



Hildale City Council Meeting

Wednesday, November 12, 2025 at 6:00 PM
320 East Newel Avenue, Hildale City, Utah 84784

Minutes

Welcome, Introduction and Preliminary Matters: Mayor Jessop

Mayor Jessop called the meeting to order at 6:03 pm.

Roll Call of Council Attendees: City Recorder

PRESENT

Mayor Donia Jessop
Council Member Luke Merideth
Council Member JVar Dutson
Council Member Terrill Musser
Council Member Darlene Stubbs
Council Member Brigham Holm

Staff Present:

Maxene Jessop - City Recorder
Shawn Guzman - City Attorney (remote)
Chief Rob Radley - Police Chief
Director Jerry Postema - Utilities Director

Pledge of Allegiance: By Invitation of Mayor Jessop

Mayor Jessop invited Council Member Merideth to lead the Pledge of Allegiance in recognition of Veterans Day the previous day.

Conflict of Interest Disclosures: Mayor and Council Members

None

Special Recognitions:

1. City Council Community Recognition and Appreciation Award

Council Member Dutson presented a recognition award to El Cappuccino. He praised the cousins who own the business for their tenacity, perseverance, and pioneer spirit. He commended their confidence in each other and their contribution to building the Hildale community. He expressed pride in their efforts and wished them financial and collective success.

Mayor Jessop thanked Jeremy and Jared of El Cappuccino for establishing and growing their business in Hildale, noting their expansion from breakfast and lunch to include dinner service.

All other council members added their praise.

Mayor Jessop presented them with a plaque that reads: "El Cappuccino, families building Hildale's community."

Jeremy and Jared expressed gratitude and stated they would not want to be anywhere else but Hildale, expressing excitement about continuing to grow and work together with the city.

Approval of Minutes of Previous Meetings: Council Members

2. City Council meeting minutes of 10/15/2025

Motion made by Council Member Musser to approve the minutes from October 15, 2025, Seconded by Council Member Dutson.

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

Motion Carried

Oversight Items: 10 minutes - Mayor Jessop

3. Financial Report and Invoice Register approval

Council Member Dutson had a question regarding the PTIF funds shown on page 14 of the report. It was determined that the question would be addressed to Kipp at the next meeting.

Council Member Merideth noted a discrepancy on page 12 of the financial report, pointing out that water fund revenues were at 19% of the budgeted amount while operating expenses were at 35%.

Utilities Director Jerry Postma explained that this was offset by grant revenues within the same fund. He further clarified that the higher expenditures were due to the installation of a water line for the Innovation Center, for which the city has not yet been reimbursed from the grant fund. The water line was for fire protection and drinking water and included the installation of a hydrant. Director Postma stated that the grant for the Innovation Center would be closed out with the state the following day, and a full report would be available in December.

Motion made by Council Member Dutson to approve the financial report and invoice register, Seconded by Council Member Holm.

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

Motion Carried

4. City Admins report (Department reports included)

Chief Radley highlighted the police department's recent achievement of completing its accreditation in Arizona. He stated the department is over 80% complete with its Utah accreditation as well. He described accreditation as a summit for a police department, involving a review of 178 points by outside agencies and requiring proof of adherence to best practices.

Chief Radley gave special recognition to Ashley from the front office for her outstanding effort in managing the accreditation process. He mentioned that she was honored with a new, special award from the Arizona accreditation body called the "Unsung Hero" award, being its first-ever recipient.

Mayor Jessop, who attended the hearing, expressed her pride in the department and in Ashley's work. She recounted the positive remarks made by the accreditation body about the police department's progress over the past several years under Chief Radley's leadership.

Mayor Jessop reported that the city's annual audit would begin remotely the following week and auditors would be on-site the first week of December. The goal is to have the audit completed by December 31st.

Mayor Jessop instructed City Recorder Maxene Jessop to ensure Washington County officials were aware of the deadline for the election canvass and confirmed their attendance. City Attorney Guzman confirmed he had spoken with the County Clerk and arranged for Jenna Goodwin from the clerk's office to appear via Zoom at the end of the meeting to present the canvass results. Recorder Jessop would print the detailed vote breakdown for the council and public in the interim.

Public Hearing:

5. The purpose of this hearing is to receive public comment concerning a request to apply for a CIB Grant.

Opened public hearing at 6:28 pm

Utility Director Jerry Postma explained that the city is applying for a \$4.7 million CIB grant. The funds are prioritized for water and sewer projects, specifically to cover the cost of two new wells in Utah, water treatment for radium, and a backup generator. The city's required contribution is \$10,000 of in-kind work, not cash.

Mayor Jessop invited public comment.

Elissa Wall - Spoke in strong support of applying for the grant, thanking the staff and council for their work. She stated it is an important opportunity that could solve long-standing problems.

Jared Nicol asked if the project had any connection to the Upper Mesa Special Service District and inquired about the nature of the water treatment.

Director Postma clarified that the project is solely for the City of Hildale and has no connection to the special service district. He confirmed the treatment is for high levels of radium in the water.

The public hearing was closed at 6:32 PM.

Appointments to Boards or Commissions:

None

Unfinished Council Business:

None

New Council Business:

6. Consideration, discussion and possible approval of resolution number 2025-11-001 concerning the CIB Grant Application.

Director Postma reiterated the details of the \$4.7 million CIB grant application, noting the city's only obligation is \$10,000 in in-kind work.

Council Member Holm asked how the in-kind work is tracked. Director Postma explained that the city would track the time and equipment used by city personnel on project-related tasks, such as site grading, and log it on a spreadsheet provided by the CIB.

Council Member Dutson asked if the \$4.7 million amount was still sufficient given inflation since the project was first estimated three years ago. Director Postma confirmed that the original estimate was lower, and the CIB encouraged them to increase the request to the current \$4.7 million, which is considered sufficient to complete the work.

Council Member Merideth asked about the land for the new wells. Director Postma stated the city owns the land for one well site and has an opportunity to secure a lease for the second, which would be discussed in a future closed session if necessary.

Motion made by Council Member Musser to approve of resolution number 2025-11-001 concerning the CIB Grant Application, Seconded by Council Member Dutson.

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

Motion Carried

7. Consideration, discussion and possible approval to rezone parcel numbers HD-SHCR-10-13-A & HD-0-3-35-441, commonly addressed as 1160 N Canyon St, Hildale, Utah from RA-1 to R1-8 zone.

Mayor Jessop introduced the item, noting that the packet includes a summary of the Planning and Zoning Commission's unanimous recommendation for approval, the application, and a map of the area. The Planning and Zoning Chair and the applicant were present.

Council Member Dutson asked the applicant about the development plans.

Caleb Williams, representing the LLC 285 North, stated the intention is to rezone to R1A to fit three small lots on the street frontage, just outside the floodplain. He explained that a small corner of the property is not in the floodplain, and the plan is to build a few small homes there first before undertaking significant excavation to pull the rest of the property out of the floodplain. The R1A zoning's square footage requirements are necessary to fit the properties in that smaller space. To address driveway access, the houses will be built as walkout basements and backfilled up to the street level.

Council Member Dutson inquired about a "crook" in the property line, which Mr. Williams explained was an engineering mistake that will be addressed later.

Council Member Musser asked if having three new driveways would create a safety issue. Mr. Williams responded that this concern was addressed with the Planning Commission. The location of the properties on the bend of the road will improve the line of sight, making it safer than the current easement allows.

Council Member Dutson commented that the planned street realignment in that area will help with the driveway issue and commended the applicant for making an effort to develop a "wild corner" of the property.

Motion made by Council Member Dutson to approve the rezone of Parcel Number HD-SHCR-10-13-A and HD-03-35-441, Commonly Addressed as 1160 North Canyon Street, from R1A to R1A Zone, Seconded by Council Member Holm.

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

Motion Carried

8. Consideration, discussion and possible adoption of proposed program.

Council Member Stubbs presented a proposal for a "Claim a Curb" community cleanup and beautification program. She proposed that each council member and the mayor pick two streets and two different weekends during the summer and fall months to clean those streets, focusing on streets with sidewalks and curbs.

Council Member Holm expressed support.

Attorney Guzman confirmed no formal motion was needed if there is consent from council, Council Member Stubbs can develop the program further. Council consensus was in support. Council Member Stubbs will develop a more detailed map and implementation plan to present at a future meeting.

9. Consideration, discussion and possible approval to issue an alcohol license to El Cappuccino.

Jeremy from El Cappuccino explained they are requesting the ability to serve beer and wine with dinner only (5:00 PM to 9:00 PM, Thursday through Saturday), not during breakfast or lunch service. The request came from customer feedback.

Motion made by Council Member Holm to approve the conditional alcoholic beverage control license for El Cappuccino at 80 West Center Street, Seconded by Council Member Stubbs.

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

Motion Carried

Public Presentations:

10. Consideration, discussion, and possible approval of Resolution 2025-11-002 announcing the official Canvass of the 2025 Hildale City Municipal Election results.

The Mayor and Council will serve as the Board of Municipal Canvassers, as prescribed in Utah Statute 20A-4-301.

(15 minutes - Washington County Election Officials)

Washington County Clerk staff member, Genna Goodwin, presented the official canvass of the November 5, 2025 municipal election results.

Election Results:

Mayor: Donia Jessop 58.51% (552 votes), Guy Timpson 41.49% (391 votes)

City Council (two seats): Terrill Musser 55.32% (elected), Lamont Black 44.68% (elected)

Mayor Jessop and Council Member Musser will be sworn in for new terms in January 2026. Council Member-elect Lamont Black will also be sworn in at that time.

Motion made by Council Member Dutson to approve Resolution 2025-11-002, Official Canvass of the 2025 Election, Seconded by Council Member Stubbs.

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

Motion Carried

Closed Canvassers portion of the meeting at 7:07 pm.

Public Comments: 3 minutes each - Discretion of Mayor Jessop

Washington County Youth Coalition representatives explained their statewide initiative encouraging students to remain alcohol-free during the school year. The coalition provides education and resources about the dangers of underage drinking.

Jared Nicol congratulated Mayor Jessop on winning the election and congratulated Council Member Musser and Council Member-elect Black. He thanked city staff for working with him and noted positive things happening. He raised concerns about Planning and Zoning ordinances being handled administratively. He referenced a recent Planning and Zoning meeting discussion about flag lots where the commission read that flag lots are "permitted," but he noted the ordinance actually says flag lots are "permitted unless" followed by a list of conditions when they are not permitted. He suggested that flag lots, lot line adjustments, and lot splits ordinances should be reviewed to ensure they are "buttoned up and clear." He noted that lot split changes made two or three years ago may not be reflected in what is currently published online. He suggested that until a city manager is hired, these items might need to come before Planning and Zoning or Council instead of being handled administratively.

Mayor Jessop responded that when items are handled administratively, they still go through proper process and are sent to all department heads, everything is checked, recommendations received, and the attorney reviews. She assured Mr. Nicol that administrative approvals are not simply signed off without thorough review. Mr. Nicol thanked the Mayor and staff.

Lehi Steed thanked Council Member Holm for his service on the city council and throughout the city. He congratulated Mayor Jessop on her election and Council Member Musser on re-election.

Utility Director Postema announced the loss of an outstanding employee, Alvey Fisher, who left to join his brothers in construction work in Texas. Alvey served as one of three leads in the utilities department and was responsible for implementing the CMOM program for sewer. Council and Mayor expressed appreciation for Alvey's professionalism and dedication to the community.

Council Comments: For items not on the agenda (10 minutes total)

Council Member Musser raised concerns about emergency response to apartment complexes with A, B, C, and D unit designations. He asked how emergency services ensure rapid response to the correct apartment unit.

Mayor Jessop explained the city is actively working with dispatch services to update GIS mapping for all addresses. She noted this addresses legacy issues from the previous addressing system which created complications when lots were split and new addresses were created. Some addresses will change over the next one to two years. Letters will be sent to all affected residents.

Chief Radley confirmed the police department has extensive protocols for rapidly locating addresses and works closely with fire and medical services. The GIS mapping updates will significantly improve response times and accuracy.

Council Member Stubbs requested replacement of the frustrating taps at the water fill station above the school.

Director Postema explained the current tap configuration is required by ADA compliance regulations and backflow preventer requirements mandated by federal and state law. The city has ordered new M1-style taps approximately five weeks ago (currently backordered) with a lift design that should be easier to operate. The plan is to change three of the four taps to the new style while keeping one ADA-compliant tap. The city will add better signage and create an instructional video with a QR code. Director Postema noted the truck fill station has not been completed, which is why trucks have been using the garden hose connections.

Council Member Stubbs expressed concern about a home that is operating as a treatment center.. She asked what authority the city has to control the number of treatment facilities.

City Attorney Guzman explained that the Fair Housing Act and Americans with Disabilities Act significantly limit what municipalities can regulate regarding treatment facilities. Cities can define "family" in their zoning code, including the number of unrelated individuals. When the number exceeds that definition, it may require a reasonable accommodation request.

Attorney Guzman noted Hildale currently has a one-mile radius ordinance between certain types of facilities. Mayor Jessop indicated she would follow up on the specific property.

Council Member Stubbs reported scattered garbage on Colvin Street above the zoo and football field area.

Mayor Jessop directed her to contact Public Works for road-related issues including debris and garbage.

Council Member Dutson thanked the Dream Center for their Turkey event.

Council Member Dutson expressed concerns about commercial water users filling tanks at city water fill stations, sometimes at night. Director Postema explained the water fill stations are available for public use, including commercial users who pay for water. Once the truck fill station is complete, commercial users will have a dedicated facility.

Council Member Dutson also raised safety concerns about people parking and hiking in the Maxwell Park construction zone despite closure.

Mayor Jessop acknowledged the concern and indicated additional signage may be needed. Council Member Dutson acknowledged most people are respectful but wanted to ensure the city is protected from liability.

Calendar of Upcoming Events: 5 minutes - Mayor Jessop

11. City Council Calendar

Closed Meeting: Request a closed meeting to discuss litigation, security, property acquisition or sale or the character and professional competence or physical or mental health of an individual.

Motion made by Council Member Musser to enter into closed session pursuant to Utah Code §52-4-205(1)(d), Seconded by Council Member Stubbs.

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

Motion Carried

12. Consideration, discussion and possible approval to open the General Plan.

Mayor Jessop explained that opening the General Plan for amendment allows the Planning Commission to review current goals, policies, and community needs, and recommend updates to the City Council. The process involves Planning Commission review, public input opportunities, and ultimately City Council approval.

Motion made by Council Member Holm to open the General Plan for amendment and direct the Planning Commission to begin review, Seconded by Council Member Dutson.

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

Motion Carried

Adjournment: Mayor Jessop

Motion made by Council Member Musser to adjourn meeting, Seconded by Council Member Stubbs.

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

Motion Carried

Motion made by Council Member Dutson to reconvene at 8:02 for missed agenda item Open General Plan, Seconded by Council Member Holm.

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

Motion Carried

Motion made by Council Member Musser to re-adjourn meeting, Seconded by Council Member Stubbs.

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

Motion Carried

Adjourned 8:05 pm.

Minutes were approved at the City Council Meeting on January 07, 2026.



Maxene Jessop, City Recorder



