

**TOQUERVILLE CITY  
CITY COUNCIL MEETING MINUTES**  
**June 18, 2025, at 6:00 pm**  
**212 N. Toquer Blvd, Toquerville Utah**

Present: Mayor Justin Sip; Councilman: Joey Campbell, Gary Chaves, Wayne Olsen; Staff: City Manager Ben Billingsley, Recorder/Planning & Zoning Administrator Emily Teaters, City Attorney Kayla Gothard; Absent: Councilman: Chuck Williams, Todd Sands.

**A. CALL TO ORDER – 6:00 PM:**

[https://www.youtube.com/live/CrPHn4UnyIQ?si=oU\\_PaKkEmN5noqgN&t=4](https://www.youtube.com/live/CrPHn4UnyIQ?si=oU_PaKkEmN5noqgN&t=4)

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

**B. APPROVAL OF AGENDA:**

<https://www.youtube.com/live/CrPHn4UnyIQ?si=y6Y6WgwGdLzerecb&t=79>

1. The Council reviewed the agenda.

*Councilman Olsen made a motion to approve the agenda order. Councilman Campbell seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.*

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

**C. CONSENT AGENDA:**

<https://www.youtube.com/live/CrPHn4UnyIQ?si=ULRSB5pGEDYsH2M6&t=101>

1. Review and possible approval of meeting minutes from June 4<sup>th</sup>, 2025, City Council Meeting.

2. Review and possible approval of City Expenditures from May 2025.

*Councilman Chaves made a motion to approve the Meeting Minutes from June 4<sup>th</sup>, 2025, and the City Expenditures for May 2025. Councilman Campbell seconded the motion.*

*Motion carried, 3-0. Roll Call Vote: Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.*

**D. PUBLIC FORUM:**

<https://www.youtube.com/live/CrPHn4UnyIQ?si=wpetSFNeVAYflak8&t=133>

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

**E. PUBLIC HEARING:**

<https://www.youtube.com/live/CrPHn4UnyIQ?si=EU67DMp2HB-phD9d&t=141>

*Councilman Campbell made a motion to open a public hearing for the Amended Budget for Fiscal Year 2024-2025. Councilman Olsen seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.*

1. Public input is sought on the Amended Budget for Fiscal Year 2024-2025.  
There were no comments from the public.

***Councilman Chaves made a motion to close the public hearing. Councilman Olsen seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

**F. BUSINESS:**

1. **Discussion and possible action** on the Amended Budget for Fiscal Year 2024-2025.  
<https://www.youtube.com/live/CrPHn4UnyIQ?si=CEFD1bTmSZA75k1B&t=185>  
Ben introduced this item by explaining different ways to approach a budget amendment. He then reviewed the changes made, including an increase to the Toquerville Parkway Fund and a wage increase in the Water Fund.

***Councilman Campbell made a motion to amend the budget for Fiscal Year 2024-2025. Councilman Chaves seconded the motion. Motion carried, 3-0. Roll Call Vote: Gary Chaves – aye, Wayne Olsen – aye, Joey Campbell – aye.***

2. **Discussion and possible action** on an MPDO Modification Application and Site Plan for Residential Planning Area 6 within the firelight MPDO.  
<https://www.youtube.com/live/CrPHn4UnyIQ?si=drXaNdz03AnfeP07&t=709>  
Mayor Sip introduced the item and Attorney Gothard raised questions about the ERU table within the approved development agreement. Firelight representatives, Adam Allen and Stephen Wood, got up and discussed with the Council and staff how they are going to show the transfer of density.

***Councilman Campbell made a motion to approve the MPDO Modification Application and Site Plan for Residential Planning Area 6 within the Firelight MPDO on the condition amend the Development Agreement exhibit C to reflect the new Firelight density distribution. Councilman Chaves seconded the motion. Motion carried, 3-0. Roll Call Vote: Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

3. **Discussion and possible action** regarding the Boulder Ridge Public Infrastructure District Performance Guarantee.  
<https://www.youtube.com/live/CrPHn4UnyIQ?si=jfZpjRXnl67xVXkH&t=1916>  
Attorney Gothard introduced this item providing a summary of the discussion she had with the City Attorney for Hurricane related to what their process was for the use of PID funds. The Council and staff then discussed this item and how the city would use PID's.

***Councilman Olsen made a motion to deny business item F3, Boulder Ridge Public Infrastructure Performance Guarantee. Councilman Campbell seconded the motion. Motion carried, 3-0. Roll Call Vote: Gary Chaves – aye, Wayne Olsen – aye, Joey Campbell – aye.***

4. **Discussion and possible action** on Ordinance 2025.XX – An ordinance amending Title 5 Chapter 1 Section 4 of Toquerville City Code to clarify standards for the keeping of livestock in Single-Family Residential Districts.  
[https://www.youtube.com/live/CrPHn4UnyIQ?si=ncNaPo3bSOfec0R\\_&t=5002](https://www.youtube.com/live/CrPHn4UnyIQ?si=ncNaPo3bSOfec0R_&t=5002)

Emily introduced this item and explained Planning Commission's recommendation. She provided an overview of the modifications made.

***Councilman Campbell made a motion to approve Ordinance 2025.XX with the changing of in the first line of the changes 10-10-A3 to 10-10-A2. Councilman Chaves seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

5. **Discussion and possible action** on Resolution 2025.XX – a resolution designating specific locations and times for the discharge of fireworks within the city limits for public safety purposes.

<https://www.youtube.com/live/CrPHn4UnyIQ?si=c0x5CKAAO300EqGK&t=5144>

Emily summarized the changes made and the Council discussed this item.

***Councilman Olsen made a motion to approve business item F5, Fireworks. Councilman Campbell seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

6. **Discussion and possible action** setting the 2025 Property Tax Rate.

<https://www.youtube.com/live/CrPHn4UnyIQ?si=gF6xC3c36gau3b2O&t=5434>

Ben introduced this item stating that state code requires cities to adopt the certified tax rate. Ben then provided a presentation on how the county comes up with the tax rate and answered questions from the Council.

***Councilman Campbell made a motion to approve Resolution 2025.XX approving the property tax rate for 2025. Councilman Olsen seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

#### **G. CALENDAR OF EVENTS:**

<https://www.youtube.com/live/CrPHn4UnyIQ?si=n3U9lv-Cjmzsxdco&t=6063>

Mayor Sip reviewed the calendar of events.

#### **H. CLOSED SESSION:**

***Councilman Campbell motioned to move into a closed session to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual. Councilman Olsen seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

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

***Councilman Campbell motioned to move out of a closed session. Councilman Chaves seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

The Council moved back into an open meeting at 8:48

#### **I. ADJOURN:**

***Councilman Olsen motioned to adjourn. Councilman Campbell seconded the motion. Motion carried, 3-0. Joey Campbell – aye, Wayne Olsen – aye, Gary Chaves – aye.***

Mayor Sip adjourned the meeting at 8:48 pm.

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Mayor – Justin Sip

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Date

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Attest: City Recorder – Emily Teaters

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