

TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES
August 6th, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER:

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

B. APPROVAL OF AGENDA:

https://www.youtube.com/live/HnohOxz0lYQ?si=qUNJSogHYf6ysx1_&t=75

1. The Council reviewed the agenda.

Mayor Sip noted item #2 would be taken off the agenda.

Councilman Sands motioned to approve the agenda order with the exception we remove business item #2. Councilman Chaves seconded the motion. Motion carried, 4-0. Joey Campbell – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.

2. Declarations of Conflicts.

There were no declarations of conflict from the Council.

C. CONSENT AGENDA:

<https://www.youtube.com/live/HnohOxz0lYQ?si=YTODm2CxOh8NUNvR&t=142>

1. Review and possible approval of meeting minutes from July 16, 2025, City Council Meeting.

Councilman Sands motioned to approve the meeting minutes from July 16th, 2025, City Council meeting. Councilman Chaves seconded the motion. Motion carried, 3-0. Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye, Joey Campbell - Abstain.

D. CITY DEPARTMENT REPORTS

https://www.youtube.com/live/HnohOxz0lYQ?si=if0_BkQBRjXbF1ws&t=165

1. Ash Creek Special Services District Representative – Mike Chandler

Mayor Sip reported on behalf of Mike, providing an update on the water reuse plant being constructed in Confluence Park

2. Hurricane Valley Fire District Representative – Merlin Spendlove

Merlin noted that this would be his final month with the Hurricane Valley Fire District, marking 31 years of full-time service. Robert Hoover introduced himself as a new hire with the district. Merlin reported that the fire district has been busy, with one of their wildland crews currently deployed again.

3. Planning & Zoning Administrator – Emily Teaters

Emily reported on the Planning Commission's agenda for the upcoming week. She also provided an update on the upcoming General Election, noting that a 'Meet the Candidates' event is tentatively scheduled for September or early October. Additionally, she reminded those participating in the General Election that financial disclosures will be due by October 7th. Emily also gave an update on building permits.

Councilman Williams joined the meeting at 6:10pm.

4. Assistant City Manager – Darrin LeFevre

Darrin provided an update on current projects in Toquerville. He began with Boulder Ridge, noting that most of the grading is complete and that infrastructure installation will begin soon. He reported that progress continues on the Sapp Brothers Travel Center, although there is still no update regarding the traffic light. Darrin also mentioned that the temporary stoplight has been relocated from the south end of the Parkway to the north end, where it is expected to remain for about five weeks while work is completed.

5. City Manager – Ben Billingsley

Ben provided several updates, beginning with the Law Incident Summary Report for the second quarter, which has been posted on the City's website. He also shared a reminder from the front desk encouraging everyone to monitor their water usage through EyeOnWater. Additionally, Ben noted that the city's Public Works crew will be handling the grading work for Westfield Park.

E. PUBLIC FORUM:

<https://www.youtube.com/live/HnohOxz0lYQ?si=iT2Kp5M0grCfEc9K&t=1636>

Mayor Sip opened the Public Forum. Dan Catlin spoke during the meeting, expressing concerns about amenities in the Firelight Development Agreement and the Mutual Aid Agreement that was approved at the last meeting. He also shared concerns regarding the Planning Commission's discussion of red lines after a public hearing held on Ordinance 2025.07. Stacy Eaton also addressed the Council and raised concerns about City Events being used as a platform for elections and donating items to events to promote business.

F. BUSINESS:

1. **Discussion and possible action** on a deferral agreement for Creekside Subdivision.

<https://www.youtube.com/live/HnohOxz0lYQ?si=f3ctyCKxdJ8vju87&t=1990>

Emily introduced the item, providing background on the deferral agreement related to improvements for a simple subdivision. John Fahrenkamp spoke during the discussion, raising alternative options to eliminate the need for improvements. Council and staff then discussed possible deferral options.

Councilman Campbell made a motion to approve the deferral agreement for the Creekside Subdivision, but also to include deferring the storm drain system with the burrow ditch.

Councilman Chaves seconded the motion. Motion carried 5-0. Roll Call Vote: Chuck Williams – aye, Gary Chaves – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

2. **Discussion and possible action** on a proposed addendum to the Firelight Development agreement allowing conditional approvals on select land use applications.

This item was removed from the agenda.

The Council moved on to business item #3.

3. **Discussion and possible action** on accepting a trail installation payment in lieu of improvements from Sapp Bros.

<https://www.youtube.com/live/HnohOxz0lYQ?si=LL42sRQmBh4JSv9t&t=3107>

Mayor Sip introduced this item summarizing what was discussed at the previous meeting. The Council discussed who would maintain the designated area by Sapp Bros and options for either building the trail or using the money for another project.

Councilman Campbell motioned to accept a trail installation payment in lieu of improvements from the Sapp Brothers trail with the comments made by the City Attorney, that in the event that the city does decide to come back and install the trail themselves, that Sapp Brothers will convey to the City any land necessary as shown in the construction drawings that were attached, and the minimum cost estimate should be no less than \$200,000.000. Councilman Williams seconded the motion. Motion carried, 4-1. Joey Campbell – aye, Wayne Olsen – nay, Todd Sands – aye, Gary Chaves – aye, Chuck Williams – aye.

4. **Discussion and possible action** on the City Councils Reconsideration Policy.

https://www.youtube.com/live/HnohOxz0lYQ?si=_VlCvEba8tbnesQC&t=4365

The Council discussed this item going over possibly making criteria for a motion to reconsider.

Councilman Chaves motioned to approve the City Council's Reconsideration Policy draft. Councilman Olsen seconded the motion. Motion carried, 5-0. Roll Call Vote: Chuck Williams – aye, Gary Chaves – aye, Todd Sands – aye, Wayne Olsen – aye, Joey Campbell – aye.

G. CALENDAR OF EVENTS:

<https://www.youtube.com/live/HnohOxz0lYQ?si=EP-LEohArM3gQJmC&t=4581>

Mayor Sip reviewed the calendar of events.

H. CLOSED SESSION:

Councilman Campbell motioned to move into a closed session to discuss litigation, security, property acquisition or sale, or the character and professional competence or physical or mental health of an individual. Councilman Williams seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.

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

Councilman Williams motioned to move out of a closed session. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.

The Council moved back into an open meeting at 8:41pm.

I. ADJOURN:

Councilman Olsen motioned to adjourn the meeting. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye, Gary Chaves – aye.

Mayor Sip adjourned the meeting at 8:41 pm.

Mayor – Justin Sip

Date

Attest: City Recorder – Emily Teaters

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