

City of La Verkin

435 North Main St., La Verkin Utah, 84745

(435) 635-2581 Fax (435) 635-2104

www.laverkin.org

La Verkin City Council Special Meeting Agenda

Tuesday, July 15, 2025, 6:00 p.m.

Council Chambers, 111 S. Main, La Verkin, Utah

- A. Meeting Called to Order:** Invocation by Invitation; Pledge of Allegiance
- B. Consent Agenda:** (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)
 - 1. Declarations of conflict of interest
 - 2. Agenda
 - 3. Meeting Minutes: June 18, 2025, Regular and work meetings, June 25, 2025, Special meeting.
 - 4. Checks and Invoices: \$ 297,051.96
- C. Public Hearing:**
 - 1. Class C Alcohol license, Letter of Consent for Zion Hot Springs.
- D. Business:**
 - 1. Discussion and possible action to approve a Class C Alcohol License, Letter of Consent for Zion Hot Springs.
 - 2. Discussion and possible action on the proposed LANTIS Merchandise (Fireworks) Contract and Purchase Order for fireworks.
 - 3. Discussion and possible action regarding the request that specified RV resort pads be designated for extended occupancy at the Luxury RV Resort.

Mayor & Council Reports:

Mayor Wilson:

Blair Gubler: Washington County Solid Waste, Homeland Security/CERT

Wise: Planning Commission/Zoning, Beautification/Trails Committee, Economic Development/Tourism

Micah Gubler: Public Safety, Recreation/City Festivals

Hirschi: Fire District, Ash Creek Special Service District, DTEC

Prince: Southwest Mosquito Abatement, Historical Preservation

Fay Reber: City updates

- E. Citizen Comment & Request for Future Agenda Items:** No action may be taken on a matter raised under this agenda item. This item is reserved for the citizens of La Verkin who have items not listed on this agenda. There is a time limit of 20 minutes with each individual taking no more than 3 minutes.

- F. Closed meeting to discuss reasonable imminent litigation.**

- F. Adjourn:**

Notice of Electronic or telephone participation:

NOTICE OF POSSIBLE ELECTRONIC OR TELEPHONIC PARTICIPATION One or more members of the City Council may participate electronically or telephonically pursuant to UCA 52-4-7.8

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Nancy Cline, City Recorder, (435) 635-2581, at least 24 hours in advance.

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the Spectrum newspaper, posted on the State website at, posted on the La Verkin City website at www.laverkin.org and at the city office buildings 111 S. Main and 435 N. Main on **July 10, 2025** Nancy Cline, City Recorder

City of La Verkin

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La Verkin City Council Work Meeting Minutes

Wednesday, June 18, 2025, 5:00 pm.

111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Patricia Wise, Blair Gubler, Richard Hirschi, and Darren Prince, Micah Gubler, Allen Bice, John Valenti, Richard Howard, Matt Juluson; Staff: Kyle Gubler, Derek Imlay, Fay Reber, and Nancy Cline.

Called to Order – Mayor Wilson called the work meeting to order at 5:00 pm.

1. Discussion regarding Mixed-use.

Derek explained that the hope is for a business owner to try to start a business and if they are paying a mortgage or rent on the business property, they can get down to one payment. Then they have more ability to invest in their project and maybe make that more viable and hopefully at some point in time it gets big enough they can move into a bigger building and expand. The reason we're bringing this up is the hotel that's coming on the corner across from the Maverick, north of the Farmer's Market. In the back they want a retail area with mixed-use.

Mayor Wilson added it's a retail area with mixed-use. That's similar to what they're doing in St. George across from the old pizza factory there in downtown.

Derek agreed. These items are a big push in St. George right now. We have got to spend some time down there and get a bigger perspective on it. The thing that he liked is the first floor is 100% commercial. St. George does a little different. They do a 20-80, 80% commercial on the second floor, 20% residential. And then by the time you get to the third and fourth floor, then it's completely all residential. Depending on what the situation is, you're always going to want that bottom floor to be your business part because we want the sales tax.

2. Discussion regarding Live-Work

Derek explained that the way our codes work now is if it's on the list it's permitted. If it's not, it's not permitted. This almost takes us back into a conditional use. The owner must come before the planning commission, talk about their business and how they're going to live up to the requirements that are in the code. The planning commission have the ability to make sure they meet the requirements. We're introducing live work, which is different than the mixed use. He thought it's more viable that we keep track, and get the commercial tax base out of it, and have the benefit of having a business and living above it. He made some notes on the permitted and prohibited uses. The city code for zoning analysis is clearly articulated that if a use is included, on the list, it is permitted, if it's absent, it's prohibited. The concept functions, much like the conditional use permit, require applicants to present their proposals to the Planning Commission for thorough consideration and potential approval. This process not only ensures compliance, but also fosters a collaboration approach, to urban development.

Kyle clarified that the planning commission would make a recommendation to the council and the council would approve or deny them.

Derek questioned if they include the council or if they keep it with ALUA. We're not really sure how that integrates down. Instead of showing what's permitted they show what's not permitted. He thought that brings a lot of clarity to people that are trying to invest in that type of thing.

Fay is a very good component of the development agreement. The planning commission or the city council decides how they're going to dictate that use or allowance. They can list it in the development agreement along with a penalty phase with it, something the city council and developer would sign, which would give the city more teeth if they violated the agreement.

3. Discussion regarding ADU as short-term rentals.

Derek explained short-term rentals are allowed for a period of 90 days or fewer. When he crossed out the ADU word, it prohibited them. It's not in the actual ADU code. This is in the definition. And so, this is a definition correction that we would make.

Mayor Wilson asked if the planning commission and the city council would be willing to make that change. He didn't want the planning commission to be against something and the city council for it. He would like them all on the same page and to work together on it. There's a lot of detail here that we won't go through today, but if we decide we want to take this up, then the planning commission will go through all the details, city council will do the same thing, and they will decide what to present to the Council for approval. Are you willing as a Planning Commission to undertake this and go through it? The mixed-use and the live-work are coming anyway. Now might be a good time for us to undertake it and look at it and do it the way we need to. He thought sooner or later, we're going to be faced with it.

Councilman Hirschi asked why not discuss it now, no need to have it done twice.

Councilwoman Wise commented she 100% in favor of the planning commission getting on top of the mixed-use and the live-work. We've been talking about this for three-plus years and haven't done it. She thought they wouldn't have The Fields the way it is right now if they had been able to do this a few years ago. She would like another council meeting to decide. This is the first time they have seen the ADUs brought up. She suggested another two weeks to study it before they would take up the planning commission's time on it.

Commissioner Bice agreed to work on the work-live and the mixed-use, the time has come. He thought they had all been in favor of it. They just haven't been able to figure out what it should look like.

Mayor Wilson commented we've got something to work with. You guys can take it, work through it, and present it to the council. Micah and Darren are the two-counsel people that have expressed interest in the ADU's. He asked them to share their thoughts. We discussed it before, but it was too much for the council to consider with the zoning of short-term rentals.

Councilman Prince explained he brought this up when he first came into this position as city councilman and it didn't seem like there was much interest, so he let it die. He explained he loved to travel and loved finding ADUs. He thought it's a nice little benefit for homeowners that they can rent out their ADU. Some of the benefits are if someone lives in that house, and they can rent that ADU, they can keep better track of it before it gets out of control. They become the policemen. When the person lives there, then they can make sure that some of those issues that we're dealing with, like noise, parking and neighborhood disruption can be mitigated. It's hard to buy a house right now, we're at \$530,000 for a median house in Washington County. He didn't think his kids could pay \$530,000 at 7% interest. If they can have an ADU on that property, it might make it more available for younger couples and older couples to make their payments. Older couples want that ADU for their kids when their kids come into town, but the rest of the time they can use that to make a little extra income for them. If it was a long-term rental, then their kids wouldn't have a place to stay when they came into town. Trying to create an ADU in your own house is not really doable. It's obtrusive, it's kind of scary to have someone in your house with you. The gentleman who came and talked in City Council, Dave Walton, he thought he's right, it's not fair that we live in this area where so many people want to be here, and he has this private property, and he can't rent it out. If you're rich you can utilize it and you can build a hotel, but if you're

just an average person you can't use your own property. There are many parts in Hurricane and Washington County that allow it. It didn't make sense to him that it's not allowed in La Verkin.

Councilwoman Wise commented ADU's are allowed on lots over 10,000 square feet just not short-term rental.

Councilman Micah Gubler added that they want them to be short-term rentals.

Councilman Prince commented that's his property. He asked how come Hurricane can recognize it? And Washington County can recognize that. But here, in La Verkin, we can't recognize that you can use your own property. He felt like he was right. He understood that it's not cut and dry. We do affect our neighbors. We affect our schools. There are issues with them. But he sympathized with him also. The other thing that he liked that Hurricane does is if you have .8 acres or more, you can build two ADUs, one short-term and one long-term. And so that helps alleviate some of the lack of housing. If you could build two rentals on your property, that would be a huge bonus for property owners. And they tax us enough. We ought to be able to make some money on our property.

Councilman Micah Gubler added he was right there at the beginning when we just opened up the vacation rentals and then all of a sudden, we realized we're starting to lose neighborhoods. And so that's why we really put a clamp on it was we don't want to lose the community. And a lot of the vacation rentals at that time were owned by absentee owners. He has got two kids that are married and both of them are saying the only way they can ever afford to get a house and they're looking in areas in Washington County where they can have the house plus the ADU that they can rent out because it's the only way they can afford to be a homeowner. It gives them that opportunity. He didn't see a lot of difference between having that living space inside the home of a homeowner here in La Verkin. Or the homeowner has it in an accessory dwelling. There will still be visitors. Sometimes it's too hard to remodel a house and easier to build an ADU.

Councilwoman Wise asked if they are talking about long-term versus short-term ADU's.

Councilman Micah Gubler replied they are talking about allowing both long-term and short-term.

Councilwoman Wise wondered how much detail they wanted to talk about tonight.

Mayor Wilson explained they wanted to get the feel if the planning commission and the city council's willing to discuss it.

Commissioner John Valenti added when we close the vacation rentals there were probably 60 to 80 people waiting on a waiting list. Those people all have properties. They all want to make some money from those properties. He didn't see that a private residence having vacation rental people in it or somebody using their ADU for a vacation rental is any different. It still affects the neighborhood. It still has all of those impacts, and we've kicked this around and around but that would be his reservation about it. If we were going to open it up, all of those places that have that capacity or that capability of having vacation rentals have significant valuation changes in their property. There were places initially that had half a million or a million dollars added to the price of the home. None of that by the way was taxable. He thought if they start picking and choosing who's a winner and who's a loser, then he would probably have an issue with that.

Mayor Wilson added the idea with the ADU is that you have to live in one of the units.

Councilman Micah Gubler explained the protection for the city is built into how we write it. The only way they can have an ADU is if the property owner lives in one of the two. You can't be an absentee owner.

Mayor Wilson agreed that the absentee owners ruined the neighborhoods, because people from all over the country were buying any house that came up for sale in La Verkin, To turn it into a vacation rental, and so they weren't living here, and whoever was managing it for them didn't deal with the rowdy groups that were coming in and renting the place. But if you were a property owner, and you had an ADU and they were causing some trouble, you're right there. You're the policeman. They're causing trouble for you, too.

Commissioner Bice commented that when we opened the door on the vacation rentals, the argument was these people are here to vacation. They'll be quiet at night because they've been out at Zion and places exercising all day. And living two doors down from one, that's not the case. He has broken beer bottles thrown in his pasture. His mother lives a block away, can hear music at 2 in the morning sometimes. You call the police. They come say don't do that, and before their car is gone, they're back to doing it. The police write them a ticket, and they take that with them back to wherever they come from. It's not enforceable. He wasn't sure it was going to be enforceable living there either.

Councilman Prince added some jurisdictions he has gone to; they fine the homeowner for noise violations. Is that legal?

Commissioner Juluson agreed it's just hard to police. It's hard to get someone out there, and how do you go about doing it.

Councilman Micah Gubler commented it's hard if it's only the renter on the property, and so no one's there.

Commissioner Juluson commented that one place in Hurricane, it's a small cul-de-sac, and more than half the homes have an ADU's detached or attached. And usually those ADUs are smaller, so there's not more than four people. There are not 12 or 16 people that come, multiple cars, usually it's just one small family or a couple. And everything he has heard from them is they really don't notice people on the streets. They can't park on the streets obviously because that cul-de-sac is so small, but they all have separate parking spaces for them, they have signs that say park here, and no one really recognizes them on the street because the ADUs are smaller, and they don't cause as many problems as the bigger whole homes do.

Councilman Prince commented that his brother had that big home on Thrill Hill, and it was always full of vacationers. The big homes had a lot of problems. It was a nightmare. Three families would rent it, and it was just a lot. He owns those behind Wells Fargo, and they're all one studio, and he has zero problems with them because they are the people that go hiking and then get there late in the evening and then leave early in the morning. The big ones are a pain.

Mayor Wilson commented that he has a vacation rental next to him, a three-bedroom home, it's been there for three, four, five years, he doesn't even notice people come over there because the people that have been there haven't been rowdy or anything like that. He noticed today there were six young kids that were in there and he didn't even know that they were there until they drove away.

Councilwoman Wise commented that John brought up a couple of good points. So, let's say we did this and all of a sudden people can build ADUs in their backyard to be used as short-term rentals. They can build ADUs in their backyards now and have them long-term rental, which is a big need. She asked Derek how many building permits has he got in the last year since we passed the ADUs in a backyard, a handful?

Derek replied probably six or seven.

Councilwoman Wise continued now we're going to allow short-term rentals. Those properties just went up dramatically in value. The people who are living there could easily sell it to somebody else, get a good offer on

it, whatever, if they wanted to. And those people would say, yeah, they're going to live there, but maybe they have extended family, and so who's actually the resident? And how do we police that, and all of a sudden that value's gone sky high. It's increased the market so that people, young people who do want to purchase a home now are priced out of availability even more. She thought this was going to end up exactly the same way we saw the short-term rentals. When we did the short-term rentals and we capped it off, she thought at 100 total, and we can't have any more. Christy did a report for us, and only 23 of those 100 units are owned by residents, and 20 people own those 23 units. So out of 100 vacation homes, single-family homes, only 20 of them are residents in town. She thinks that within a short time this would end up being the same thing and look how long it's taken us just to get on board to have to hire a company to police the existing short-term rentals. How are you going to determine if somebody's really the homeowner? Can you imagine the leg work and the time that it would take to go through the County and all of that. She felt that it's foolish to enter this saying that the owner has to be a resident and live in the main house.

Kyle commented that the company that we hired has programs to identify illegal homes.

Councilwoman Wise added they are not doing anything to help the affordability of families here in La Verkin. We're helping people who want investment property, and we're helping just a small handful of people who have the income, and the wherewithal to build an ADU. But if the first time we did this and allowed the ADUs, detached ADUs, if it had been such a great deal for residents, we would have a lot of them right now, and we just don't. She didn't think people could afford to do it. But somebody coming in and buying a property with money could certainly afford to do it.

Councilman Micah Gubler commented having owned one, to get into a full-size vacation rental is a huge investment, where it puts the affordability into a lot more housing if it's an ADU size. Because not many people have the money to be able to own separate rental properties. He thought it's very similar to this mixed-use or live-work. We're saying that there's a way that they can take advantage of the property and make some money. It's a smaller investment.

Councilwoman Wise added that she asked how much it would be to build an ADU. 1200 square feet are allowed, and it was still \$300,000. It does give the potential for those people who could invest that kind of money to build an ADU on their property, the chance to have long-term rentals, which if you look at Facebook, people are just dying to get rentals in La Verkin, so there is a need. She felt making it short-term rentals, it's going to turn into investment property. They will make more money on short-term rentals, that's been documented, that if you have a long-term versus a short-term, and it's full all the time there is a profit to that.

Councilman Blair Gubler commented he has listened to everybody's comments but he lives next to three Airbnb's and they park on the street continually and one of them is a modular with only two bedrooms and they'll, just bring the kids in vans and they sleep out on the lawn or the front, there's no way you're going to stop them. You can call the cops, it's like they don't show up or they'll show up and give them a warning but by the time that happens it's one o'clock. He has had a lot of nightmares with the Airbnb's because he has three of them right next to him. He had kids live in his house for three years as a couple. They had their own bedroom and their own bath. It was great. It's one of the strongest relationships; he has in his family. And we have a strong relationship with them. Grow with your kids. Don't stick them out in some shack that they live in. That's no good for them. It isn't any good for you. Isn't that what we're here for, is to get raise our kids and love them and help them as much as we can? But that's the human side of it. Patty opened up an avenue where she was looking down the road to see where the prices would go on a piece of real estate if they had one. And those prices will go up, which is going to drive the houses right next to it that can put one in that don't have one. Their price is going to go through the ceiling. There are realtors out there right now that are advertising homes that can be turned into Airbnb's, even though we've outlawed them. The realtors still are pushing them, and yet they're not legal to have anymore. If we open this door up, it's the long-term things we are going to have to look at. It's the long-

term kids, it's the long-term school, it's the long-term street, it's the whole work. He knows, personally, that one individual built homes, turns them into Airbnb's. He's building one right now right across the corner, and he owns four of them in town now. He doesn't live here.

Commissioner Richard Howard commented that if you look at Virgin and what happened to that place, you'd think, oh my goodness, what were they thinking? They have destroyed the center of the town with all of those RV places. There's not really a community, per say. Maybe they weren't looking because there wasn't a yellow light that says, let's slow down and look at it. So it goes back to your point, Mayor, that says, if we're going to look at this. Hugh and

Sherman, they have both long and short-term rentals. There is more money when you can rent it out daily or weekly or monthly, by the month, and in the wintertime that's what Hugh and Sherman will do because they can't get the short-term that pays them. He didn't think La Verkin is going to want to look like Virgin. Going back to your main point of should we examine it because there's an opportunity for our kids to make more money. But what is the real purpose of an ADU and what does it do long-term to the town? The county is saying that 40% of the homes sold here are cash. At least if we look at it, it may be an advantage, but it might need at least a caution light to study.

Mayor Wilson commented that's what he wanted to bring up tonight. Are you willing to take it up now? That doesn't mean it's going to happen, but the Planning Commission can examine it. We can do the same thing as the City Council and make a decision whether we would want it or not. Same with this live-work and the mixed-use. He thinks it's coming, and they might as well make sure it's done right if it is coming.

Councilwoman Wise commented that it's just a request. It's up to Alan who sets the agenda for the Planning Commission. She feels that the mixed-use and live-work are not coming to us, it's already here. She would personally like to see the planning commission be able to focus on those because they're big issues and not take on any other items except for maybe a small study addendum. In other words, do not make the ADUs equal to the time spent on the other two topics until those two topics are resolved a lot further or as far as they can go without a break. That would be a request from her. The CIMPA for interstate rock was very, very important and it was on the timeline so we had to do it but that's taken up almost three months of both planning commission and city council for one permit for a business. She would like to see the weight of the Planning Commission focus on these other things if that's what they want.

Mayor Wilson agreed and was only asking if they were willing to take it on.

Commissioner Bice replied that as a member of the Planning Commission he is hesitant to take the cork out of that bottle just because it's probably been six years ago that we started fiddling with vacation rentals and it seems so good and there were so many unforeseen, at least by him, consequences that happened. Every vacation rental, small vacation rental takes a house away from that young couple trying to find some place to live locally. He is hesitant to but not completely opposed to it because he is appointed and y'all are elected. If they feel strongly about it, we'll go back there again. His knee-jerk reaction right now is they finally kind of got a quirk in the bottle, it doesn't seem wise to pull it back out.

Mayor Wilson added that we've got two councilmen that if they wanted to, they could put it on the agenda for the council. He doesn't want to be fighting each other on it. He likes a spirited debate on these things. He can see the good things about it and the bad.

Commissioner Juluson added that he thought when they initially tabled it and put a cork in it, there was a lot of chatter from the state of Utah, because they had just done the attached ADUs, was going to come through and do something with the detached ADUs. They didn't really want to get ahead of that. They wanted to kind of wait and see what the state of Utah did. But he doesn't think they've done anything. They didn't want to pick it

up because we didn't want to jump in there and then have to switch gears all of a sudden. But we did enough work on it, so if they did bring down the pipeline, we had something that we could quickly put into place.

Commissioner Richard Howard commented that whether it's live-work or mixed-use or rental property, it is so difficult for anybody to live here or even rent. Is the purpose of La Verkin going to be something that would be to expand vacation rentals, or is our purpose to make it more possible to find rent.

Councilman Micah Gubler agreed they were so traumatized by the vacation rental. He was at both ends of it, opening the floodgate and closing it. He doesn't view it as promoting vacation rentals but as an opportunity for someone that wants to live in La Verkin to be able to afford to do it. Just having kids that would like to be able to, but there's no way they could ever live in Washington County unless they find a way to supplement their income to help pay for that entry level.

Commissioner Valenti added that we buried in the code somewhere that if you had an older building on your property, a garage or a structure that existed, you could actually make that into a B&B, but you couldn't construct a new building to make a B&B at one time. We've kind of tinkered with the code here and there, but it's brought us to where we are. It's kind of like, as Patty was saying, those that can afford to build a \$200,000 or \$300,000 structure can now use it for basically short-term rental. It's not going to be a home for kids. It's going to be an earning property. And then the cost of that property is just going to inflate. It's going to inflate neighborhood costs. All those properties around it will gain in value no matter what you do.

Councilman Prince replied that that's going to mitigate itself here shortly with all of the vacation rentals that are coming on the market. He didn't agree the value that we are seeing is going to continue to rise. With this development at Gateway over there by Walmart just that one alone, there's thousands of vacation rentals coming.

Councilwoman Wise added that's another thing, is the surrounding area. What are all these things doing to our hotels that we already have and hotels who want to come in? That's an impact because she avoids hotels, if there's any way she can. She enjoys the short-term rentals. The single-family homes or the apartments, wherever it might be, it's almost like being home with the amenities. But we have so many hotels that need the business or the handful that we have, and all our general commercial property will allow hotels maybe about 10 more hotels.

Mayor Wilson commented that we have hotels that want to provide a section of vacation rentals as well. He didn't think the hotels are against vacation rentals, they realize that people like both.

Commissioner Bice added that years ago the state published ownership of vacation rentals, and he forgets the statistics, but Hilton had like 20% vacation rentals in their hotels in the state of Utah. He agreed that hotels are getting into that game too.

Commissioner Juluson commented by doing this would they not allow patio homes? There would be no room on a small lot to build an ADU. Would we end up taking out patio homes and so then there's fewer smaller homes that are affordable for bigger lots? There could be a casita and would that decrease the number of homes which then would increase the rate overall so the prices overall. Would that net zero our affordability by doing so or does it make it all affordable. He didn't know if people would still want to make those smaller homes when they could get a bigger lot, and put a casita on it. Then you must pay more for a bigger lot and a casita and everything else another \$200,000 or \$300,000 for that. We've worked on making smaller lots.

Mayor Wilson added he has noticed a lot more smaller lots coming into the surrounding area. Just like the one they just did, the 6,000 square foot lot here in town. That turned out way better than he thought it would. They

have really nice homes in those small lots, and he didn't know if the people could afford those homes, even on a small lot.

Councilman Micah Gubler said they were asking over \$600,000 for those homes.

Commissioner Juluson added they are trying to build some small homes in Hurricane Heights. They're just a patio home, 4,000 square feet, takes up pretty much the whole lot, and they're trying to do under \$500,000.

Councilman Micah Gubler added that there's no backyard, there's nothing. He was shocked because he thought that would be kind of affordable, but it was listed over \$600,000.

Commissioner Juluson commented every developer is going to come in and want bigger lots because they can get a premium. They can say this lot is big enough for an ADU, and he is going to sell it for more.

Mayor Wilson asked if the planning commission would take up the mixed-use, live-work. And then maybe after that's done, look at the ADU's, if they want to.

Councilman Prince added there's not any rush. Look at those two and then when they're done with those two, see if we want to look at ADU's. We can look at some other cities and see what they do.

Councilwoman Wise commented that Hurricane still has so much undeveloped property. They can afford to do anything they want on short-term rentals and still have long-term housing. And Washington, they're not in the same boat as Hurricane, but they have so much more land than La Verkin does, so we do need to be very careful with what we do.

Councilman Richard Hirschi asked if they develop the topside does La Verkin provide the water.

Mayor Wilson explained if they are in La Verkin then we supply the water. We have commitments from the Water District that they'll provide water for us. They have a 20-year plan for that, and they'll go beyond that as well and we're working on a deal where we can secure water for probably a complete build out.

Mayor Wilson ended the work meeting and asked everyone to go to the council chamber to start the city council meeting.

B. Adjourn:
The meeting adjourned at 5:55 p.m.

Date Approved

Mayor Kelly B. Wilson

ATTEST:

Nancy Cline
City Recorder

City of La Verkin

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La Verkin City Council Meeting Minutes

Wednesday, June 18, 2025, 6:00 pm.

Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Patricia Wise, Blair Gubler, Richard Hirschi, Micah Gubler, and Darren Prince; Staff: Kyle Gubler, Fay Reber, Derek Imlay, and Nancy Cline, and Chief Nuccitelli; Public:

Called to Order – Darren Prince gave the invocation/thought and Pledge of Allegiance at 6:00 pm.

A. Presentation:

1. Nick Wright, HVFD

Nothing to report.

B. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Meeting Minutes: June 4, 2025, regular meeting.
4. Checks & Invoices: \$ 423,877.57

The motion was made by Councilman Richard Hirschi to approve the consent agenda as written, including the minutes of June 4, 2025. Checks and invoices in the amount \$423,877.57, second by Councilman Micah Gubler.

Roll Call Vote: Prince-yes, Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion carried unanimously.

C. Business:

1. Review and discussion regarding the county advisory board and planning commission's recommendations for Interstate Rock Products application for CIMPA.

Fay explained that now we have both recommendations from the county advisory board and the city planning commission, which had just decided that last night's planning commission did call a special meeting in order to get to tonight's meeting. That's why we didn't have it sooner. We'll have a discussion on it tonight and set a public hearing for July 16th. At that public hearing we'll have more discussion and comments from the public and then hopefully be able to be in a position to make a decision at the end of that meeting. If somebody makes a motion to either approve or disapprove, we'll also need to make sure that we attach any conditions that we may want to attach to the approval, and any findings that we need to make in order to substantiate our decision. When we can discuss the recommendations from the Planning Commission and their conditions, they've attached to it, and also their findings, and if we determine that there are additional findings that we want to make, or if we feel like there are other conditions that we want to attach to it, we can also make that notation so that, again, when we come to the meeting on July 16th, then we'll be in a position where we can adopt our findings. It's a good idea just to read through the recommendation from the Planning Commission. It's fairly short, it's only two or three pages. If there are questions, concerns, or issues that we need to flesh out, then we should do that. So, it's all part of the minutes.

This is the planning commission recommendation regarding the creation of critical discussion materials protection area from June 17th. The motion was made after discussion relating to the five criteria set forth in Utah Code 17-4305. The Planning Commission passed a motion recommending approval of interstate rocks application for the construction material protection area, subject to certain modifications conditions as follows. Those recommendations for conditions or modifications were:

1. That the nature and extent of Interstate Rock's future operations on the central property be limited in nature and scope, and the same or similar operations now being conducted by interstate rock owners. That's just simply a restatement of what interstate rock has always told us, that they just simply want to be able to continue, doing what they're doing.
2. That future extraction operations within the protection area be confined to those areas scheduled by Interstate Rock for the next 30 years as shown in Exhibit A. Exhibit A is that that they provided a couple of meetings ago showing where they would be operating for the next 15 years, next 30 years. What we're suggesting by this condition is that they will confine their extraction operations to those areas. Now processing materials, they'll continue to keep their processing equipment, but that's where they'll be extracting materials over the next 30 years. under approval in the protection area.
3. That the approval of the protection area be subject to Interstate Rock's agreement not to seek the establishment of a concrete batch plant or asphalt plant with in the protection area. Again, this is stated publicly numerous times, they don't want a concrete plant. All these conditions will go into some sort of agreement. We will have them sign.
4. That approval of the protection area be subject to Interstate Rock's agreement not to seek to expand of its sand, rock and gravel operations to "new lands". As defined under the Utah State Code.
5. That approval of the protection area be conditioned upon the Interstate Rock's agreement not to use the protection area as a storage site for inoperable, worn out, unused or abandoned equipment, vehicles, trash, debris, or other construction materials that have no useful purpose.

Councilman Micah Gubler asked if the last three would be in one agreement.

Fay explained what we would do is we would have a motion if we approved it we would have a motion to add these conditions by way of agreement we would prepare the agreement and then, The CIMPA wouldn't take effect until that agreement was signed and recorded.

6. That provision would be made for the extension of Main Street over, across and through the property in a manner satisfactory to the city of La Verkin. And which meets the terms and conditions of the access, roadway, and easement created in March 2006. And recorded at the office of the Washington County. That's the agreement Interstate Rock signed with Trail Ridge. That agreement sets forth the timetable for extension of Main Street and how it's to be improved and all those kinds of things. Interstate Rock has repeatedly said that they're willing to stand by the terms of that agreement. And so that's what that calls for.
7. That Interstate Rock provides a Plan of Reclamation describing (a), how disturbed areas will be graded and restored to a condition suitable for post-extraction land use. (b), types of vegetation to be planted seeding rates, and methods. (c), time schedule for reclamation phases of the project, and (d), methods to be used for dust control, erosion control, and for the prevention of the accumulation of water that might contaminate sources of water supply or become a breeding ground for mosquitoes.
8. Avoid access to 740 North using Main Street to SR 9. Public roadway connections shall be constructed and repaired a the property owners expense, or as provided by an agreement of the property owner.

Councilwoman Wise had a question about number two. We're creating a kind of development agreement as an attachment to the CIMPA. And so, they get the CIMPA, but we get these conditions. On number two, it says that because they had it on their map with their 30-year plan, you've got 30 years listed. It is interesting to know that the CIMPA is only good for twenty years, so we're asking them to hold to the next 30 years. She would like it to be tweaked just a little bit where we don't lose ground, but she thought it's hard for a business to commit to something that long term, because they don't know what's going to happen. And maybe this could be worded differently, where the city still gets what we need, but she wondered whether Interstate Rock would sign off on this particular definite year term.

Mayor Wilson commented that the CIMPA gives them 20 years, and then they have an option to extend another 20 years.

Fay agreed that is how the CIMPA works. It lasts for a period of 20 years, but in the 20th year, if the parties want to, they can go through a process for extension. It requires adhering to some other kinds of things

Councilwoman Wise has a question about number four, the gravel extraction operations to new land defined in the code. So there again, that's not part of CIMPA.

Fay explained that code section is not part of CIMPA, but that is part of their promise to the city that they would not extend beyond where they are now.

Councilwoman Wise added that number three states they're not going to establish a concrete batch plant or asphalt plant within the protection area. I'm not sure why we need to call out within the protection area. Just simply that they're not going to establish one at all within or out of the protection area.

Fay explained that because of the CIMPA, we're only enacting rules and regulations that apply to the CIMPA.

Councilman Micah Gubler added we're not giving up anything outside of the CIMPA, which means they'd have to come and get approval and everything.

Councilwoman Wise explained her thinking that the chances of it happening from how they've explained it, it would be a stretch to think that they could put in a batch plant, asphalt plant, inside or outside of it, but that's been a major sticking point with the people from Toquerville, and to be honest, it should be a sticking point for us. She was wondering, since all of these are addendums to the CIMPA, can we just say no on it, period, or not? Is that a zoning thing?

Councilman Micah Gubler commented he thought it would be a zoning issue, and the city doesn't allow it. He thought what Fay was saying is within the CIMPA we're giving up some possibility to regulate these things.

Fay explained that it's not allowed in La Verkin and it's not a vested use to be protected under CIMPA.

Councilwoman Wise was concerned that it stated "not allowed" in the protected area and they might think there is some leeway to open one up in another area.

Mayor Wilson added they would have to come to the city for approval to open one.

Councilwoman Wise continued to ask about the Development Agreement with Trail Ridge. It's referenced in number six, and it came up in one of the meetings that the road width conditions for that road are not what the current, City of La Verkin road conditions are. We require wider streets now than what was originally allowed. And what Interstate Rock promised Trail Ridge. The roads are in La Verkin, if a road is being built, it's within La Verkin, so the fact that we say that the road must be satisfactory to the city of La Verkin. Will that allow us to require a wider road to today's standards, even though the development agreement with them says differently?

Derek replied that they contracted out or agreed to back in the day, and that's just so that Trail Ridge got access to secondary access or emergency access to be able to continue to develop. He didn't think they were thinking standards at that point, but Interstate Rock has been developed, so we wouldn't accept that as a dedicated city road. It would just be a road to use secondary access to Trail Ridge. The road would come up to the 60 foot

requirement when they were developing and push the development into that area we would make that become a full 60 feet.

Councilwoman Wise asked about the protection area access primarily is 740 north unless, circumstances require otherwise. Derek and she talked about this for a bit so right now all of their traffic leaves the plant and comes on Main street to SR-9 and then its going up the hill toward Springdale but we've got the RV resort there which has a nice amount of traffic and then we've got the River Rock drive-through so a lot of congestion of big vehicles at that intersection gets a little hairy. From the time that Interstate Rock first approached us about the CIMPA several years ago, she was always concerned about secondary access. She wasn't too concerned when they would use it and have it, but she wanted them not to always rely on Main Street. They're already using 740 North, and she thought what they did was if the gravel trucks are going or coming from the north, or if they use 740 North, if they're going to Springdale then they use Main Street. They may want to counter this, and she would be willing to leave it at their discretion as long as there are two access. And let them decide which is the primary one. The primary would be what works best for their business. In the CIMPA, it wasn't called out at all about a second access. When the county did this, they actually listed Main Street as the primary and using 740 only as needed. But she thought that this is primarily using 740 more.

Derek replied that the point that needs to be made is that when all are available, use 740 to get out. Because it wouldn't be very smart of them to use SR-17 to come back up the hill. We want them to make a point of that to the drivers, to the people running the pit, that if at all costs, that you can defer to use 740 North. The county actually did have a provision on their part that said they would be responsible for all the damage by those trucks. But you can also tell the damage they're doing with those trucks running on 740. He thought they could leave it up to their best practice to make a fairly strong comment that would be our preference.

Councilman Micah Gubler agreed they should be responsible for the damage to the roads. Whenever a project goes on and you have dirt coming in and out, the trucks running it, it tears the roads up. He asked if that was an ongoing thing?

Derek pointed out that they truck product over to the bypass road, and they'd bring those three trailers with them, and they would be turning, so as they were turning their wheels, that would just kind of grind that area open. And then once you get an open area, and you start getting rain, then it will continue to deteriorate and get bigger. We've talked to them multiple times about that. We accepted the street. The streets are supposed to be built to take traffic put onto them. He did like the fact that if that's going to be one of the major streets he likes that provision.

Councilman Prince asked if Interstate Rock had read these recommendations yet and if this would help with the residents of Toquerville.

Fay replied that it includes all the items that we had previously talked about and included in the proposed agreement to resolve the entire thing, and that it was acceptable to them. He also mentioned that the recommendations of the advisory board include a lot of other additional items besides this. And might want to augment what we have here with additional items included, something we'll want to talk about.

Derek added the planning commission agreed to this last night, was in what the county did, and Interstate Rock paid the bill to do that. We've not had any negative comments come back from it.

Councilman Prince commented it would be nice to try and accommodate everyone. He knows that's not possible. It would be nice if we were all friends.

Councilwoman Wise asked if the city councils going to study the county advisory document tonight. Is there time for Interstate Rock to get this done.

Fay commented that the Utah State Code says it needs to be done by August 1st. We could hold a special meeting to do it. The July 2nd meeting could be cancelled and that only leaves us with the public hearing on July 16th. He wanted to have another meeting before the public hearing. They could go over the county advisory board's recommendations. They were very detailed.

Mayor Wilson added that it is critical infrastructure and that pit needs to be important. Just because of the costs of getting gravel and sand outside of the area would increase the cost of everything. But it is critical and at least that was their main point of argument.

Fay explained when we set the public hearing we are required to give notice. At least a seven-day written notice which describes the area. Which advises people that there is a public hearing, and all people are allowed to attend. And then we are required to summarize the advisory board recommendations and summarize planning commissions recommendations. He had already done that in anticipation of that notice.

Councilwoman Wise asked if they could go over that tonight and not have an extra meeting. She was concerned that the other attorney would fault them for not being more thorough.

Fay added they could review the planning commission's findings. There are still some findings to review. And then we can move on to the county advisory boards.

Mayor Wilson commented that you have a summary of the advisory board. Maybe we could read through that. And if there's anything that we need to discuss, we can go to each one of those. Because there's nine pages. And they were very thorough about what they went through.

Fay continued with reading what the commission based their motion on findings. These findings are centered on those five requirements, the requirements and criteria that they're taking.

1. Interstate Rock's use of the property for extraction of sand, gravel and rock constitutes a critical infrastructure materials operation and is eligible for consideration as a Critical Infrastructure Materials Protection Area under Utah Code 17-41-101 et. seq.

You remember Tim Anderson arguing that interstate rocks shouldn't be allowed to apply for this because they were real estate developer. What this is saying, one of our findings is, in fact, this area does qualify.

2. Interstate Rock's sand, gravel and rock extraction operations have been conducted continuously on the property for 30 years, long before encroaching residential development in the vicinity of the property was approved or constructed.

This is a note to remind them they were there long before anyone else was.

3. Interstate Rock estimates that there is a sufficient supply of sand, gravel and rock to sustain extraction operation's on the property for at least another 30 years. Making it highly valuable land for critical infrastructure materials operations.

That is one of the five criteria.

4. Although the property is zoned R-A-1, Interstate Rock's sand, gravel and rock extraction operation has been recognized by the city as a legal, non-conforming use from the time of its annexation into the City of La Verkin. That means if we don't grant the CIMA they can still operate under the non-conforming use.

5. Because Interstate Rock has consistently complied with state and federal standards with respect to safety, noise and fugitive dust, Interstate Rock's extraction operations have resulted in no significant safety or health concerns.

There was one concern about a rock rolling too close to residential property but other than that there were no major concerns.

Kyle added over the past couple of years they've been the chairman of air quality control in St. George. They are not chairs anymore, but they attend those meetings.

6. Because the future anticipated growth in Washington county, the demand for construction materials, including sand, gravel and rock, is expected to grow from about 4.1 million tons in 2024 to 8.5 million tons in 2060, with much of that demand coming from construction projects located in the eastern Washington County in close proximity to Interstate Rock's operation site.

That information comes from a report done by Stantech. The state legislature did the study on critical infrastructure within the state and that was one of the conclusions they reached in that report. There is a lot of construction all around us.

7. The land is viable for critical materials operations in the future because of the plentiful supply of critical infrastructure materials within the proposed protection area, as well as the property's central location to transportation corridors in close proximity to SR-17 and I-15 which would support efficient operation and distribution.

8. Interstate Rock's purpose in requesting approval of the Critical Infrastructure Material Protection Area is primarily to ensure that it can continue to operate the sand, gravel, and rock extraction activities in a way which is consistent with current operations without threat of nuisance litigation from adjacent property owners, and to provide additional protection against the use of eminent domain.

The City still has the ability to pass regulations in consideration to the public's safety and health. Without CIMPA land could be condemned by proving it for a public purpose and the taking is necessary for that public purpose.

Mayor Wilson asked if Toquerville could take land from them with eminent domain.

Fay replied that there is one called extraterritorial condemnation that relates to condemnation for a lot of ways and sources of water and that sort of thing. With the CIMPA, then what happens to eminent domain is that there are a few extra hoops that they have to jump through. Those two items, necessity and public nature, and also, we have to obtain the consent of the city and the advisory board who, before they give that consent have a public hearing and jump through some hoops. It's not impossible just more difficult.

9. The operation of a concrete batch plant or asphalt plant is not an existing legal use on the property, and, therefore, is not a vested use within the meaning of Utah Code 10-9a-903.

10. The City will retain authority to pass ordinances or regulations with respect to the critical infrastructure materials operation as long as such ordinances and regulations bear a direct relationship to public health or safety.

11. Continued operation of the extraction of sand, gravel and rock will provide much needed construction materials for regional roadways, residential and commercial development and other infrastructure projects in Washington County at a reasonable cost and will help to eliminate the need to import such materials from out-of-state at a significantly higher cost.

12. continued operation of Interstate Rock's critical materials extraction operation will provide employment opportunities for La Verkin residents and will contribute to the healthy economy of La Verkin as well as all of Washington County.

13. As a result of the foregoing findings, the Planning Commission believes that approval of Critical Infrastructure Materials Protection Area will be beneficial not only to the residents of La Verkin, but to all residents of Washington County.

Those are the findings of which the planning commissions approved the motion for the City Council.

Councilwoman Wise asking about number nine, that the batch plant should not be permitted, to be more strongly worded and change to would not be permitted.

Fay explained the summary from the county advisory board.

1. The Advisory Board has applied the criteria specified by Utah Code 17-40-305 for evaluation of the proposal to create a CIMPA and concludes that:
 - The proposed protection area is currently used for a critical infrastructure materials operation.
 - The use of the property as a critical infrastructure materials operation is a legal, non-conforming use existing in a R-A-1 zone since the date of annexation into LaVerkin in 2003.
 - The proposed protection area is highly viable for continued and future critical materials operations
 - The proposed protection area currently includes extraction equipment, material handling, processing equipment, crushers, conveyors, haul roads and administrative facilities supporting current and future critical infrastructure materials operations.
 - Interstate Rock is committed to long term operational stability, environmental mitigation and compatibility with surrounding land uses, and it shall continue to meet all state and federal rules and regulations.
2. The Advisory Board finds that:
 - the critical infrastructure materials operation provides essential materials for regional roadways and residential and commercial development in St. George, Hurricane, Leeds and Toquerville, and it supports construction of large underground utility and infrastructure projects planned in Washington County.
 - the site's geological suitability, transportation access, and location relative to projected growth corridors in Washington County enhance its strategic value.
 - there are limited aggregate resources in Washington County, and this site provides a much needed resource.
 - The site is centrally located to serve the needs of critical infrastructure materials in the eastern part of Washington County.
 - Establishing a CIMPA will allow long-term continuity of this critical use, while the recommended conditions will mitigate the impacts on residential and other development nearby.
 - The proposed protection area is suitable for reclamation as future housing which will match the existing zoning of the property.
3. The Advisory Board concludes that the proposal by Interstate Rock Products, Inc. for a CIMPA designation should be approved by the City of LaVerkin, subject to compliance with recommendations and conditions set forth below, for the following reasons:
 - The CIMPA fulfills a strategic need for critical infrastructure materials
 - It is appropriately located to minimize long-haul impacts and support regional growth
 - The critical infrastructure materials operations can be operated in a manner compatible with adjacent land uses through implementation of reasonable conditions, operational improvements and mitigation procedures.
4. The Advisory Board recommends that approval of the CIMPA be made subject to the following conditions:
 - That Interstate Rock implement the following dust control measures: - Full time use of water trucks and sprinklers on haul roads and materials stockpiles during operation or as otherwise needed - Chemically stabilizing access roads to reduce airborne particulates as needed - Increasing dust monitoring and mitigation with necessary staff on non-operational days - Future upgrades by enclosing or spraying of conveyors or processing points or installation of spray bars to limit dust spread - Ensure that highways are kept clear of dust, dirt or mud.
 - That noise control measures be implemented through routine maintenance of equipment to ensure that mufflers and noise dampening components are functioning, and through future equipment upgrades with noise mitigation features as equipment technology becomes more efficient and quieter.
 - That adjacent property is protected by maintaining a 2:1 slope or flatter during operations and at

cessation of operations; take steps to protect fencing, natural topography and other structures on adjacent property from becoming unstable; comply with all MSHA requirements regarding berthing and cut and fill slopes.

- That hours of operation be limited to 7:00 a.m. to 7 p.m. and limited to weekdays (no holidays)
- Install rockfall netting or barriers at vulnerable boundary areas
- That the protection area be kept free from unused, inoperative equipment, vehicles, junk, trash or construction debris
- That the natural terrain and vegetation in the existing wash be maintained as visual features and buffer currently enjoyed by nearby residents.
- That Interstate Rock prepares, obtain approval from LaVerkin City, and complies with a Reclamation and Rehabilitation Plan for the area. • That no asphalt mixing or batch plant be established within the protection area.
- That primary access to the CIMPA property shall remain on Main Street to SR-9, and that all vehicles entering the public rights of way shall have weight distribution properties that prevent damage to the public rights of way, provided that if damage occurs, the owner and authorized operator shall be responsible for the cost of repairs.
- Continuous emergency access shall be provided through the CIMPA along Main Street to Grand Canyon Parkway in Toquerville.
- That Interstate Rock shall not seek to expand its critical infrastructure materials operations to “new lands” outside the CIMPA area.
- That Interstate Rock provide “doorknob notice” in advance of blasting or temporary extended hours or operation, with LaVerkin City approval, within 1000 feet of the CIMPA.
- Those developers seeking to obtain plat approval for property within 1000 feet of the CIMPA be required to comply with notice requirements of Utah Code 17-41-304

Those are the conditions and findings of the advisory board. The city council can pick and choose what they like and include it in their agreement.

Councilman Blair Gubler commented that he likes the idea of taking both recommendations and creating their own. He is in favor of the CIMPA even though it would take more steps to condemn land for the roads.

Councilwoman Wise liked that they read the advisory board again. Her only concern was the access point in the road. As long as that is in there and not against any of their codes, she would agree to the CIMPA.

Councilman Hirschi commented that Interstate Rock has worked with them throughout the years and he is in favor of the CIMPA.

Councilman Micah Gubler commented that there was a lot of crossovers between the two recommendations. He thought they were pretty close, but there were some things, especially on mitigation, that were in the county side that concerned him.

Fay agreed he could go through both of them and see what the crossover is and create one that blends them together.

Councilman Micah Gubler thought that would make it easier for them to decide to take away or add to the document.

Councilman Prince agreed that was what he was thinking. To combine them and see what needed to be changed.

Fay explained that after the public hearing was concluded they would be in a position to have a motion to approve based on their own conditions and findings. He suggested another meeting before the 16th to discuss everything and it's all on record. Then it's possible that comments from the public would lead to them changing some things they didn't think about.

Mayor Wilson commented the next meeting would be on July 2nd.

Fay suggested not having a meeting during the holiday. But to have a special meeting after the 16th. That way we could make changes based on the public's input and then approve it or not.

Mayor Wilson commented that 2 weeks after that is still before August 1st.

Fay commented that if they rejected it for some reason what impact would that have on Interstate Rock? They could continue to operate in non-conforming use, and they would still have all the protection from HB355, which includes trying to expand their vested uses. They would have a lot of rights. They wouldn't have the protection from eminent domain, nuisance, and protection for the zoning. Zoning isn't really an issue. It's the other two issues. Eminent Domain and the nuisance. They can be sued for a nuisance.

Councilwoman Wise added the county's report being more detailed, it's easy to assume that Interstate Rock and that Chase Stratton will be operating that for the next 20-some years. But, you know, businesses sell out all the time. We could end up with a new owner of that gravel extraction. She liked the county's report is quite detailed and would have all of those conditions for the future, should anything like that happened.

Kyle asked if the agreement is connected to the land.

Fay explained that the agreement will be recorded, and it will be attached to the land. There is also the possibility that Interstate Rock won't want to agree to their conditions and decide they can just keep running it without the CIMPA.

Councilwoman Wise asked if Interstate Rock would be reviewing it before the next meeting. Do they have access to the recommendations.

Fay explained it's all-public record like anyone else. They can get a copy. They will be discussing it with them.

2. Discussion, and possible action to set a public hearing for Wednesday, July 16, 2025, for the Critical Infrastructure Materials Protection application from Interstate Rock Products.

The motion was made by Councilman Darren Prince to set a public hearing for July 16, 2025, for the CIMPA application, second by Councilman Richard Hirschi. Roll Call Vote: Prince-yes, Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion carried unanimously.

3. Discussion and possible action to approve Resolution No. R-2025-07 a resolution restricting the use of fireworks Councilman Micah Gubler explained it was the same restrictions they do every year.

The motion was made by Councilman Micah Gubler to approve Resolution R-2025-07, a resolution restricting the use of fireworks, second by Councilman Richard Hirschi. Roll Call Vote: Prince-yes, Hirschi-no, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion passed.

4. Discussion and possible action to approve Resolution R-2025-08, a resolution setting the Certified Tax Rate for La Verkin City for the Fiscal Year beginning July 1, 2025.

Kyle explained that every year the county sets the certified tax rate. This is just officially accepting it. It's 0.000877, which will generate a total property tax rate in the city of La Brea of around \$452,626 for guaranteeing that tax money.

Councilman Micah Gubler asked what the previous year was.

Nancy Cline commented it was .000916.

Kyle explained the way it works is they evaluate all the properties and guarantee a certain amount, so the tax rate goes up and down. We're guaranteed it's the dollar amount, plus slight inflation to it. It seemed like it was \$440,000 last year.

The motion was made by Councilman Darren Prince to approve Resolution R-2025-08, a resolution setting the Certified Tax Rate of 0000877 for La Verkin City for the Fiscal Year beginning July 1, 2025, second by Councilman Micah Gubler. Roll Call Vote: Prince-yes, Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion carried unanimously.

5. Discussion and possible action to approve the contract with Deckard Technologies.

Kyle explained its \$9500 for a year. It's an annual fee for the illegal short-term rentals. The staff have discussed having them identify them and maybe cancel it for a few years and then do it again to catch the new illegal rentals.

The motion was made by Councilwoman Patricia Wise to approve the contract with Deckard Technologies, second by Councilman Blair Gubler. Roll Call Vote: Prince-yes, Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion carried unanimously.

Mayor & Council Reports:

Mayor Wilson- Reported they wouldn't be having a July 2nd meeting if the council recommends it. Patty wont be in town and Darren thought it was a good idea, Blair agreed, and Micah was good either way.

Blair Gubler- Reported The solid waste had an open house for the new construction down there. They did plan a little bit future offices space-wise. So they had a couple or two or three open spaces. It was a very nice facility. We had a meeting two days later, and they actually had the audit from Kemp Burdick to Kemp and all now. But their report was very favorable. One of the board members spoke up and said, well, you're doing so well financially. Is there any way with the growth that's happening we can start rolling back the price tag on garbage waste? And they concluded that they're probably going to look into it, because they've put too much in their car and they want to roll that back. The landfill has about 30 to 50 years, 30 to 50 years of life being in the current way..

Wise- Reported on planning commissions meeting. The DTECH meeting very interesting they had kind of a preliminary report on the Leeds interchange they've had a lot of meetings with the citizens there and with the developers to try to figure out where new freeway interchanges would be in that area it's way ahead of schedule but as far as how DTAC plans their transportation priorities but with firelight probably being on board within the year that kind of thing they feel the need to put it into phase one the planning but UDOT the region four director was there and they said so is this a city thing is this a UDOT thing and it goes it's a developer thing if development is causing the need for on ramps off ramps they need to pay for it, and, you know there, So mixing and matching of funding and all of that, but they made it very clear that at the current transportation needs, the on-ramp, off-ramp situation they have works just fine, and that they can't speculate on exactly when the growth is going to happen in the phases and all of that. Kyle commented it's a 45 million dollar price tag to put it in. the corridor management plan. We hope to have that wrapped up by about the 1st of September. We're making great progress on it, and we need to have it done in time for Senator Owens and Elison to sponsor it in the state legislature. If anybody has photos of specific things in the corridor that are great photos, like of the corrals, the Sheep bridge Road area, even off the corridor, we could use some good photos. We have several hundred to choose from, but a few more good ones.

Micah Gubler- So our officers are participating in something called Know Your Force. So when they're out on a call with a resident, they have their business card that they can leave, and there's a QR code on it, and the resident has an

opportunity to rate that interaction with the officer, with the police force. And anyways, just to report so far all of those that have responded and been identified on the STARS. And just to give you some examples of them coming, since the end of April. Some of the replies have been, one says, you need to clone him. He is a superhero. The woman named Mason was equally remarkable for tracking me down. If it was not for her detective work, I would not have been found. Thank you again. Another one said, Corey was respectful and understanding. Another one, super kind. Thank you for keeping us safe and looking out for the community. God protect and bless you, Officer Trevor Another one, pleasant, conversational and professional. And then the final one, Shane is an amazing person and super polite. So we've received some feedback from all of our officers. Each one has had at least one feedback. And again, all of them so far have been in five. So, I just wanted to thank the Chief for that. I think that's a great tool to get some feedback for us, and I think it's so far telling us, I think, what a lot of us know, and if you'll please thank the officers for it.

Water days was a success, and we had a great turnout for that. Also, Matias was here earlier, but the last Stargazing event had about 30 attendees, and Matias has done a great job with his volunteer work on that. The Youth Council Orientation was moved to June 23rd due to conflicting events. Fourth of July is coming up on us, and they discussed who would be riding on the float, driving and serving breakfast at the July 24th celebration. We've started to work on the peach daisy display and then uh 10 of our youth council are going to Utah state university teen summit in logan this is a youth leadership camp in July the majority of this trip is being paid for by the TLT grant.

Hirschi .- Reported that the fire district wants us to be very careful since we don't have much rain.

Prince-. Reported on the American 250 committee for the county, and we're encouraging all public entities, businesses, nonprofits, everyone to include the America 250 in your logo and even add these colors if possible for the next year. So I would like to encourage the American city to modify their logo for a year to include this. I think this is a great way to recognize our country. I'll never forget, how old was I? Five years old in 1976. And I remember the 200th anniversary even to this day. And I was only five. And so I just think it's something good for us to recognize. Kyle said they would talk to the staff about creating the logo with the colors.

Prince wanted to put the QR code on the website to link to the county activities.

Fay Reber- Nothing to report.

D. Citizen Comment & Request for Future Agenda Items:

No comments were made.

Fay suggested having a closed meeting to discuss imminent litigation.

Mayor Wilson asked for a motion.

The motion was made by Councilman Micah Gubler that we adjourn to a closed session at 7:30 p.m. at the location of 111 South Main, La Verkin, Utah, for the purpose of discussing pending litigation second by Councilman Richard Hirschi. Roll Call Vote: Prince-yes, Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion passed.

The motion was made by Councilman Micah Gubler that we reconvene our regular city council meeting at 8:02 p.m. at the location of 111 South Main, La Verkin, Utah, second by Councilman Richard Hirschi. Roll Call Vote: Prince-yes, Hirschi-yes, Wise-yes, Blair Gubler-yes, Micah Gubler-yes. The motion passed.

F. Adjourn:

The mayor closed the meeting at 8:03 p.m.

Date Approved

Mayor Kelly B. Wilson

ATTEST: _____

Nancy Cline
City Recorder

City of La Verkin

435 North Main St., La Verkin, Utah, 84745
(435) 635-2581 Fax (435) 635-2104
www.laverkin.org

La Verkin City Council Special Meeting Minutes

Tuesday, June 25, 2025, 6:00 pm.

Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Patricia Wise, Richard Hirschi, and Darren Prince; Staff: Derek Imlay, Kyle Gubler, and Nancy Cline; Public:

Called to Order – Kyle Gubler gave the invocation/thought and Pledge of Allegiance at 6:00 pm.

A. Public Hearing:

Mayor Wilson explained that the meeting tonight is to discuss the Class D alcohol license and the letter of consent for Zion hot springs. We need to do this because the DAB is meeting on Thursday, and they won't meet again until September and they need to get their application in, and we just need to give them a letter of consent. They already have given them a letter of intent so that they could move forward. They haven't finished this up so this letter of consent will allow them to put their application in and so we will open a public hearing for anybody who would like to come up and express their thoughts about issuing this class D alcohol license and the letter of consent for the hot spring.

1. Class D Alcohol license, Letter of Consent for Zion Hot Springs.

The public hearing opened at 6:02 pm.

No comments were made.

The public hearing closed at 6:02 pm.

B. Business:

1. Discussion and possible action to approve a Class D Alcohol License, Letter of Consent for Zion Hot Springs.

H. Adjourn:

The mayor closed the meeting at 6:04p.m.

Date Approved

Mayor Kelly B. Wilson

ATTEST:

Nancy Cline
City Recorder

La Verkin City
Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

7/10/2025

Invoice No.	Vendor	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
40974	BUGMAN PEST CONTROL	5/4011	7/1/2025	\$578.00	104510.250	Parks EQUIPMENT OPERATIN	Monthly weed and fertilizer for p
Refund: 1000408	*Reynolds, Carisa	53936	6/23/2025	160.00	104510.410	Parks CEMETARY IMPROVEM	Monthly weed and fertilizer for p
RFD 100041860.	67 Investments LLC	53893	6/18/2025	99.00	511311	Accounts Receivable	Refund: 100040881 - *Reynolds,
PR061325-258	AFLAC	53932	6/18/2025	259.07	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100041860 - 67
PR062725-258	AFLAC		7/2/2025	27.90	102224	Health Savings Account	AFLAC EE
Vendor Total:				\$27.90	102224	Health Savings Account	AFLAC EE
LSTG1187597	ALSCO	53894	6/17/2025	\$40.56	104160.270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
				0.81	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
				3.65	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
				4.87	104410.745	Streets STREET IMPROVEMENT	Equipment repairs and Fuel
				0.81	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
				13.38	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
				4.87	516340.450	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
				2.43	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
				2.43	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
				4.06	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
				2.43	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
LSTG1188763	ALSCO	53937	6/24/2025	\$40.56	104160.270	Bldg B&G OPERATION AND M	Equipment repairs and Fuel
				0.81	104410.745	Streets STREET IMPROVEM	Equipment repairs and Fuel
				6.49	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
				14.60	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
				4.87	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
				2.43	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
				4.06	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
				4.06	556350.250	Drainage NEW SERVICES	Equipment repairs and Fuel
LSTG1188916	ALSCO	53969	7/1/2025	\$40.56	104160.270	Bldg EQUIPMENT OPERATING	Equipment repairs and Fuel
				1.21	104240.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
				2.43	104410.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
				6.90	104410.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
				2.84	104510.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
				19.47	516340.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
				3.65	536310.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
Vendor Total:				\$121.68			
2025	ASCAF	53938	6/20/2025	\$45.50	104620.610	Comm COMMUNITY DEVELOP	Music licensing for Fairs and Fe
063025	ASH CREEK SPECIAL SERVICE DIST	6/30/2025	6/30/2025	\$72,260.25	72,260.520	Sewer PAYMENT TO ASH CREE	June
JUL25-9499	BLOMQUIST HALE CONSULTING GR	53970	7/1/2025	\$104.04	101562	PEHP/AFLAC Insurance Clearin	Employee assistance coverage
UT202501639	BLUE STAKES OF UTAH 811	53971	6/30/2025	\$113.84	516340.450	O&M SYSTEMS MAINTENANC	Billable email notifications and a

La Verkin City
Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
363920	BUCK'S ACE HARDWARE	53898	6/13/2025	6/13/2025	\$35.58	104160.270	Bldg B&G OPERATION AND M	Gloves
					0.73	104240.250	Inspect EQUIPMENT OPERATIN	Equipment repairs and Fuel
					0.71	104410.250	Streets EQUIPMENT OPERATIN	Equipment repairs and Fuel
					3.20	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					4.27	104410.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					0.71	104510.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					11.74	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					4.27	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					2.13	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					2.13	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					3.56	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					2.13	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
364026	BUCK'S ACE HARDWARE	53898	6/18/2025	6/18/2025	\$74.74	104160.270	Bldg B&G OPERATION AND M	Oil
					1.52	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					1.49	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					6.73	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					8.97	104410.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					1.49	104510.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					24.66	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					8.97	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					4.48	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					4.48	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					7.47	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					4.48	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
364028	BUCK'S ACE HARDWARE	53898	6/18/2025	6/18/2025	\$71.19	104160.270	Bldg B&G OPERATION AND M	Killzall
					1.44	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					1.42	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					6.41	104410.745	Streets STREET IMPROVEME	Equipment repairs and Fuel
					8.54	104410.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					1.42	104510.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					23.49	516340.250	O&M SYSTEMS MAINTENANC	Equipment repairs and Fuel
					8.54	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					4.27	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					4.27	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					7.12	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					4.27	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
364299	BUCK'S ACE HARDWARE	53972	6/30/2025	6/30/2025	\$16.89	516340.450	O&M SYSTEMS MAINTENANC	Quick Connect Socket brass
364350	BUCK'S ACE HARDWARE	53972	7/1/2025	7/1/2025	\$185.93	104210.250	Police EQUIPMENT OPERATIN	Gun cleaning kits
364369	BUCK'S ACE HARDWARE	53972	7/2/2025	7/2/2025	\$12.76	516340.440	O&M NEW SERVICES	Fasteners and Strap
364406	BUCK'S ACE HARDWARE	53998	7/3/2025	7/3/2025	\$7.79	104160.270	Bldg B&G OPERATION AND M	Switch and wall plate
364429	BUCK'S ACE HARDWARE	53998	7/3/2025	7/3/2025	\$24.00	104210.240	Police OFFICE EXPENSE, SUP	Broad Hingge
364466	BUCK'S ACE HARDWARE	53998	7/7/2025	7/7/2025	\$97.89	104410.745	Streets STREET IMPROVEME	Tree Pruner stick
	Vendor Total:				\$526.77			
740499462	CenturyLink	53899	6/12/2025	6/12/2025	\$167.98	104140.280	Admin UTILITIES	111 S Main
					83.99	104140.280		

La Verkin City

Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
740501283	CenturyLink	53899	6/12/2025	6/12/2025	\$305.53	104140.280	Admin UTILITIES	Police UTILITIES 111 S Main
9024-0625a	CenturyLink	53973	6/19/2025	6/19/2025	\$53.45	104140.280	Admin UTILITIES	435 N Main
	Vendor Total:				\$526.96			435 N Main
336736	CivicPlus LLC	53999	7/9/2025	7/9/2025	\$5,862.15	104620.610	Comm COMMUNITY DEVELOP	Web subscription and graphic re
01-010855	Davis Food & Drug #4/Farmers Market	53974	6/23/2025	6/23/2025	\$674.41	104540.610	Rec EVENTS, FAIRS, & FESTI	Food for Youth City Council
PO# 5989	Davis Food & Drug #4/Farmers Market	54000	7/4/2025	7/4/2025	\$71.95	104540.610	Rec EVENTS, FAIRS, & FESTI	Ice & Rootbeer
01-826445	Davis Food & Drug #4/Farmers Market	54000	7/3/2025	7/3/2025	\$80.30	104540.610	Rec EVENTS, FAIRS, & FESTI	Supplies for 4th of July
02-65712	Davis Food & Drug #4/Farmers Market	53901	6/13/2025	6/13/2025	\$11.99	104540.610	Rec EVENTS, FAIRS, & FESTI	Hose splitter
65-446892	Davis Food & Drug #4/Farmers Market	54000	7/3/2025	7/3/2025	\$4.99	104160.270	Bldg B&G OPERATION AND M	Flag hardware
66-401983	Davis Food & Drug #4/Farmers Market	53901	6/16/2025	6/16/2025	\$375.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Gift Cards for parade
95-378950	Davis Food & Drug #4/Farmers Market	53901	6/16/2025	6/16/2025	\$476.65	104540.610	Rec EVENTS, FAIRS, & FESTI	Prizes, parade candy, and race/
95-379033	Davis Food & Drug #4/Farmers Market	53939	6/19/2025	6/19/2025	\$1,695.29			
	Vendor Total:							
2101	Deckard Technologies Inc	53939	6/19/2025	6/19/2025	\$9,500.00	104140.460	Admin CONTRACT SERVICES	Short-term rental software
PO# 59883	DEFENSE GLASS LLC	53940	6/19/2025	6/19/2025	\$350.00	104210.240	Police OFFICE EXPENSE, SUP	2019 Ram auto glass, W/S kit an
1951	DEFENSE GLASS LLC	53940	6/19/2025	6/19/2025	\$49.95	104210.240	Police OFFICE EXPENSE, SUP	2016 Silverado rock chip repairs
1952		53941	6/13/2025	6/13/2025	\$45.18			
	Vendor Total:							
590550506	DeLage Landen Financial Services	53975	6/21/2025	6/21/2025	\$341.24	104140.240	Admin OFFICE EXPENSE, SUP	Admin OFFICE EXPENSE, SUP
					13.55	516660.240	Irrigation OFFICE EXPENSE, S	Irrigation OFFICE EXPENSE, S
					2.26	536310.240	Drainage OFFICE EXPENSE, S	Drainage OFFICE EXPENSE, S
					5.42	556350.240		
	Vendor Total:				\$386.42			
2057080267	Deluxe	62025	6/17/2025	6/17/2025	\$255.69	104140.240	Admin OFFICE EXPENSE, SUP	Deposit slips
2420	Diamond C Asphalt	53942	6/23/2025	6/23/2025	\$2,042.50	1,000.00	Streets STREET IMPROVEMENT	Asphalt patching water breaks
PO# 59887					1,042.50	516340.450	O&M SYSTEMS MAINTENANC	Asphalt Patching water breaks
1199	DJ LEX	53902	6/12/2025	6/12/2025	\$550.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Foam Cannon/DJ Service

La Verkin City

Invoice Register: 6/12/2025 to '7/9/2025 - All Invoices

7/10/2025

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name.</u>	<u>Description</u>
COMM47412025	EMI Health	53903	6/17/2025	6/17/2025	\$2,536.15	101562	PEHP/AFLAC Insurance Clearin	Dental and Vision Insurance
187017	Empire Waste Services	53976	6/30/2025	6/30/2025	\$1,075.00	774.00	104140.280	Admin UTILITIES
					268.75	516660.280	Drainage EQUIPMENT OPERA	
3269-0625a	Enbridge	53977	6/24/2025	6/24/2025	\$28.07	14.04	104140.280	Admin UTILITIES
					14.03	104210.280	Police UTILITIES	1/2 111 S Main
9275-0625a	Enbridge	53977	6/24/2025	6/24/2025	\$7.16	7.16	104510.280	Parks UTILITIES
9924-0625a	Enbridge	53977	6/24/2025	6/24/2025	\$7.16	7.16	104140.280	Admin UTILITIES
	Vendor Total:				\$42.39			435 N Main
F2512E00894	FUEL NETWORK	54001	7/1/2025	7/1/2025	\$3,497.18	54.20	104140.250	Admin EQUIPMENT OPERATIN
					53.85	104160.250	Bldg EQUIPMENT OPERATING	Admin fuel
					1,628.26	104210.250	Police EQUIPMENT OPERATIN	
					107.71	104240.250	Inspect EQUIPMENT OPERATI	Fuel Amount
					19.61	104253.250	Animal EQUIPMENT OPERATI	Steve M
					305.17	104410.250	Streets EQUIPMENT OPERATI	
					125.66	104510.250	Parks EQUIPMENT OPERATIN	
					861.65	516340.250	O&M EQUIPMENT OPERATIN	
					161.56	536310.250	Irrigation EQUIPMENT OPERA	
					179.51	556350.250	Drainage EQUIPMENT OPERA	
8238 PO# 59663	GENCOMM	53904	6/13/2025	6/13/2025	\$4,086.82	4,086.82	104620.610	Comm. COMMUNITY DEVELOP
11205-7	GREEN TREE LAWN & LANDSCAPE	53978	6/29/2025	6/29/2025	\$450.00	450.00	104510.250	Parks EQUIPMENT OPERATIN
R0701252	GUBLER, KYLE W	53979	7/1/2025	7/1/2025	\$500.00	500.00	104140.250	Admin EQUIPMENT OPERATIN
0625	Hardy, Teagan	53905	6/17/2025	6/17/2025	\$40.00	40.00	104540.120	Rec PART TIME EMPLOYEES
061825	Health Equity	61825	6/19/2025	6/19/2025	\$18.90	7.05	104140.130	Admin EMPLOYEE BENEFITS
					4.80	104210.130	Police EMPLOYEE BENEFITS	
					7.05	516660.130	Admin EMPLOYEE BENEFITS	
PR061325-6099	Health Equity	61825	6/18/2025	6/18/2025	\$2,560.86	2,560.86	102224	Health Savings Account
PR062725-6099	Health Equity		7/2/2025	7/2/2025	\$329.00	329.00	102224	PEHP Health Equity
	Vendor Total:				\$2,908.76			PEHP Health Equity-Family
2025-2660	HURRICANE CITY JUSTICE COURT	53943	6/23/2025	6/23/2025	\$728.75	728.75	104121.240	Police JUSTICE COURT
2025-2662	HURRICANE CITY JUSTICE COURT	53980	6/30/2025	6/30/2025	\$250.00	250.00	104121.240	Police JUSTICE COURT
	Vendor Total:				\$978.75			July Court billing
11-728	HURRICANE CITY WATER DEPT	53982	6/25/2025	6/25/2025	\$973.00	595.00	516340.410	O&M PRODUCT OR SERVICE
								Power for Ash Creek Springs @

**La Verkin City
Invoice Register: 6/1/2025 to 7/9/2025 - All Invoices**

7/10/2025

<u>Invoice No.</u>	<u>Vendor</u>	<u>Check No.</u>	<u>Ledger Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Account No.</u>	<u>Account Name, O&M PRODUCT OR SERVICE</u>	<u>Description</u>
0625	Iverson, Moses	53907	6/12/2025	6/12/2025	\$378.00	516340.410		Chlorine & Cylinder rental for bot
034658	JOHNSON, MARIEE	53945	6/21/2025	6/21/2025	\$400.00	104540.120	Rec PART TIME EMPLOYEES	May 6 hours, water days 6hrs, a
045705	JOHNSON, MARIEE	53908	6/12/2025	6/12/2025	\$113.09	104540.610	Rec EVENTS, FAIRS, & FESTI	Decor for city council chambers
113081	JOHNSON, MARIEE	53908	6/12/2025	6/12/2025	\$43.58	104540.610	Rec EVENTS, FAIRS, & FESTI	City Council Float
Vendor Total:					\$490.15	104540.610	Rec EVENTS, FAIRS, & FESTI	Storage bins & Shelving for 111
0625	LANTIS FIREWORKS & LASERS	53909	6/17/2025	6/17/2025	\$4,000.00	104540.120	Rec PART TIME EMPLOYEES	Winterfest Fireworks down paym
PO# 5978	Layne's Welding & Repair	53910	6/12/2025	6/12/2025	\$500.00	104540.610	Rec EVENTS, FAIRS, & FESTI	25 Wreath stands for Wreaths A
2025-LAVERKIN	LAYNE, LAIKYN	53911	6/12/2025	6/12/2025	\$500.00	104540.120	Rec PART TIME EMPLOYEES	Miss La Verkin award
PO# 5974	Leavenworth, Stacia	53946	6/25/2025	6/25/2025	\$500.00	104620.610	Comm COMMUNITY DEVELOP	2025 Scholarship
0625	LEGAL SHIELD	53983	6/18/2025	6/18/2025	\$58.35	102225	Misc Payable	LegalShield
PO# 5966	LEGAL SHIELD	53983	7/2/2025	7/2/2025	\$58.35	102225	Misc Payable	LegalShield
0525	PR061325-147	53983	7/2/2025	7/2/2025	\$58.35	102225	Misc Payable	LegalShield
PR062725-147	LEGAL SHIELD	53984	6/25/2025	6/25/2025	\$116.70			
EA15633550	Les Olson	53984	6/25/2025	6/25/2025	\$220.38	104140.240	Admin OFFICE EXPENSE, SUP	
					66.11	516660.240	Admin OFFICE EXPENSE, SUP	
					11.02	536610.240	Irrigation OFFICE EXPENSE, S	
					26.45	556550.240	Drainage OFFICE EXPENSE, S	
039039	McMahon, Macon	53947	6/19/2025	6/19/2025	\$18.94	104210.210	Police BOOKS & MEMBERSHI	Cleaning Supplies
0725	McMahon, Macon	54002	7/3/2025	7/3/2025	\$10.42	104210.210	Police BOOKS & MEMBERSHI	Emotional Survival for Law book
Vendor Total:					\$29.36			
91490	MEGA-PRO INTERNATIONAL	53912	6/16/2025	6/16/2025	\$200.00	104540.610	Rec EVENTS, FAIRS, & FESTI	Vinyl for new UTV
928063	NAPA AUTO PARTS	53948	6/18/2025	6/18/2025	\$95.98	1.91	104160.270	Bldg B&G OPERATION AND M
					15.36	104410.745	Streets STREET IMPROVEMENT	
					34.55	516340.250	O&M EQUIPMENT OPERATIN	
					11.52	518340.450	O&M SYSTEMS MAINTENANC	
					5.76	536310.250	Irrigation EQUIPMENT OPERA	
					9.60	536310.450	Drainage EQUIPMENT OPERA	
					9.60	556350.250	Drainage NEW SERVICES	
930285	NAPA AUTO PARTS	53985	7/2/2025	7/2/2025	\$38.94	7.68	5563350.440	Equipment repairs and Fuel
					1.17	104160.250	Equipment repairs and Fuel	
					2.34	104240.250	Equipment repairs and Fuel	
					6.62	104410.250	Equipment repairs and Fuel	
								Bldg EQUIPMENT OPERATING
								Inspect EQUIPMENT OPERATI
								Streets EQUIPMENT OPERATI

La Verkin City

Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

7/10/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
930826	NAPA AUTO PARTS	54003	7/7/2025	7/7/2025	\$34.99	104510.250	Parks EQUIPMENT OPERATIN	
931007	NAPA AUTO PARTS	54003	7/8/2025	7/8/2025	\$61.95	104510.250	O&M EQUIPMENT OPERATIN	
					1.84	104510.250	Irrigation EQUIPMENT OPERA	
					3.72	104510.250	Drainage EQUIPMENT OPERA	
					10.53	104510.250	Parks EQUIPMENT OPERATIN	
					4.34	104510.250	Bldg EQUIPMENT OPERATING	
					29.74	104510.250	Inspect EQUIPMENT OPERATI	
					5.58	104510.250	Streets EQUIPMENT OPERATI	
					6.20	104510.250	Parks EQUIPMENT OPERATIN	
					\$231.86		Gas Can	
3766-441549	O'Reilly Auto Parts	53949	6/13/2025	6/13/2025	\$6.99	6.99	104210.240	Police OFFICE EXPENSE, SUP
0625	PEHP	53950	6/20/2025	6/20/2025	\$24.01	10.08	PEHP/AFLAC Insurance Clearin	Mirrorweld for Piedra's patrol tru
					23.06	10.10	PEHP/AFLAC Insurance Clearing	
					944.98	101563	PEHP Life Insurance Clearing	
					23.45	10.06	PEHP/AFLAC Insurance Clearin	Health Insurance
					23.45	10.06	PEHP/AFLAC Insurance Clearing	Life insurance
					\$47,46.14			
0725	Petty Cash	53987	7/2/2025	7/2/2025	\$40.00	40.00	104540.610	Rec EVENTS, FAIRS, & FESTI
061725	PUBLIC EMPLOYEES LTD PROGRAM	53913	6/17/2025	6/17/2025	\$772.98	772.98	101562	Prize money for races
0725	RACE READY FOUNDATION	53988	7/1/2025	7/1/2025	\$40.00	40.00	104210.250	PEHP/AFLAC Insurance Clearin
4667	RANGEL, TAUNYA	53989	7/1/2025	7/1/2025	\$85.09	85.09	104253.250	Police EQUIPMENT OPERATIN
R10701253	REBER, FAY E	ACH.0702251208.11017	7/1/2025	7/1/2025	\$11,000.00	11,000.00	104140.311	Rotating bench vise and stains
1101635	RED MOUNTAIN TECHNOLOGY SOLU	53914	6/17/2025	6/17/2025	\$34.98	434.98	104210.250	Animal EQUIPMENT OPERATI
1101636	RED MOUNTAIN TECHNOLOGY SOLU	53914	6/17/2025	6/17/2025	\$433.77	433.77	104140.290	Reimburse for parade candy
					\$888.75			
75989	ROADRUNNER AUTOMOTIVE AND DI	53951	6/25/2025	6/25/2025	\$673.54	673.54	104210.450	Admin ATTORNEY
FO# 5992	ROCKY MOUNTAIN POWER	53952	6/13/2025	6/13/2025	\$221.73	221.73	104253.280	Police VEHICLE MAINTANCE
0016-0625	ROCKY MOUNTAIN POWER	53952	6/13/2025	6/13/2025	\$4,221.84	783.14	104140.280	Replace water pump on 2019 D
0017-0625	ROCKY MOUNTAIN POWER				205.76	2,679.16	104210.280	Animal UTILITIES
					175.90	104510.280	1/2 111 S Main	
					376.53	516660.280	Street lights	
					21.35	536310.250	Parks	
								Pump station
								filter station
								Irrigation EQUIPMENT OPERA

**La Verkin City
Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices**

7/10/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
0024-0625	ROCKY MOUNTAIN POWER	53952	6/13/2025	6/13/2025	\$56.49	104510.280	Parks UTILITIES	Trailhead park
	Vendor Total:				\$4,500.06			
3052671	SCHOLZEN PRODUCTS CO INC	53915	6/17/2025	6/17/2025	\$9.60	104160.270	Bldg B&G OPERATION AND M	Cylinder Monthly Rental
					0.19	104240.250	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					0.86	104410.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					1.15	104410.745	Streets STREET IMPROVEMENT	Equipment repairs and Fuel
					0.19	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					3.17	516340.250	O&M EQUIPMENT OPERATIN	Equipment repairs and Fuel
					1.15	516340.450	O&M SYSTEM'S MAINTENANC	Equipment repairs and Fuel
					0.58	536310.250	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					0.58	536310.450	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					0.96	556350.250	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					0.58	556350.440	Drainage NEW SERVICES	Equipment repairs and Fuel
6917305	SCHOLZEN PRODUCTS CO INC	53915	6/13/2025	6/13/2025	\$147.66	147.66	O&M SYSTEMS MAINTENANC	480 South
6917317	SCHOLZEN PRODUCTS CO INC	53915	6/13/2025	6/13/2025	\$7.89	516340.450	O&M SYSTEMS MAINTENANC	Nipple
6917350	SCHOLZEN PRODUCTS CO INC	53915	6/13/2025	6/13/2025	\$75.00	1.50	Bldg B&G OPERATION AND M	Blue marking paint
					1.50	104160.270	Inspect EQUIPMENT OPERATI	Equipment repairs and Fuel
					6.75	104240.250	Streets EQUIPMENT OPERATI	Equipment repairs and Fuel
					9.00	104410.250	Streets STREET IMPROVEMENT	Equipment repairs and Fuel
					1.50	104510.250	Parks EQUIPMENT OPERATIN	Equipment repairs and Fuel
					24.75	516340.250	O&M SYSTEM'S MAINTENANC	Equipment repairs and Fuel
					9.00	516340.450	Irrigation EQUIPMENT OPERA	Equipment repairs and Fuel
					4.50	536310.250	Irrigation WATER MAIN REPAIR	Equipment repairs and Fuel
					4.50	536310.450	Drainage EQUIPMENT OPERA	Equipment repairs and Fuel
					7.50	556350.250	Drainage NEW SERVICES	Equipment repairs and Fuel
					4.50	556350.440		
6917381	SCHOLZEN PRODUCTS CO INC	53915	6/13/2025	6/13/2025	\$75.97	516340.450	O&M SYSTEMS MAINTENANC	480 South
6918375	SCHOLZEN PRODUCTS CO INC	53915	6/18/2025	6/18/2025	\$432.30	516340.250	O&M EQUIPMENT OPERATIN	Chain whooks and Lever load bi
6919669	SCHOLZEN PRODUCTS CO INC	53990	6/27/2025	6/27/2025	\$696.81	516340.450	O&M SYSTEMS MAINTENANC	Repair to Culinary water system
PO# 5987					696.81	516340.450		
6919831	SCHOLZEN PRODUCTS CO INC	53990	6/25/2025	6/25/2025	\$208.80	516340.450	O&M SYSTEMS MAINTENANC	Water
6920081	SCHOLZEN PRODUCTS CO INC	53990	6/25/2025	6/25/2025	\$222.92	516340.450	O&M SYSTEMS MAINTENANC	Falcon rotor part circle, glue and
6920332	SCHOLZEN PRODUCTS CO INC	53990	6/30/2025	6/30/2025	\$1,065.81	516340.450	O&M SYSTEMS MAINTENANC	4" Gate Valve
PO# 5989					532.91	536310.450		
6920454	SCHOLZEN PRODUCTS CO INC	53990	6/27/2025	6/27/2025	\$58.11	536310.450	Irrigation WATER MAIN REPAIR	4" Gate Valve
6920496	SCHOLZEN PRODUCTS CO INC	53990	6/27/2025	6/27/2025	\$77.37	536310.450	Irrigation WATER MAIN REPAIR	Compression CPLG PVC
6921623	SCHOLZEN PRODUCTS CO INC	53990	7/2/2025	7/2/2025	\$157.71	516340.450	O&M SYSTEMS MAINTENANC	Street Sweeper

La Verkin City
Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

7/10/2025

Invoice No.	Vendor Total:	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
0625	Seegmiller, Abigail	53916	6/17/2025	6/17/2025	\$200.00	104540.120	Rec PART TIME EMPLOYEES	Miss La Verkin
0625	Seegmiller, Emery	53917	6/17/2025	6/17/2025	\$200.00	104540.120	Rec PART TIME EMPLOYEES	Miss La Verkin
53584070725	Shred St. George	54004	7/7/2025	7/7/2025	\$39.95	104140.280	Admin UTILITIES Admin UTILITIES Drainage EQUIPMENT OPERA	Miss La Verkin
0625	Skousen, Juliette	53918	6/17/2025	6/17/2025	\$300.00	104540.120	Rec PART TIME EMPLOYEES	Miss La Verkin
69064 PO# 59662	Smith Hartvigsen, PLLC	53919	6/13/2025	6/13/2025	\$440.50	104140.311	Admin ATTORNEY	Work on Water Contracts
136668 PO# 59710	SOUTHERN UTAH DISTRIBUTING INC	53920	6/12/2025	6/12/2025	\$877.75	104540.610	Rec EVENTS, FAIRS, & FESTI	Toilet paper, paper towels, and cl
408376	Southwest Utah Public Health Department	54005	7/1/2025	7/1/2025	\$125.00	125.00	Admin CONTRACTED SERVIC	Bacterial Analysis for drinking w
230422772 PO# 5967	ST. GEORGE FUN, LLC	53935	6/12/2025	6/12/2025	\$1,088.79	104540.610	Rec EVENTS, FAIRS, & FESTI	Inflatables rented for end of sum
7005924337	STAPLES	53991	7/1/2025	7/1/2025	\$211.76	104140.240	Admin OFFICE EXPENSE, SUP	
					63.53	516660.240	Admin OFFICE EXPENSE, SUP	
					10.59	536310.240	Irrigation OFFICE EXPENSE, S	
					25.41	556350.240	Drainage OFFICE EXPENSE, S	
3-346910	STEAMROLLER COPIES	53923	6/16/2025	6/16/2025	\$31.50	104540.610	Rec EVENTS, FAIRS, & FESTI	Peach days seed display
3-347262	STEAMROLLER COPIES	54006	7/3/2025	7/3/2025	\$6.84	104540.610	Rec EVENTS, FAIRS, & FESTI	Supplies for 4th of July
R0701254	STEGLICH, RYKER	53992	7/1/2025	7/1/2025	\$400.00	104540.120	Rec PART TIME EMPLOYEES	Website / Social media
06232025	SUNRISE ENGINEERING INC	53953	6/23/2025	6/23/2025	\$5,000.00	1,500.00	Bldg EQUIPMENT OPERATING	Smart GIS Services
					2,500.00	104240.460	Inspect ENGINEER	Smart GIS Services
					1,000.00	556350.610	Drainage MISCELLANEOUS C	Smart GIS Services
435-0625	TDS BAJA Broadband	53954	6/19/2025	6/19/2025	\$35.87	104140.280	Admin UTILITIES	435 N Main
PPP-0625a	TDS BAJA Broadband	53954	6/22/2025	6/22/2025	\$109.95	104510.280	Parks UTILITIES	Power Plant Park
RWP-0625a	TDS BAJA Broadband	53954	6/22/2025	6/22/2025	\$109.95	104510.280	Parks UTILITIES	Riverwood Park
VP-0625	TDS BAJA Broadband	53954	6/19/2025	6/19/2025	\$109.95	104510.280	Parks UTILITIES	Vintage park
ZVP-0625	TDS BAJA Broadband	53954	6/19/2025	6/19/2025	\$109.93	104510.280	Parks UTILITIES	Zion View Park
9756 PO# 5986	Tech Legion	53955	6/24/2025	6/24/2025	\$2,050.00	104140.315	Admin COMPUTER EQUIPME	Desk top computer for City Adm

La Verkin City

Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

7/10/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
9768	Tech Legion	53984	7/1/2025	7/1/2025	\$1,907.30	104140.315	Admin COMPUTER EQUIPMENT	Admin COMPUTER EQUIPMENT
					579.46	104210.315	Police COMPUTER EQUIPMENT	Police COMPUTER EQUIPMENT
					574.46	104210.315	Admin SOFTWARE OR INFOR	Admin SOFTWARE OR INFOR
					454.46	516660.315	Irrigation COMPUTER EQUIPMENT	Irrigation COMPUTER EQUIPMENT
					149.46	536310.315	Drainage SOFTWARE & COMP	Drainage SOFTWARE & COMP
	Vendor Total:				\$3,957.30			
RFD 100039642.	Troth, Sandra	53985	6/30/2025	6/30/2025	\$55.36	512330	Turn on Fee/Renter Deposit	Deposit Refund: 100039642 - Tr
0725	U.S. POSTAL SERVICE	53983	7/1/2025	7/1/2025	\$710.36	104140.240	Admin OFFICE EXPENSE, SUP	Admin OFFICE EXPENSE, SUP
					376.49	213.11	Admin OFFICE EXPENSE, SUP	Admin OFFICE EXPENSE, SUP
					35.52	516660.240	Irrigation OFFICE EXPENSE, S	Irrigation OFFICE EXPENSE, S
					85.24	536310.240	Drainage OFFICE EXPENSE, S	Drainage OFFICE EXPENSE, S
0000015	USBattleBall	53926	6/12/2025	6/12/2025	\$575.93	104540.610	Rec EVENTS, FAIRS, & FESTI	Inflatable game for July 4th
PO# 3975	UTAH LOCAL GOVERNMENT TRUST	54007	7/1/2025	7/1/2025	\$0.34	104140.510	Admin INSURANCE	Property
1620175	UTAH RETIREMENT SYSTEMS	61827	6/18/2025	6/18/2025	\$13,874.04	788.75	1022233	401k
					11,366.10	1022233	Retirement Payable	Retirement Payable
					928.90	1022233	Retirement Payable	Retirement Payable
					614.00	1022233	Retirement Payable	Retirement Payable
					174.29	1022233	Retirement Payable	Retirement Payable
PR061325-501	UTAH RETIREMENT SYSTEMS	70226	7/2/2025	7/2/2025	\$13,827.24	791.00	1022233	401k
					11,319.05	1022233	Retirement Payable	Retirement Payable
					928.90	1022233	Retirement Payable	Retirement Payable
					614.00	1022233	Retirement Payable	Retirement Payable
					174.29	1022233	Retirement Payable	Retirement Payable
	Vendor Total:				\$27,701.28			
PR061325-449	Utah State Tax Commission	53986	6/18/2025	6/18/2025	\$2,595.60	1022222	State Withholding	State Income Tax
PR062725-449	Utah State Tax Commission		7/2/2025	7/2/2025	\$2,516.94	1022222	State Withholding	State Income Tax
PR063025-449	Utah State Tax Commission		7/2/2025	7/2/2025	\$50.00	1022222	State Withholding	State Income Tax
	Vendor Total:				\$5,162.54			
6115947192	VERIZON WIRELESS	53958	6/13/2025	6/13/2025	\$681.15	104140.290	Admin TELEPHONE/COMMUNI	Admin TELEPHONE/COMMUNI
					80.88	412.06	Police TELEPHONE	Police TELEPHONE
					82.68	104255.250	Animal EQUIPMENT OPERATI	Animal EQUIPMENT OPERATI
					45.53	516660.290	Admin TELEPHONE & COMMU	Admin TELEPHONE & COMMU
					30.00	536310.290	Irrigation TELEPHONE & COM	Irrigation TELEPHONE & COM
					30.00	556350.250	Drainage EQUIPMENT OPERA	Drainage EQUIPMENT OPERA
40061750	Vermeer	53959	6/16/2025	6/16/2025	\$125.08	104410.745	Streets STREET IMPROVEME	Vac Trailer parts
VLCM-4112a	VLCM	53927	6/13/2025	6/13/2025	\$17,689.91	104620.610	Comm COMMUNITY DEVELOP	Final Payment on June 2025 ca

La Verkin City
Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

7/10/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name	Description
0625	Wallis, Cassidy	53960	6/23/2025	6/23/2025	\$500.00	104160.270	Bldg B&G OPERATION AND M	June Cleaning
2Quarter HCP20	WASHINGTON COUNTY TREASURER	54008	7/3/2025	7/3/2025	\$1,655.75	1,655.75	Impact fees - HCP	QTR 2 Pass Through HCP
2W3DWW-00 PC# 6001	WAXIE SANITARY SUPPLY	54009	7/1/2025	7/1/2025	\$1,523.70	104620.610	Comm COMMUNITY DEVELOP	Trash Bags for Buildings
54338	WCWCD	54010	6/30/2025	6/30/2025	\$1,281.50	1,281.50	Admin WCWCD	Excess surchar
R10701255	Weeks, James	ACH.0702251208.7220	7/1/2025	7/1/2025	\$1,500.00	1,500.00	Admin ATTORNEY	Excess Water Conservation Sur
488048	WILKINSON SUPPLY	53961	6/20/2025	6/20/2025	\$149.99	149.99	O&M EQUIPMENT OPERATIN	Service for Grasshopper mower
488052	WILKINSON SUPPLY	53961	6/20/2025	6/20/2025	\$27.98	27.98	O&M EQUIPMENT OPERATIN	Filter and oil
Vendor Total:					\$177.97			
0625	WISE, PATRICIA	53962	6/23/2025	6/23/2025	\$432.15	432.15	Council WAGES	Mileage reimbursement
001099 PO# 5996	ZIONS FIRST NATIONAL BANK CC		7/1/2025	7/1/2025	\$21.41	21.41	Admin TRAVEL & TRAINING	Managers Luncheon
003517	ZIONS FIRST NATIONAL BANK CC		7/3/2025	7/3/2025	\$265.38	265.38	Police OFFICE EXPENSE, SUP	Costco
012390	ZIONS FIRST NATIONAL BANK CC	61825	6/12/2025	6/12/2025	(\$62.43)	-62.43	Rec EVENTS, FAIRS, & FESTI	Refund from Lowe's for ceiling til
012617	ZIONS FIRST NATIONAL BANK CC		6/12/2025	6/12/2025	\$48.44	48.44	Rec EVENTS, FAIRS, & FESTI	Lowe's for ceiling tiles
023151	ZIONS FIRST NATIONAL BANK CC		6/23/2025	6/23/2025	\$61.48	61.48	Rec EVENTS, FAIRS, & FESTI	Youth Council orientation trip-ga
061825	ZIONS FIRST NATIONAL BANK CC		6/18/2025	6/18/2025	\$400.00	400.00	Admin TRAVEL & TRAINING	Treasurer training-Christy
06262025	ZIONS FIRST NATIONAL BANK CC		6/26/2025	6/26/2025	(\$144.07)	-144.07	Police TELEPHONE	Oma
070625	ZIONS FIRST NATIONAL BANK CC		7/6/2025	7/6/2025	\$14.75	14.75	Rec EVENTS, FAIRS, & FESTI	Wash UTV
1285-6914	ZIONS FIRST NATIONAL BANK CC		7/2/2025	7/2/2025	\$225.00	225.00	Police TRAVEL & TRAINING	Blue to Gold law enforcement tra
1742	ZIONS FIRST NATIONAL BANK CC		6/13/2025	6/13/2025	\$59.22	59.22	Police BOOKS & MEMBERSHI	Domino's Pizza
1785837	ZIONS FIRST NATIONAL BANK CC		7/1/2025	7/1/2025	\$96.46	96.46	Rec EVENTS, FAIRS, & FESTI	Water balls and burlap sack race
1828213 PO# 59985	ZIONS FIRST NATIONAL BANK CC		6/24/2025	6/24/2025	\$178.25	178.25	Comm COMMUNITY DEVELOP	Table for Conference Room at 11
19653	ZIONS FIRST NATIONAL BANK CC		6/19/2025	6/19/2025	\$27.95	27.95	Drainage MISCELLANEOUS C	Little Caesars
2056256 PO# 59968	ZIONS FIRST NATIONAL BANK CC		6/12/2025	6/12/2025	\$559.39	559.39	Rec EVENTS, FAIRS, & FESTI	Amazon purchase for Winterfest
2356219	ZIONS FIRST NATIONAL BANK CC		7/1/2025	7/1/2025	\$17.65	17.65	Admin COMPUTER EQUIPM	HDMI cables

La Verkin City

Invoice Register: 6/12/2025 to 7/9/2025 - All Invoices

7/11/2025

Invoice No.	Vendor	Check No.	Ledger Date	Due Date	Amount	Account No.	Account Name.	Description
4877001	ZIONS FIRST NATIONAL BANK CC		7/7/2025	7/7/2025	\$17.65	104160.270	Bldg B&G OPERATION AND M	HDMI Cables
5007462	ZIONS FIRST NATIONAL BANK CC		7/11/2025	7/11/2025	\$101.95	104210.240	Police OFFICE EXPENSE, SUP	Cleaning Supplies
	ZIONS FIRST NATIONAL BANK CC		6/25/2025	6/25/2025	\$11.98	104253.270	Animal B&G OPERATIONS AN	Dog door replacement flaps
5706653 PO# 5990	ZIONS FIRST NATIONAL BANK CC		6/23/2025	6/23/2025	\$89.97	104140.315	Admin COMPUTER EQUIPME	External Hard drive and External
76808	ZIONS FIRST NATIONAL BANK CC		6/23/2025	6/23/2025	\$180.96	104140.315	Rec EVENTS, FAIRS, & FESTI	Youth Council orientation trip-Mi
881	ZIONS FIRST NATIONAL BANK CC		6/23/2025	6/23/2025	\$108.35	104540.610	Rec EVENTS, FAIRS, & FESTI	Youth Council orientation trip-ga
900324 PO# 6002	ZIONS FIRST NATIONAL BANK CC		7/3/2025	7/3/2025	\$19.45	104140.240	Admin OFFICE EXPENSE, SUP	Staff pictures for the Hallway
9930327585	ZIONS FIRST NATIONAL BANK CC		6/26/2025	6/26/2025	\$683.17	104620.610	Comm COMMUNITY DEVELOP	Office chair and computer monitor
VP_LXH9B5WZ	ZIONS FIRST NATIONAL BANK CC		6/19/2025	6/19/2025	\$37.34	104210.240	Police OFFICE EXPENSE, SUP	Vista Print-Trevor business card
Vendor Total:					\$2,956.57			
PR061325-234	ZIONS FIRST NATIONAL BANK	61826	6/18/2025	6/18/2025	\$15,585.48	7,657.44 1,790.86 6,137.18	102221 102221 102221	FICA & FWT Withholding FICA & FWT Withholding FICA & FWT Withholding
PR062725-234	ZIONS FIRST NATIONAL BANK	70225	7/2/2025	7/2/2025	\$15,142.27	7,445.62 1,714.32 5,955.33	102221 102221 102221	FICA & FWT Withholding FICA & FWT Withholding FICA & FWT Withholding
PR063025-234	ZIONS FIRST NATIONAL BANK	70225	7/2/2025	7/2/2025	\$616.00	454.64 106.36 55.00	102221 102221 102221	FICA & FWT Withholding FICA & FWT Withholding FICA & FWT Withholding
Vendor Total:					\$31,343.75			
					\$297,051.96			
GL Account Summary								
PEHPAFLAC Insurance Clearin								
PEHP Life Insurance Clearing								
FICA & FWT Withholding								
State Withholding								
Retirement Payable								
Health Savings Account								
Misc Payable								
Impact fees - HCP								
Council WAGES								
Police JUSTICE COURT								
Admin EMPLOYEE BENEFITS								
Admin TRAVEL & TRAINING								
Admin OFFICE EXPENSE, SUP								
Admin UTILITIES								
Admin TELEPHONE/COMMUNI								
Admin ATTORNEY								
Admin COMPUTER EQUIPME								
Admin CONTRACT SERVICES								



LA VERKIN CITY

435 North Main St.
La Verkin UT 84745
(435) 635-2581



APPLICATION FOR CITY ALCOHOL LICENSE

LICENSE YEAR _____

FEE: \$200.00

Employees listed 6 \$15.00 each

Total Due 290 -

NAME OF BUSINESS Zion Canyon Hot Springs LLC

ADDRESS OF BUSINESS 202 W 300 S LA VERKIN, UT 84745

MAILING ADDRESS 11 PHONE 435-503-3575

TYPE OF BUSINESS Hot Springs

OWNER OR REPRESENTATIVE Ron NCYONIA

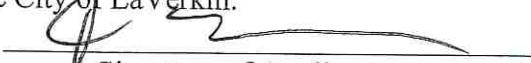
HOME ADDRESS 575 N 2670 W Hurricane, Utah PHONE 365-520-4828

BONDING COMPANY _____ BOND # _____

CURRENT STATE LICENSE _____

***All persons making application for a LaVerkin City Beer License MUST qualify under City Code, Title 3, Chapter 2. ***

I, the undersigned, being authorized, understand that falsifying any information on this application constitutes sufficient cause for rejection of my application or revocation of my license, and this establishment will be open for inspection as defined in LaVerkin City Code Title 3, Chapter 2 and this business will comply with all City Ordinances with respect to the selling of beer and all other ordinances of the City of LaVerkin.


Signature of Applicant

Sworn before me by _____ this _____ day of
Applicant Name

_____, _____. My Commission Expires _____.

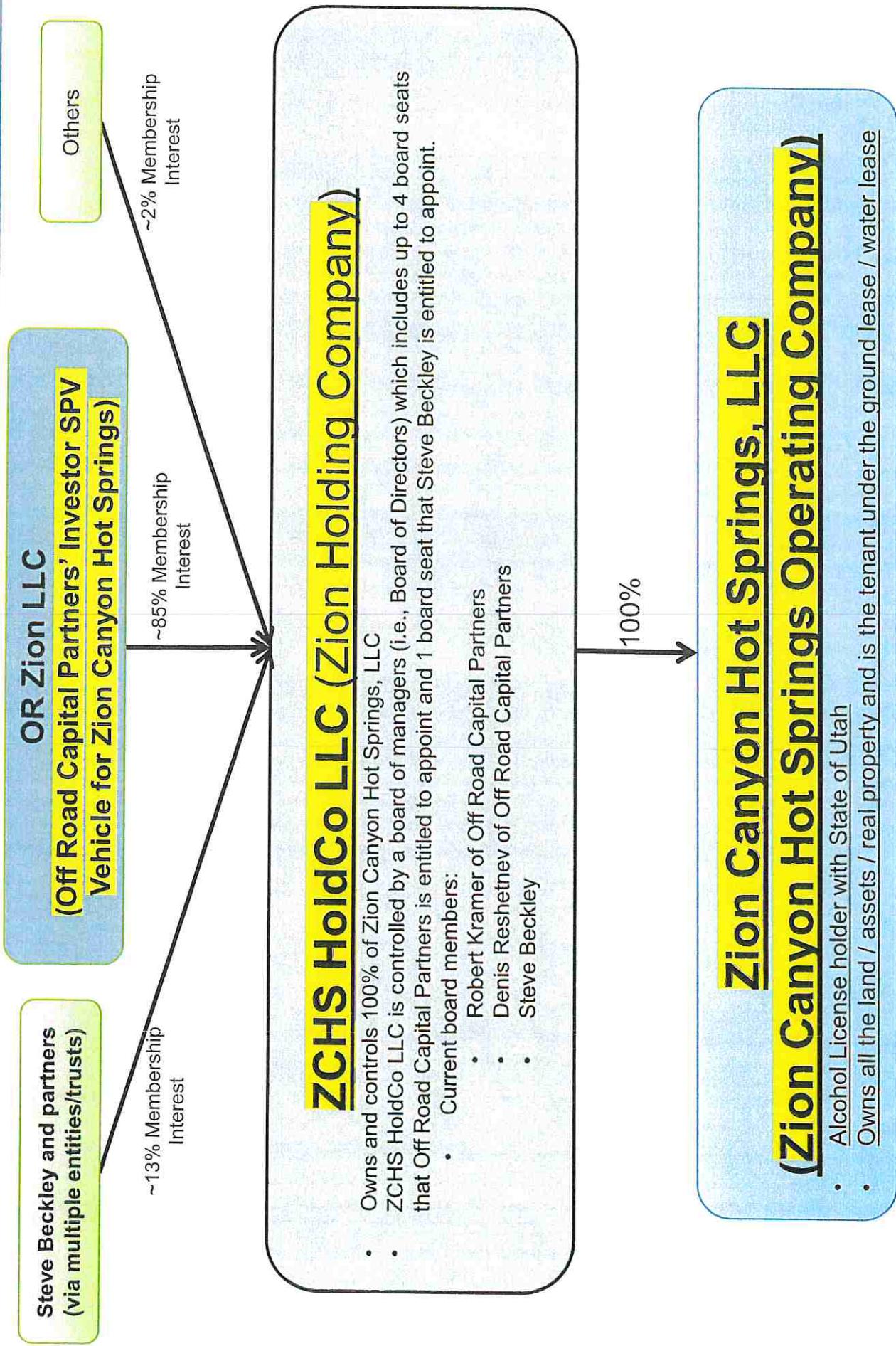
Notary Public

(Seal)

THE BACK OF THIS FORM MUST BE COMPLETED

List the names, addresses, ages, and dates of birth of all persons that will be selling alcohol:

Zion Canyon Hot Springs Entity Org Chart





Display: 25214

Show Name: La Verkin

FIREWORKS DISPLAY CONTRACT AND PURCHASE ORDER

THIS CONTRACT ("Contract") entered into on June 16, 2025, between LANTIS PRODUCTIONS, INC. (a Utah corporation hereinafter referred to as "LANTIS"), and La Verkin, Utah (hereinafter referred to as "CLIENT") (collectively the "Parties")

WITNESSETH: LANTIS agrees to furnish CLIENT, in accordance with the terms and conditions hereinafter set forth, a Fireworks Display (hereinafter referred to as "Display") as per our proposal made in part hereof, including the services of a licensed and trained Pyrotechnician to take charge of and fire the Display.

CLIENT shall pay LANTIS the sum of Eight Thousand One Hundred Dollars and No/100 \$8,100 DOLLARS, in United States Currency, according to the following terms and conditions:

1. Deposit due upon execution of contract \$8,100

All sums due herein shall be mailed directly to the corporate offices of Lantis Productions Inc., P.O. Box 491, Draper, Utah 84020, unless directed otherwise in writing.

Said merchandise shall be delivered prepaid by a LANTIS truck and properly licensed driver to the location specified by CLIENT, which may not be a private residence. CLIENT hereby acknowledges that storage of Fireworks (1.3 G Explosives) is subject to numerous federal, state, and local regulations, and CLIENT assumes all responsibility for such storage.

CLIENT hereby warrants that it is eligible to receive said Fireworks (class 1.3G Explosives) under all applicable rules and regulations.

CLIENT hereby states that it fully understands the proper handling and use of these Fireworks (1.3G Explosives) and agrees to hold harmless and absolve LANTIS and its suppliers from legal actions that may arise from use and handling of these explosive products being released to CLIENT's care and custody.

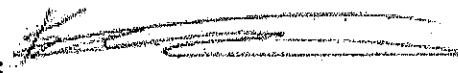
It is agreed that this Contract shall be governed by the laws of the State of Utah. Should any legal action be brought to enforce or interpret the terms or provisions of this Contract, any court of competent jurisdiction in the State of Utah shall be a proper venue for such action.

Interest at 2% per month (AN ANNUAL PERCENTAGE RATE OF TWENTY FOUR PERCENT PER ANNUM A.P.R. 24%) will be charged on all accounts past due accounts. If any legal action is brought to enforce or interpret the terms or provision of this contract; the prevailing party shall be entitled to reasonable attorney's fees and costs in addition to any other relief, they may be entitled to.

It is further agreed that nothing in this Contract shall be construed as forming a partnership, the parties hereto being severally responsible for their own separate debts and obligations, and neither party shall be held responsible for any agreement not stated in this Contract. The parties hereto do mutually and severally guarantee the terms, conditions and payments of this Contract and these articles shall be binding on the parties themselves and on their heirs, executors, administrators, successors, and assigns. CLIENT further warrants that the signature affixed hereto on their behalf is properly authorized to execute such documents and incur such obligations on behalf of the CLIENT. CLIENT further agrees that none of the provisions of this contract may be changed or modified in any way without the express written permission of LANTIS.

IN WITNESS WHEREOF, the parties hereto, by and through their duly authorized agents, have set their duly authorized signatures and dates indicated below.

Executed on behalf of LANTIS PRODUCTIONS INC.

By: 

Title: Kenneth L. Lantis, President

Executed on behalf of La Verkin, Utah

By: Maridee Johnson Signature: _____ Title: _____ Date: _____

Arrival Date	Site #	Name	RV Description	Address	Additional Vehicle/s
Dec. 1, 2024	1	J. Gierloff	2023 Redwood 5th Wheel	Herriman, UT	2023 GMC Denali 4 dr (black)
Nov. 19, 2024	13	A. Bailey	2004 Monaco Class A	Livingston, TX	2020 Jeep Wrangler 4 dr (white)
Dec. 5, 2024	6	R. Couch	2018 Grand Design 5th Wheel	Idaho Falls, ID	2020 GMC Denali 4 dr (white)
Oct. 25, 2004	26	C. Miller	2022 5th Wheel	Riverton, UT	N/A
Oct. 6, 2024	28	L. Erickson	2017 Thor Class A	Eagle Mountain, UT	N/A
Nov. 7, 2024	14	L. Auger	2024 Bumper Pull	La Verkin, UT	2012 Toyota Tundra (red), 2020 Hyundai Santa Fe (silver)
Dec. 16, 2024	27	P. Cooley	2014 Utility Trailer	Whitefish, UT	2014 Ram 4 dr (dark gray)
Oct. 21, 2024	66	M. Garrett	2019 Integra Odessy Class C	Keans, UT	2019 Jeep Wrangler (black), 2021 Tesla Model 3 (white)

Tourist/Resort Commercial (COMM-T)

10-6G2-2-5-8-d

d. Period Of Occupancy: All RV resort rentals shall be limited to a period of occupancy which shall not exceed twenty-nine (29) consecutive days, unless such RV resort rental pad has been approved for extended occupancy in accordance with the following:

(1) On or before May 1 of each year, the RV resort owner shall submit an application to the LaVerkin City Council, requesting that specified RV resort pads be designated for extended occupancy.

(2) If, after review by the LaVerkin City Council, the application is approved, the period of extended occupancy shall be limited to a maximum of six (6) months, commencing on October 1 and ending on March 31.

(3) The number of RV resort pads approved for extended occupancy shall be limited to twenty-five percent (25%) of a development's RV rental pads or twenty-one (21) RV resort rental pads, whichever is less.

(4) The use of small transient living quarters, cabins or yurts for extended stay is strictly prohibited.

(5) Within five (5) days of the end of each month of the extended occupancy period, the RV resort owner shall provide a written report to the city stating:

(i) The total number of RV resort pads being used for extended occupancy;

(ii) The name, RV resort pad number and date of check in/check out for each extended occupancy guest; and

(iii) The make, model and license plate number of each guest's RV or trailer used for extended occupancy.

(6) In the event that the RV resort owner fails or refuses to submit to the city on a timely basis the report required by (5) above, all use of RV resort rental pads for extended stay shall, at the election of the city, be terminated.

(7) At the end of the extended use period on March 31, all RV resort rental pads used for extended stay shall revert to a period of occupancy not exceeding twenty-nine (29) consecutive days.

(8) The RV resort owner shall take all steps necessary to ensure that at the end of the extended occupancy period all RV resort rental pads used for extended stay shall revert to a period of occupancy not exceeding twenty-nine (29) days. (Ord. 2017-02, 2-15-2017; amd. Ord. 2017-05, 4-19-2017; Ord. 2022-02, 3-2-2022; Ord. 2024-20, 10-16-2024)



INTERSTATE ROCK PRODUCTS

General Building & Engineering Contractor

42 S 850 W
Hurricane, UT 84737
Phone: 435.635.2628
Fax: 435.635.2177

To:	LaVerkin City	Contact:	
Address:	435 North Main Street LaVerkin, UT 74745	Phone:	435-635-2581
Project Name:	Zion Corridor Trail	Bid Number:	
Project Location:		Bid Date:	5/15/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	LS	\$18,200.00	\$18,200.00
2	TRAFFIC CONTROL	1.00	LS	\$6,900.00	\$6,900.00
3	CONSTRUCTION SURVEY	1.00	LS	\$7,100.00	\$7,100.00
4	ENVIRONMENTAL PROTECTION	1.00	LS	\$1,900.00	\$1,900.00
5	REMOVE CURB & GUTTER	230.00	LF	\$7.50	\$1,725.00
6	REMOVE CONCRETE FLATWORK	2,640.00	SF	\$1.85	\$4,884.00
7	REMOVE ASPHALT PAVEMENT	5,036.00	SF	\$1.05	\$5,287.80
8	Earthwork	1.00	LS	\$116,500.00	\$116,500.00
9	2.5" Asphalt Trail	13,300.00	SF	\$3.05	\$40,565.00
10	Curb & Gutter	223.00	LF	\$50.50	\$11,261.50
11	Concrete Flatwork, 4 Inch Thick	120.00	SF	\$9.60	\$1,152.00
12	12' Wide ADA Ramp	4.00	EACH	\$7,700.00	\$30,800.00
13	CONCRETE FLATWORK (6" THICK) - On Existing Base Rock	3,920.00	SF	\$11.00	\$43,120.00
14	Reconstruct Manhole - Raise	2.00	EACH	\$1,350.00	\$2,700.00
15	Redi Rock Wall	1,964.00	SF	\$65.00	\$127,660.00
16	Rock Mulch	12,200.00	SF	\$2.10	\$25,620.00
17	Sign W3-2 With Flashing Beacon	1.00	EACH	\$1,150.00	\$1,150.00
18	Sign W11-15	4.00	EACH	\$580.00	\$2,320.00
19	Sign W11-15P With Flashing Beacon	4.00	EACH	\$1,150.00	\$4,600.00
20	Sign STOP	2.00	EACH	\$580.00	\$1,160.00
21	Sign R1-2 Yield	4.00	EACH	\$580.00	\$2,320.00
22	Prohibit Trail Uses Sign	3.00	EACH	\$580.00	\$1,740.00
23	Steep Slope Sign	4.00	EACH	\$700.00	\$2,800.00
24	PAVEMENT MESSAGE (STOP LINE, CROSSWALKS - 12 INCH)	1.00	LS	\$3,650.00	\$3,650.00
25	PAVEMENT MARKING PAINT (4 INCH) - Yellow	1.00	LS	\$1,300.00	\$1,300.00
26	ELECTRICAL Pedestrian Cross-walk	1.00	LS	\$58,400.00	\$58,400.00
27	HA5 High Density Mineral Bond	13,300.00	SF	\$0.47	\$6,251.00

Total Bid Price: **\$531,066.30**

Notes:

- Pricing is good for 30 days. After 30 days price is subject to change.
- Mobilization includes project management and transportation of equipment to the project. Should Owner wish to have multiple move-ins to the project, they will be billed as hourly for labor and equipment time.
- Earthwork, Utility, Structural Excavation, Concrete Flatwork, and Asphalt are bid as a Package. Interstate Rock Products does not intend on doing only a portion of this Bid unless otherwise agreed upon.
- The amount of work to be completed and the quantities noted in the bid proposal are estimates and are not to be taken as an expression or implied statement that the actual amount of work or materials will correspond to the estimate. Unit prices are quoted. Final payment for work will be determined by number of units multiplied by the unit price.

ACCEPTED:	The above prices, specifications and conditions are satisfactory and are hereby accepted.	
CONFIRMED:	Interstate Rock Products, Inc.	
Buyer:		
Signature:		
Authorized Signature:		
Date of Acceptance:		
Estimator:	Greg Gutierrez	435-375-2112 greg.gutierrez@interstatelrock.com

Payment Terms: Accounts are due on or before 30 calendar days following the invoice date. All unpaid balances shall be subject to a 1.5% per month (18% annual) finance charge. Seller reserves and may execute its statutory rights as granted under the Utah lien and bond statutes. Customer agrees to pay a reasonable attorney fee and other costs of collection on default accounts. Payment due within 10 days after payment is made by Owner.

- This pricing is based on an agreed construction schedule between the customer and Interstate Rock Products. Scheduling required to insure availability, Scheduled dates subject to approval.
- Earthwork quantities are based on grades as shown on the drawings. If the onsite grades vary from the grades on the plans, Interstate Rock Products reserves the right to adjust our pricing accordingly.
- Asphalt pavings based upon current bituminous prices increases or decreases.
- All Utilities are bid to within 5% of the building (except on Subdivision/Residential projects unless otherwise discussed & agreed upon).
- The above prices do not include Construction Surveying. If required a cost can be provided upon request.
- The above prices do not include Performance and Payment Bond. Add 1.5% if bond is required.
- The above prices do not include Permits. If required, will add cost plus 10%.
- General Excavations: SWPPP/NO Permit/Erosion Control Installation & Inspections, Sweeping for other scopes, saw cutting, traffic control, Signage (amp); Striping, Engineering, Survey Monuments, Dewatering, Soft Spot Repair/Soil Stabilization, Over-Excavation/Rock Excavation & Trenching, Flowable Fill around pipes, Castings, Ejectorial/Gas/Communication/Trenching & Installation, Utility Seepes, Shoring & Bracing due to impacts of other scopes, Colored Concrete, Distillation, and Weather concrete protection, setting of any items/roadways not prepared by us, and any and all items not specifically stated in this bid.