



**TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES**

**September 4, 2024 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

Present: Mayor Justin Sip; Councilman: Gary Chaves, Chuck Williams, Joey Campbell, Todd Sands via Zoom, Wayne Olsen; Staff: City Manager Ben Billingsley, Assistant City Manager Darrin LeFevre, City Attorney Matt Ekins, Recorder Daisy Fuentes, Planning & Zoning Administrator Emily Teaters, Public Works Director Jadee Adams, Public Safety Jason Leavitt; Absent: Planning Commission Chair Valerie Preslar

A. CALL TO ORDER:

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/apKfwV0N8B4?si=Hhjk6vyxzwtTX-tU&t=63>

The Council reviewed the agenda.

Councilman Campbell made a motion to approve the order of the agenda. Councilman Williams seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

There were no declarations of conflicts from the Council.

C. CONSENT AGENDA:

<https://www.youtube.com/live/apKfwV0N8B4?si=wFXQFjogvS8VTSFt&t=94>

1. Review and possible approval of meeting minutes from August 21, 2024 City Council Meeting.

Councilman Chaves motioned to approve the minutes for August 21, 2024, City Council Meeting. Councilman Williams seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

D. CITY DEPARTMENT REPORTS

<https://www.youtube.com/live/apKfwV0N8B4?si=BVohgA55pVWuzWlm&t=121>

1. Ash Creek Special Services District Representative
Mike Chandler gave a report on the ACSSD including Confluence Park, Sand Hollow Road and other updates. He answered questions from the Mayor and Council.
2. Hurricane Valley Fire District Representative – Merlin Spendlove
Absent. Mayor Sip reviewed the Fire District's 9/11 event.
3. Toquerville Bypass Road Update – Bob Lamoreaux, Stanley Consultants
Bob gave a report on the bypass road and answered questions from the Mayor and Council. Darrin LeFevre shared his input.



Public Safety Director – Jason Leavitt

Jason gave a brief report on complaints and potential trainings/expenditures needed for his department.

5. Public Works Director – Jadee Adams

Jadee presented a detailed update on several key areas, including the lead and copper report funded by a grant, water sample results, and ongoing water leaks. He also covered the cross-connection program, the AMI EyeOnWater App, staff training and certifications, and the sidewalk audit with its phased plan. Additionally, he addressed asphalt patching and recent park vandalism within the city.

6. Planning & Zoning Administrator – Emily Teaters

Emily gave a report on current ordinances being reviewed by planning and zoning, staff training and reviewed the Planning Commission agenda.

7. Planning Commission Chair – Valerie Preslar

Absent.

8. Assistant City Manager – Darrin LeFevre

Darrin reported on the JUC meeting and projects under their review along with projects at the Planning and Zoning level.

9. City Manager – Ben Billingsley

Mayor Sip introduced Ben as the new City Manager. Ben reviewed the progress made and items he will be focusing on for the time being.

E. CITY APPOINTED REPRESENTATIVE REPORTS

<https://www.youtube.com/live/apKfwV0N8B4?si=-AAIfPVfdvOjIK4B&t=1980>

1. Mayor Sip – Hurricane Valley Fire District/Ash Creek Sewer SSD/DTEC/DTAC/MPO Rep.
Mayor Sip gave a brief report on the boards he is appointed to.

2. Joey Campbell – Ash Creek Sewer SSD Representative
Nothing additional to report.

3. Todd Sands – Wash. Co. Solid Waste & Southwest Mosquito Abatement Representative
Todd gave a brief report on the boards he is appointed to.

F. PUBLIC FORUM:

<https://www.youtube.com/live/apKfwV0N8B4?si=FBplAVWU-TLgZ96Y&t=2155>

Mayor Sip opened the public forum. Lynn Williams spoke during this time. Mayor Sip closed the public forum.

G. PUBLIC HEARING

<https://www.youtube.com/live/apKfwV0N8B4?si=T5tuEpIdSRAEmNSF&t=2329>

1. Public input is sought on a Preliminary Plat Application for Firelight Phase 3 submitted by SRC Landholdings, located at the intersection of Honey Mesquite Drive and Trailhead Drive. Tax ID: # T-3-1-3-330-PV1. Current zoning is R-1-20 Single Family Residential.

Mayor Sip opened the public hearing. There were no comments from the public. Mayor Sip closed the public hearing.

H. BUSINESS:

1. **Discussion and possible appointment** of a Toquerville City Deputy Treasurer.

<https://www.youtube.com/live/apKfwV0N8B4?si=1sO0dF70C0CwSeHW&t=2356>

Mayor Sip introduced this item to the public. The Council and staff discussed this item.

Councilman Campbell made a motion to appoint Hannah Boling to the City Deputy Treasurer position. Councilman Olsen seconded the motion. Motion carried, 5-0. Gary



Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

Discussion and ratification of a phone vote taken on August 22, 2024, modifying the approved MOU with Firelight Development to shift the exception for constructing a model home from Lot 4 to Lot 71.

<https://www.youtube.com/live/apKfwV0N8B4?si=ySJXjwxIAivVI2rJ&t=2419>

Mayor Sip introduced this item to the public.

Councilman Gary made a motion to ratify the phone vote that was taken on August 22nd modifying the approved MOU with Firelight Development to shift the exception for constructing a model home from lot 4 to lot 71. Councilman Sands seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

3. **Discussion and possible action** on waiving the Town Hall Rental Fee for Tirsa Stewart's – All Hallows Eve Toquerville Storytelling Festival.

<https://www.youtube.com/live/apKfwV0N8B4?si=r5t2WatjNIHyNSWW&t=2474>

Mayor Sip introduced this item to the public. The applicant, Council and staff discussed this item.

Councilman Campbell made a motion to approve business item H3 to waive the town hall rental fee for the All Hallows Eve Toquerville Storytelling Festival. Councilman Olsen seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

4. **Discussion and possible action** on a Preliminary Plat Application for Firelight Phase 3 submitted by SRC Landholdings, located at the intersection of Honey Mesquite Drive and Trailhead Drive. Tax ID: # T-3-1-3-330-PV1. Current zoning is R-1-20 Single Family Residential.

<https://www.youtube.com/live/apKfwV0N8B4?si=KCXlMmhu-M2Lx5C5&t=2660>

Emily Teaters introduced this item to the public. The applicant, Council and staff discussed this item.

Councilman Chaves made a motion to approve business item H4 related to the Preliminary Plat Application for Firelight Phase 3 along with the JUC recommendations. Councilman Campbell seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

5. **Discussion and possible action** on Resolution 2024.XX – Constitution Week Proclamation.

https://www.youtube.com/live/apKfwV0N8B4?si=1499Amh0Jqz_JLxA&t=3057

Mayor Sip introduced this item to the public. The Council and staff discussed this item.

Councilman Williams made a motion to approve. Councilman Campbell seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

6. **Discussion and possible action** on Resolution 2024.XX – PTIF Designation.

<https://www.youtube.com/live/apKfwV0N8B4?si=c3RbrgapCqHibT9t&t=3219>

Ben Billingsley introduced this item to the public. The Council and staff discussed this item.

Councilman Campbell made a motion to approve the Resolution 2024.XX for the PTIF Designation. Councilman Chaves seconded the motion. Motion carried, 5-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye;

I. CALENDAR OF EVENTS:

<https://www.youtube.com/live/apKfwV0N8B4?si=5wKWeqAOj8OD9eTI&t=3291>

Mayor Sip reviewed the calendar of events and notified the public on the Hurricane Valley Fire District 9/11 Memorial Event.

J. CLOSED SESSION:

<https://www.youtube.com/live/apKfwV0N8B4?si=eVMmuCC0cPOdbqTI&t=3397>

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

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

Mayor Sip called for a 5-minute recess. Minutes of the Closed Session were recorded and are now on file as a Protected Record.

K. BUSINESS:

1. Discussion and possible action authorizing the Mayor to execute an employment contract with the City Manager.

Councilman Campbell made a motion to approve business item K1 authorize the mayor to execute an employment contract with the city manager with the changes to exclude 1-C and reword 1-C-1 to allow for the coverage of the Planning and Zoning administrator and....

No second or the vote was recorded. This will be revisited on the next agenda being held on September 17th.

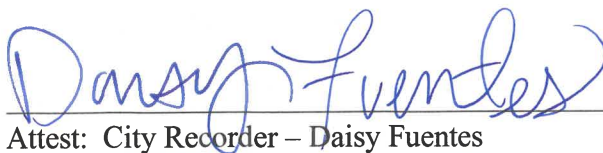
L. ADJOURN:



Mayor – Justin Sip

9/19/24

Date



Attest: City Recorder – Daisy Fuentes

