting discussion with Colorado City.

#15. Strategic Discussion Items

A. Branding Campaign

Special meeting on this will be scheduled.

B. Attracting 4 New Businesses

C. Lease Renewal and Expansion of Maxwell Park

D. Police Building

E. Welcome Sign

F. Welcome Center

G. Downtown Hildale City Center

H. Maxwell Water Sales

I. Development of Water Treatment Facility

J. Creation of Economic Committee

K. Establishing Rules of Procedure

These items are not ready for action. See minutes of 4/29/2019 work session.

#16. Reports from Council and Mayor

JVar asked if the city will be able to help with fireworks. This will be a strategic decision for the council to make, to be discussed at a later date. JVar expressed his appreciation for the Spring Clean-up, he would like to see more of them if possible. He also supports more community events sponsored by the city.

Mayor Jessop and Christian attended ULCT meeting last week.

Christian mentioned that Lindsay Humphries has been hired as Communities that Care Coordinator and she has hit the ground running.

The City lost our custodial employee last month and we are in the process right now of hiring a new individual to cover parks, city hall and utilities shop. Interviews will be scheduled shortly.

With no other business, meeting adjourned at 11:10 pm.

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 June 5, 2019.

Vincen Barlow

Vincen Barlow, City Recorder

