

# 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 16<sup>th</sup>. 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 they're 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 within 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 Interstates 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 to 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 about 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 it's 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 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 1<sup>st</sup>. We could hold a special meeting to do it. The July 2<sup>nd</sup> meeting could be cancelled and that only leaves us with the public hearing on July 16<sup>th</sup>. 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.

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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 CIMPA 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 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, obtains 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 countryside 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 needs 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 16<sup>th</sup> 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 2<sup>nd</sup>.

Fay suggested not having a meeting during the holiday. But to have a special meeting after the 16<sup>th</sup>. 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 1<sup>st</sup>.

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 its 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 2<sup>nd</sup> 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 24<sup>th</sup> 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 TLTgrant.

**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.

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#### **D. Citizen Comment & Request for Future Agenda Items:**

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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.

15 July 2025  
Date Approved  
ATTEST: Nancy Cline  
Nancy Cline  
City Recorder

Kelly B. Wilson  
Mayor Kelly B. Wilson