



**TOQUERVILLE CITY COUNCIL**  
**Regular Business Meeting Minutes**  
**August 16, 2023 at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**



Present: Mayor Justin Sip; Councilmembers: Joey Campbell, Gary Chaves, Chuck Williams, Todd Sands, Ty Bringhurst; Staff: City Manager Afton Moore, Planning & Zoning Administrator Darrin LeFevre, Planning & Zoning Official Ryker Steglich, Recorder Daisy Fuentes, Attorney Heath Snow, Conflict Council Bruce Jenkins;

**A. CALL TO ORDER:**

[https://www.youtube.com/live/wmak8\\_-E3p4?si=b82OXS2fp6iQ9Wta](https://www.youtube.com/live/wmak8_-E3p4?si=b82OXS2fp6iQ9Wta)

Mayor Sip called the meeting to order at 6:00 p.m. Councilman Chaves led the Pledge of Allegiance. Invocation was led by Councilman Williams.

**B. APPROVAL OF AGENDA:**

[https://www.youtube.com/live/wmak8\\_-E3p4?si=D6gl3qNpYeRas2Z7&t=85](https://www.youtube.com/live/wmak8_-E3p4?si=D6gl3qNpYeRas2Z7&t=85)

The Council reviewed the agenda.

*Councilman Campbell moved approve the agenda order. Councilman Williams seconded the motion. Motion carried, 4-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye.*

Disclosures and declarations of conflicts from councilmembers and mayor.

No conflict from councilmembers or mayor.

**C. CONSENT AGENDA:**

[https://www.youtube.com/live/wmak8\\_-E3p4?si=-1Q8pasg1iUZSoBI&t=103](https://www.youtube.com/live/wmak8_-E3p4?si=-1Q8pasg1iUZSoBI&t=103)

1. Review and possible approval of meeting minutes from August 2, 2023 City Council Meeting.
2. Review and possible approval of City Expenditures from May 2023.

*Councilman Chaves motioned approve business items C1 and C2, meeting minutes from August 2 and the city expenditures from May 2023. Councilman Williams seconded the motion. Motion carried, 4-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye.*

**D. PRESENTATION:**

[https://www.youtube.com/live/wmak8\\_-E3p4?si=cQQo4GbFvt7fcTZt&t=160](https://www.youtube.com/live/wmak8_-E3p4?si=cQQo4GbFvt7fcTZt&t=160)

Councilman Bringhurst entered the meeting at 6:11 pm.

1. Intermountain Health Annual Update  
Governing Board Chair, Cyndi Gilbert, The Chief Nursing Officer of the Desert Region, Natalie Ashby, and The RN Assistant Manager for the Hurricane ED, Brandon Bird gave the annual update.



**E. CITY DEPARTMENT REPORTS:**

[https://www.youtube.com/live/wmak8\\_-E3p4?si=WLIL2NHX1UA3T564&t=1185](https://www.youtube.com/live/wmak8_-E3p4?si=WLIL2NHX1UA3T564&t=1185)

1. Stanley Consulting – Toquerville Parkway updates.  
A video and photos of the Parkway were shown to the public and council. The Council and City Staff addressed their concerns and made comments.

**F. BUSINESS:**

1. **Discussion and possible action** on waiving the Town Hall Reservation Fee for Leif Bjarnson Readiness Meetings.

[https://www.youtube.com/live/wmak8\\_-E3p4?si=aoB\\_5z29cDdWD7Gl&t=1698](https://www.youtube.com/live/wmak8_-E3p4?si=aoB_5z29cDdWD7Gl&t=1698)

City Manager Afton Moore presented this item. Leif Bjarnson gave a presentation regarding the meetings. The Council discussed this item. City staff answered questions and concerns from council.

**Councilman Bringhurst motioned to approve Business Item F1. Councilman Chaves seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

2. **Discussion and possible action** on Ordinance 2023.XX – Modifying Toquerville City Code Chapter 1-7-6 Mayor and City Council Compensation.

[https://www.youtube.com/live/wmak8\\_-E3p4?si=iCzwmlXN3vOMrnyf&t=1932](https://www.youtube.com/live/wmak8_-E3p4?si=iCzwmlXN3vOMrnyf&t=1932)

City Manager Afton Moore presented this item. Attorney Heath Snow explained the ordinances for both City Council and Planning Commission. The Council discussed this item. City staff answered questions and concerns from council.

**Councilman Campbell motioned to approve Business Item F2. Councilman Bringhurst seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

3. **Discussion and possible action** on Ordinance 2023.XX – Modifying Toquerville City Code Chapter 10-3-1 Planning Commission Compensation

[https://www.youtube.com/live/wmak8\\_-E3p4?si=X1QDgJk\\_vuIrms4d&t=2331](https://www.youtube.com/live/wmak8_-E3p4?si=X1QDgJk_vuIrms4d&t=2331)

City Manager Afton Moore presented this item. The Council discussed this item. City staff answered any questions and concerns from council.

**Councilman Bringhurst motioned to approve Business Item F3, Planning Commission Compensation. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

4. **Discussion and possible action** on Resolution 2023.XX – A resolution establishing the compensation of Toquerville City Elected and Appointed Officers.

[https://www.youtube.com/live/wmak8\\_-E3p4?si=6CzFRs4-laOgmJaO&t=2373](https://www.youtube.com/live/wmak8_-E3p4?si=6CzFRs4-laOgmJaO&t=2373)

City Manager Afton Moore presented this item. The Council discussed reducing the amount of



council compensation and paying the planning commission alternates. City staff answered any questions and concerns from council.

**Councilman Campbell motioned to have all the numbers in the resolution stay the same, other than City Council's which will reduce to \$300, and allow Planning Commission Alternates to receive \$50 if they attend Planning Commission meetings. Councilman Chaves seconded the motion. Roll Call Vote, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

5. **Discussion and possible action** on Ordinance 2023.XX – Modifying Toquerville City Code Chapter 1-6-3 City Council Meeting Schedule.  
[https://www.youtube.com/live/wmak8\\_-E3p4?si=DEAqBODgZxhk8aKq&t=2778](https://www.youtube.com/live/wmak8_-E3p4?si=DEAqBODgZxhk8aKq&t=2778)  
City Manager, Afton Moore presented this item. The Council discussed this item. City staff answered any questions and concerns from council.

**Councilman Campbell motioned to approve Business Item F5. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

6. **Discussion and possible action** on Resolution 2023.XX – Modifying the Uniform Fee Schedule to modify the Hydrant Meter Deposit, Subdivision Fees and Sound System Rental.  
[https://www.youtube.com/live/wmak8\\_-E3p4?si=7uHxV3J2ZB2DIYe0&t=2969](https://www.youtube.com/live/wmak8_-E3p4?si=7uHxV3J2ZB2DIYe0&t=2969)  
City Manager Afton Moore presented this item and reviewed the modifications to the fee schedule. The Council discussed this item. City staff answered any questions and concerns from council.

**Councilman Bringhurst motioned to approve Business Item F6. Councilman Campbell seconded the motion. Roll Call Vote: 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

7. **Discussion and ratification** to approve an expenditure of \$135,000 for the purchase of real property within Toquerville City limits. A phone call vote was taken on August 7, 2023. (Roll Call vote was 4-0).

[https://www.youtube.com/live/wmak8\\_-E3p4?si=qa6bguzGqNQeDUYn&t=3268](https://www.youtube.com/live/wmak8_-E3p4?si=qa6bguzGqNQeDUYn&t=3268)  
Mayor Justin Sip discussed this item. Councilman Bringhurst was not available for the original vote. He votes aye. The Council discussed this item. City staff answered any questions and concerns from council.

**Councilman Campbell motioned to approve Business Item F7. Councilman Williams seconded the motion. Roll Call Vote, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

8. **Discussion and possible action** on Preliminary Site Plan for Sapp Brothers Travel Center submitted by Sapp Bros Inc. Tax ID T-3-0-27-3410 & T-3-0-27-315. Current zoning is Highway Commercial.



[https://www.youtube.com/live/wmak8\\_-E3p4?si=8GLYrR65V4x8sMpp&t=3386](https://www.youtube.com/live/wmak8_-E3p4?si=8GLYrR65V4x8sMpp&t=3386)

Ryker Steglich presented this item. Jake Heward with Alpha Engineering answered questions from council and staff. The Council discussed this item. City staff answered any questions and concerns from council.

**Councilman Bringhurst motioned to approve the amended Preliminary Site Plan for Sapp Brothers Travel Center with staff comment. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

9. **Discussion and possible action** on re-opening the Engineering Pool to accept Statements of Qualifications (SOQ) from additional firms for Construction Engineering Management (CEM).

[https://www.youtube.com/live/wmak8\\_-E3p4?si=A1zN0NhFUGtA8O5O&t=4265](https://www.youtube.com/live/wmak8_-E3p4?si=A1zN0NhFUGtA8O5O&t=4265)

City Manager Afton Moore presented this item. The Council discussed this item. City staff answered any questions and concerns from council.

**Councilman Campbell motioned to re-open the Engineering Pool. Councilman Chaves seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

10. **Discussion and possible action** on increasing the budget for Fund 41 the Toquerville Parkway Project by \$14,725,500.00 to total \$39,109,958.20.

[https://www.youtube.com/live/wmak8\\_-E3p4?si=5MhZFf682WL-p4fs&t=4492](https://www.youtube.com/live/wmak8_-E3p4?si=5MhZFf682WL-p4fs&t=4492)

City Manager Afton Moore presented this item. The Council discussed this item. City staff answered any questions and concerns from council.

**Councilman Chaves motioned to approve Business Item F10, increasing the Fund 41, Parkway Project to \$39,109,958.20. Councilman Williams seconded the motion. Roll Call Vote, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

11. **Discussion and possible action** on a change order to the Landmark Testing agreement for the Toquerville Parkway Project, Phase A and B. Not to exceed \$150,000.

[https://www.youtube.com/live/wmak8\\_-E3p4?si=Q9G04EBZihwhjMtW&t=4589](https://www.youtube.com/live/wmak8_-E3p4?si=Q9G04EBZihwhjMtW&t=4589)

Councilman Bringhurst presented this item. The Council discussed this item. City staff answered any question or concerns The Council brought up.

**Councilman Bringhurst motioned to approve Business Item F11 to approve the change order for the Landmark Testing, not to exceed \$150,000. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**



12. **Discussion and possible action** for additional paving in Anderson Junction in the amount of \$25,000.

[https://www.youtube.com/live/wmak8\\_-E3p4?si=bkhWTkTXgPNmSVnJ&t=4657](https://www.youtube.com/live/wmak8_-E3p4?si=bkhWTkTXgPNmSVnJ&t=4657)

Councilman Bringhurst presented this item. The Council discussed this item. City staff answered any question or concerns The Council brought up.

**Councilman Bringhurst motioned to approve Anderson Junction payment, not to exceed \$25,000. Councilman Williams seconded the motion. Roll Call Vote, 4-1. Joey Campbell – nay, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

**G. CALENDAR OF EVENTS:**

[https://www.youtube.com/live/wmak8\\_-E3p4?si=67yvC8pH8CAyXfE6&t=4938](https://www.youtube.com/live/wmak8_-E3p4?si=67yvC8pH8CAyXfE6&t=4938)

Mayor Sip reviewed the calendar of events.

1. Toquerville City Neighborhood Market – Saturday, August 19th, 2023, at City Hall (Every 3rd Saturday through October.

**H. CLOSED SESSION:**

[https://www.youtube.com/live/wmak8\\_-E3p4?si=6ziR5xTmTyB2Q4NT&t=5061](https://www.youtube.com/live/wmak8_-E3p4?si=6ziR5xTmTyB2Q4NT&t=5061)

1. Discussion of the character, professional competence, or physical or mental health of an individual.

2. Strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares.

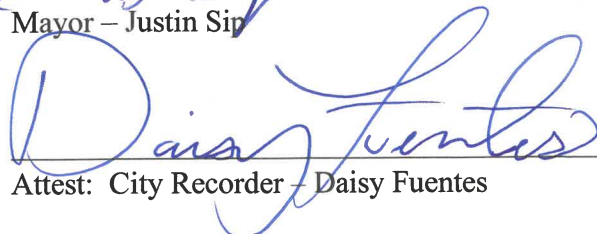
**Councilman Campbell made a motion to move into a closed session to discussion of the character, professional competence, or physical or mental health of an individual, strategy session to discuss collective bargaining, strategy sessions to discuss pending or reasonably imminent litigation and a strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Ty Bringhurst – aye.**

**I. ADJOURN:**

Mayor Sip adjourned the meeting.

  
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Mayor – Justin Sip

9-26-23  
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Date

  
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Attest: City Recorder – Daisy Fuentes

