



**TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES**

**October 16, 2024 at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah**

Present: Mayor Justin Sip; Councilman: Gary Chaves, Chuck Williams, Joey Campbell, Todd Sands, Wayne Olsen (by phone); Staff: City Manager Ben Billingsley, Assistant City Manager Darrin LeFevre, Recorder/Planning & Zoning Administrator Emily Teaters; Virtually: City Attorney Matt Ekins.

A. CALL TO ORDER:

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/YgL7KUMOuno?si=NDjM3HASWvdl91j9&t=96>

1. The Council reviewed the agenda. Councilman Olsen requested an item be added to the agenda for discussion only: a letter of possible recommendation for the Hurricane Valley Fire District Truth in Taxation.

Councilman Chaves made a motion to approve the agenda, item number B. Councilman Williams seconded the motion. Motion carried, 4-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye.

2. There were no declarations of conflicts from the Council.

C. CONSENT AGENDA:

<https://www.youtube.com/live/YgL7KUMOuno?si=d44Gn-qGAco1AIOF&t=124>

1. Review and possible approval of meeting minutes from October 2nd, 2024, City Council Meeting.

2. Review and possible approval of City Expenditures from August 2024.

Councilman Campbell motioned to approve consent agenda. Councilman Williams seconded the motion. Motion carried, 4-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye.

D. PRESENTATIONS

<https://www.youtube.com/live/YgL7KUMOuno?si=yvwDhnrMHP1aOila&t=158>

1. Toquerville Parkway Update – Darrin LeFevre

Darrin provided an update on the progress and timeline for the Toquerville Parkway. He and Ben answered questions from the Council.

2. Culinary Water Master Plan – Ben Billingsley and Darrin LeFevre

Ben reintroduced the Culinary Water Master Plan prepared by Sunrise Engineering, and he and Darrin addressed questions from the Council. Mayor Sip encouraged Council members to review the plan and prepare questions for Sunrise's presentation and possible action at the next meeting.



E. PUBLIC FORUM:

<https://www.youtube.com/live/YgL7KUMOuno?si=vafmD4v6USihKZNz&t=1488>
Mayor Sip opened the public forum. No comments from the public. Mayor Sip closed the public forum.

F. BUSINESS:

1. **Discussion and possible action** on Washington County Water Conservancy District's Reuse Authorization Contract.

https://www.youtube.com/live/YgL7KUMOuno?si=KAVxeFtx6ny5_Vtx&t=1498

Morgan Drake introduced this item and answered questions from the Council.

Councilman Chaves made a motion to table business item F1 - Washington County Water Conservancy District Reuse Authorization Contract. Councilman Williams seconded the motion. Motion Carried: 4-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye.

2. **Discussion and possible action** on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-13A: BMP Business and Manufacturing Zone to modify the allowed use table.

<https://www.youtube.com/live/YgL7KUMOuno?si=7tyLdhXUHKs74IfW&t=3652>

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

Councilman Chaves made a motion to go ahead and accept the changes that were submitted on business item F2. Councilman Campbell seconded the motion. Motion Carried: 4-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye.

3. **Discussion and possible action** on Ordinance 2024.XX – Amending and restating Toquerville City Code 10-14: Light Industrial Zones to modify the allowed use table.

<https://www.youtube.com/live/YgL7KUMOuno?si=AuADBzc0cSdbUGoY&t=3769>

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

Councilman Chaves made a motion to go ahead and approve business item F3 – Amending and restating the Toquerville City Code 10-14: Light Industrial Zones to modify the table. Councilman Williams seconded the motion. Motion Carried: 4-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye.

Emily informed the Council that a hostel is currently an allowed use in the Highway Commercial Zone. With guidance from Attorney Ekins, Mayor Sip and the Council directed Emily to remove this use so that it no longer exists in any zone.

4. **Discussion** regarding time limited parking on City streets.

<https://www.youtube.com/live/YgL7KUMOuno?si=tu0e7-sb7RWJKOVt&t=3921>

Ben Billingsley introduced the item to the public. Councilman Sands noted that he had raised this issue with Ryker in September 2023. The Council and staff discussed the matter, and the Mayor and Council provided staff with direction on the desired changes to the City code.

5. **Discussion and possible appointment** of a Deputy Recorder.

https://www.youtube.com/live/YgL7KUMOuno?si=Pg_ogdFUsZaCxXuj&t=5191

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

Councilman Chaves made a motion to go ahead and appoint Mary Dockstader as the Deputy Recorder. Councilman Campbell seconded the motion. Motion Carried: 4-0. Gary Chaves – aye, Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye.

6. Discussion possible direction on Community Events.

<https://www.youtube.com/live/YgL7KUMOuno?si=DITA33WDIR8IPqT1&t=5291>

Mayor Sip and Ben Billingsley introduced the item to the public. The Council and staff discussed each event, after which the Mayor and Council provided direction to staff for planning current and future community events.

G. CLOSED SESSION:

Councilman Campbell motioned to move into a closed session for the discussion of the character, professional competence, or physical or mental health of an individual and added purchase, exchange, or lease of real property including any form of water rights or water shares. Councilman Chaves seconded the motion. Motion carried, 4-0. Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Joey Campbell – aye.

Minutes of the Closed Session were recorded and are now on file as a Protected Record.

The Council moved back into the open meeting.

H. BUSINESS:

1. Discussion and possible appointment of a Toquerville City Attorney.

<https://www.youtube.com/live/FZ0xJSmKFrI?si=QjDXuUd-bHqcPpD2&t=32>

Mayor Sip introduced this item to the public. Councilman Wayne Olsen joined the meeting via telephone.

Councilman Sands made a motion to approve, as our new Toquerville City Attorney, Jenkins Bagley Sperry Attorneys, and further to authorize a contract between the Mayor and the firm. Councilman Campbell 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:

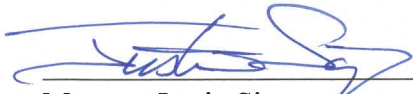
<https://www.youtube.com/live/FZ0xJSmKFrI?si=YaS8pYLWh-KdBvH7&t=92>

Mayor Sip reviewed the calendar of events.



J. ADJOURN:

Mayor Sip adjourned the meeting at 8:47pm



Mayor – Justin Sip

11/06/2024
Date



Attest: City Recorder – Emily Teaters

