

Virgin Town
Town Council
August 15 2023
FINAL Minutes

Council

Jean Krause – Mayor
Gene Garate
LeRoy Thompson
Mistie Baird
Paul Luwe

Attendance

Krystal Percival -Clerk
Heath Snow – Attorney
Kent Peterson, Zach Renstrom
Bronwyn Wallace, Cameron Spendlove
Kent Peterson, Carol Boissonnault, Darlene Pope,
April McKeon, Mike Behling,

REGULAR MEETING:

**A. CALL TO ORDER: Jean Krause /PLEDGE OF ALLEGIANCE/OPENING THOUGHT OR PRAYER:
LeRoy Thompson**

B. DECLARATION OF CONFLICTS OF INTEREST - NONE

C. CONSENT AGENDA

1. Approval of Minutes from July 18, 2023 Town Council Meeting
2. Approval of Checks and Invoices for July 2023

LeRoy Thompson made a motion to approve the consent agenda / Mistie Baird seconded / All
AYE / No NAE

D. OPEN FORUM

Limit 2 minutes per speaker, may talk about anything NOT on the agenda.

Mike Behling works with the Virgin River and protecting its wildlife. He wanted to introduce himself and make the Town of Virgin aware that we should consider working with him and checking the number of tubers we have going into the river and protecting the wildlife that's in the river. He stated that he works with Springdale and Rockville.

Cameron Spendlove stated that he was disappointed to see the metal roof put on the Town building, He thought the wood shingles would be put back on.

E. COUNCIL COMMENTS

Jean Krause gave an update on the traffic accident that happened today. A person fell asleep at the wheel and hit another vehicle and several people were injured. She showed a picture of the new town Ballot box that has been installed outside the town hall. We also have a new Public Works building that was delivered yesterday so they will have a building to work out of.

Paul Luwe talked about the water accounts that have been helped in the town and keeping them on track to keep their water bills up to date. Last month the town made a resolution about Pocketville park and since the meeting, he learned that the Town residents had already voted on the name years ago. He wasn't sure how the Town went about choosing the name. But it appears that the Town Council previously had chosen the 3 names to vote on instead of the citizens voting on the top 3 names. The council should develop at a future meeting a procedure that provides that citizens choose the names to be voted on. He also talked about the letter from the Hurricane Valley Fire District and what is going on with the board.

LeRoy Thompson stated that the state won't let a third party get into the sales taxes so our reports will not show that. If anyone would like to donate to the water bill fund that would be great.

F. PRESENTATION

Zach Renstrom of the Washington County Water Conservancy District, Presentation of the 20-year plan for water in Washington County.

Gave an update on the water within Washington County, programs they have and what happens if they run out of water. The water district works with farmers and will continue to work with the farmers. He went over what a 20-year plan looks like and how the district is taking an aggressive approach. How much would the water go up? The older homes wouldn't go up that much but the new homes you would see increase. What would be the increase in the impact fees it would \$13,000+ and would be

going up thousands of dollars. IF Virgin joined the water pooling agreement what would be the conservation plan? With commercial property they can't have a chunk of grass. For homes it really limits the outside turf, only 8% can be turf up to 20%. The rest would have to be desert landscaping. Will there be unlimited water for building projects? Right now, we have a contract and once that water is used up you have no more water, if you join you will be a part of the 20-year plan. But he is retiring in 15 years. But they are still hoping for the Lake Powell pipeline. We also need to look at Virgin's wastewater issues. He would like a ground water protection study.

-5 Min Break -

COMPLAINTS:

A. DISCUSSION ON ITEMS 1 & 2

1. Complaint Against Zion Tubing - Rebuttal by Lori Rose and then further discussion among town council

Lori Rose could not attend the meeting and she submitted a letter of rebuttal. She stated that she had not been contacted by the town about the meeting. Jean Krause read her letter and stated that in the last town council meeting Lori Rose was told she could have a rebuttal. Gene Garate stated that he agrees with the Town's attorney, The tubers are a great for the town. LeRoy Thompson stated that this is a lot to go through to help a small business out. Mistie Baird stated that this is a temporary solution, it's fine it's not forever. Paul Luwe disagreed with the solution and that use is inconsistent with zoning.

2. Complaint against lot owners Ashby and Palmer about Noxious & Nuisance weed control: Submitted by Kent Peterson

Kent Peterson stated that the neighboring properties are having a lot of issues with the noxious weeds. Gene Garate stated that the County has sent out letters to property owners and they will fine them for their weeds. Pule Luwe stated that he has received letters himself about his weeds, so yes, they have sent letters out. Jean Krause stated that we have no way to enforce the code that we have. Heath Snow stated that under Title 4 in the state of Utah the county is in control of weeds. Jean Krause stated that she will write a letter to the property owners and send a copy to the county and at that point it will be up to the county. Kent Peterson stated this is also a fire hazard and this can cause a big issue.

NEW BUSINESS:

A. MOTION AND VOTE FOR ITEM 1

1. Discussion and Approval for Mayor to sign revised contract with Ensign as Development Review Consultant on behalf of Virgin Town with regard to the LaBrie project located at 1420 W/Sheep Bridge Road and Hwy 9.

Heath Snow has sent over the new changes that were talked about at the last meeting and this will get forwarded onto Ensign. (This was approved by Town Council in July 2023 with the changes)

DISCUSSION ITEMS:

B. DISCUSSION NON-ACTION

2. Loan for East Water Tank, Bonding process, Loan Repayment

Jean Krause stated that this has to do with the loan and how much we have to pay back and that is \$54,000 a year for 40 years. We also need to have a reserve account and another reserve account that has 5% of all the infrastructure in Town.

3. Need to increase water rates in order to repay loan for East Water Tank.

Jean Krause stated that because the loan is so high, we are going to have to raise our water rates. This would be an extra \$25 per connection. The council had a discussion on the budget and what they are going to do. They had a discussion with many options and a way to come up with a plan. They need to find out some more answers to the questions they have. Jean Krause stated that they won't release the money into our account and that it will take about 6 months to get everything aligned.

4. Revision of Chapter 56, Master Plan Overlay Zone, to incorporate elements of the new Development Review Committee, Chapter 20.

Jean Krause stated that this includes where the DRC should be included. Paul Luwe stated that this needs to be sent to Planning and Zoning.

CLOSE PUBLIC MEETING AND OPEN CLOSED MEETING (IF NEEDED)

ADJOURN MEETING 8:52pm

Motion to adjourn public meeting

Paul Luwe made a motion to adjourn / Gene Garate seconded / All AYE / No NAE


Krystal Percival Clerk/Recorder

October 17, 2023
Approved Date