

Hildale City Council Meeting

320 East Newel Avenue, Hildale, Utah 84784
Saturday, February 22, 2020 9:00 AM

Present:

Mayor: Mayor Donia Jessop

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

City Manager: John Barlow

Staff: Christian Kesselring, Harrison Johnson (this list may be incomplete)

Court Monitor: Roger Carter

Public: Jeff Barlow (this list may be incomplete)

#1. Welcome, Introduction and Preliminary Matters

Meeting called to order at 9:00 AM.

#2. Pledge of Allegiance

Skipped.

#3. Conflict of Interest Disclosures

No conflicts of interests.

#4. Public Comment

Jeff Barlow addressed the council as a representative of the UEP Trust. He pointed out the UEP has a lot of water rights on both sides of the state line, being used by the irrigation system. The UEP would like to have a discussion regarding transitioning the irrigation system to a culinary water system, if it is decided that it is in the best interest of the public; lowering water costs and increasing water quality.

#5. Informational Summaries

None

#6. Council Comments

Lawrence Barlow expressed the importance of individual accountability and workability. Stacy Seay responded with her thoughts.

#7. New Council Business

A. Discussion on Waiver of Impact Fees

John Barlow presented. The purpose of this meeting is to understand what impact fees are, what the consequences for waiving them are, and what can be done about the impact fees that have already been waived. Lengthy discussion on these topics followed.

Discussion continued after executive session. Christian and John walked the Council through the proposed resolution for the procedure regarding requests for impact fee

waivers. It outlines that the process, from here on out, will be to get a policy in place before making any decisions. There was lengthy discussion back and forth on details.

JVar Dutson moved to adopt Hildale City Resolution 2020-02-02, suspending development impact fee waivers, as per the resolution, with the modification of a one-year expiration after the date of adoption.

Lawrence Barlow seconded. Roll call vote:

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

Motion carried.

B. Discussion and Possible Action on Development Agreement with South Zion Estates

On November 13th, 2019, Hildale City considered and agreed to waive impact fees for South Zion Estates as part of a development agreement that will likely add 26 new equivalent residential units (ERUs) to the water system that is shared with the Town of Colorado City (TOCC).

Roger Carter discussed the topic of discrimination, as it would specifically relate to this matter, with the Council, in addition to insight regarding his experience with growth as City Manager of Washington City. He strongly emphasized the need for a capital facilities plan and policies.

John Barlow presented. Topics covered included the estimated need for imposing impact fees, system improvements vs. system expansions, capacity, and projected capital improvement/expansion projects. Lengthy discussion on these topics followed. Council ultimately was asked to decide between abiding by and continuing with the agreement they already made or rescinding the decision and going a different direction.

After the executive session Christian read aloud the proposed resolution. There was brief discussion regarding the site plan and development name.

Lawrence Barlow moved to adopt Hildale City Resolution number 2020-02-03 interpreting the scope of a development agreement with South Zion Estates, LLC, to include attachment Short Creek Subdivision #13 First Amendment Phase 1 Area. JVar Dutson seconded. Roll call vote:

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

Motion carried.

#8. Executive Session

Present staff and Roger Carter were invited to attend.

Lawrence Barlow moved to go into Executive Session to discuss legal strategy. JVar Dutson seconded. Roll call vote:

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

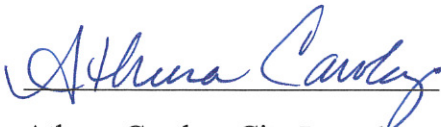
Motion carried.

#9. Adjournment

The afternoon session that was scheduled for 12:00 PM at Zion Cliff Lodge was canceled. With no other business, meeting adjourned.

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 August 5, 2020.


Athena Cawley, City Recorder

