

OPENING

Mayor Lisonbee brought the meeting to order at 6:01 p.m. welcoming all in attendance and leading in the Pledge of Allegiance.

PRESENT

Mayor Marty Lisonbee
Councilmember Debbie Kopp
Councilmember Denny Bass
Councilmember Michael McLaughlin

Town Deputy Clerk Ben Billingsley

MAYORS TOWN UPDATE

The clinic in Hildale held their opening today. The clinic will operate with a sliding scale for service charges based on an individual's ability to pay.

DISCUSSION AND ACTION

1. Public Infrastructure District Presentation

The mayor introduced the presentation of a PID, and the purpose of this presentation is for the Town to understand what a PID is.

Mike Sullivan was invited to present. He and his team facilitate municipal bonds. They help Municipal insurers raise capital for public infrastructure. This has been a financing tool available in Colorado for about 50 years, and has been widely used for 30 years. The new Utah senate bill 228, grants cities and counties in Utah, the power to create public infrastructure districts. These districts finance public infrastructure for new development and redevelopment. Many states use similar tools to finance public infrastructure development. The debt issued by a PID is not a liability of the city and is not backed by city taxes. This debt is imposed on those who buy within the community where the infrastructure is. This would be something that is added to the property tax bill of the properties in the area where the infrastructure is. You cannot form a district without the consent of every property owner within the district. Districts cannot be formed without the support of the town. The Town will be involved with the creation of the new district and will be able to limit the powers of the district and the levy that can be imposed on property. The town can also create more reporting requirements than state law requires. They will also be required to follow all open meeting requirements. The Improvements allowed with the PID may be specified. The PID is governed by a board appointed by the Town. These are land owners or designated representatives of the land owner (Developer Board). After new residents

move into the property the board is filled with elected officials from the PID area (Homeowner Board). This must transition within 6 years and may be shortened or lengthened as needed. An assessment for infrastructure would be a liability for the town whereas a PID is a liability for the property owner through property taxes and the investor that backs the bond. There is a lot of discussion about how this will affect the property owner, the timeline in which it must be repaid, what infrastructure may be included, what should be included in the disclosure documents, what effect does this have on future maintenance projects for the area, and if there should be a PID for each phase or for a project as a whole.

2. Review recommendation from Planning Commission on December 11, 2019 on changes to 10.02.130 Changes and Amendments

The Mayor summarizes that this changes the hearing notice time from 14 days to 10 days. This also makes it clear which body must hear the public at the hearing.

MOTION:	Councilmember Kopp moves to approve the changes to 10.02.130 Changes and Amendments	
SECOND:	Councilmember Bass	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous and the motion carried.

3. Review recommendation from Planning Commission on December 11, 2019 on changes to 10.04.010 Home Occupation Definition

The Mayor summarizes that this proposes a change that a Home Occupation can be conducted in an accessory building.

Mr. Guzman recommends that no employees be included in the definition of home occupation. Employees can have an impact on the residential nature of a neighborhood. He also advised that the number of employees can be restricted, such as only allowing a single employee.

The matter of employees in a home occupation is discussed by the council.

Councilmember Kopp inquires if the type of businesses should be included in the definition of Home Occupation. Mr. Guzman states that it could be challenging to list acceptable businesses.

Mr. Guzman recommends that he and Ben Billingsley work on redlining the document and address this issue at another time.

- MOTION:** Mayor Lisonbee moves that this item be tabled for rewording and be included on the next Town Council agenda.
- SECOND:** Councilmember Kopp
- VOTE:**
- | | |
|--------------------------|-----|
| Councilmember Kopp | Aye |
| Councilmember Bass | Aye |
| Councilmember McLaughlin | Aye |
| Mayor Lisonbee | Aye |

The vote was unanimous and the motion carried.

4. Property Easement and Drainage Maintenance Required for AV-AVR-2-8

- MOTION:** Mayor Lisonbee moves that this item be tabled for a future agenda.
- SECOND:** Councilmember Bass
- VOTE:**
- | | |
|--------------------------|-----|
| Councilmember Kopp | Aye |
| Councilmember Bass | Aye |
| Councilmember McLaughlin | Aye |
| Mayor Lisonbee | Aye |

The vote was unanimous and the motion carried.

5. Water Truck Donation Acceptance from Fred Campbell

Mayor Lisonbee explains that Fred Campbell has an 80's vintage water tender that may need some work to get it operable. The truck has approximately \$20,000 market value. The truck does require a CDL to operate.

- MOTION:** Mayor Lisonbee moves that we thank the Campbell's for the donation and the Town accepts the donation
- SECOND:** Councilmember Bass
- VOTE:**
- | | |
|--------------------------|-----|
| Councilmember Kopp | Aye |
| Councilmember Bass | Aye |
| Councilmember McLaughlin | Aye |
| Mayor Lisonbee | Aye |

The vote was unanimous and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee – Tish Lisonbee/Debbie Kopp-

Cookie Exchange will be held on December 21st at 1:00. Santa will be here with small gifts for the kids. Canned food drive benefits Southwest Recovery and the food bank.

Planning Commission – Cynthia Browning/Michael McLaughlin

Fire Department – Chief Dave Zolg, Jr

Fire Chief reports that the Department has new recruits. Eight people will be attending a red card class, and possibly 2 from Hildale. Winter fire school is coming up where there will be additional training. The Fire Department also received a grant from Walmart and they will be distributing bikes and coats to local kids in need.

Chief is taking a Fire Inspector 1 course.

Councilman Bass inquires how many firefighters are currently red card. Chief reports that there are currently 6 firefighters that are red card.

Code Enforcement –Rich Ososki/Paul Edwardsen

Mr. Ososki reports on current outstanding violations.

Roads and Storm Drainage –

Margie inquires if cinders will be put down on Gooseberry Road. The Mayor replied that they already have road base, and we wouldn't want to put cinders down where there is existing road base.

Mosquito Abatement- Margaret Ososki

Council-

MAYOR OPENS PUBLIC COMMENT

Fire Chief also wanted to add that he put in for a grant for CO detectors that the Department has never had.

MAYOR CLOSSES PUBLIC COMMENTS

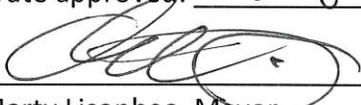
ADJOURNMENT

MOTION:	Councilmember Kopp moves to adjourn tonight's meeting	
SECOND:	Councilmember Bass	
VOTE:	Councilmember Kopp	Aye
	Councilmember Bass	Aye
	Mayor Lisonbee	Aye
	Councilmember McLaughlin	Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:56 p.m.

Date approved: 2-8-20



Marty Lisonbee, Mayor

ATTEST BY: Ben Bell