

TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES
December 17, 2025, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

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

A. CALL TO ORDER – 6:00 PM

<https://www.youtube.com/live/wAth98QqEnc?si=GWOhvtpvE90gwoiF&t=267>

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/wAth98QqEnc?si=fqDfWQOnlgcsqRMu&t=378>

1. The Council reviewed the agenda.

Councilman Chaves made a motion to change the order of the agenda by putting item #3 ahead of #1. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye.

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/wAth98QqEnc?si=-JOwU6--5xF1YVzh&t=418>

1. Review and possible approval of meeting minutes from November 19, 2025, City Council Meeting.

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

Councilman Chaves made a motion to approve consent agenda items number 1&2. Councilman Campbell seconded the motion. Motion carried, 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye.

D. CITY DEPARTMENT REPORTS:

<https://www.youtube.com/live/wAth98QqEnc?si=jx-3cpnrHz-CmQz6&t=457>

1. Ash Creek Special Services District Representative – Mike Chandler
Absent.
2. Hurricane Valley Fire District Representative – Robert Hooper
Chief Hooper reported on the calls for October and November, also talking about a home they used for training in Toquerville.
3. Assistant City Manager – Darrin LeFevre
Darrin LeFevre gave updates on the parkway, Boulder Ridge, and a meeting he had with TDS regarding a power line.

4. City Manager – Ben Billingsley
Ben Billingsley reported on the community leaf service, Christmas tree disposal, the City's SCADA system, and a PID meeting hosted by the State Auditor's office.

E. PUBLIC FORUM:

<https://www.youtube.com/live/wAth98QqEnc?si=wAuwrcH9zowuThWc&t=1081>

Mayor Sip opened the public forum. Dan Catlin got up and gave thanks to the City Council. Mayor Sip closed the public forum.

F. BUSINESS:

1. **Discussion and possible action** on an MPDO Concept Plan submitted by American Consulting and Engineering on behalf of Babylon Lands, LLC for Tax ID's: T-3-1-4-230, T-3-1-4-231, and T-3167.

<https://www.youtube.com/live/wAth98QqEnc?si=hJt9IogUZQuvPM1C&t=2349>

The council moved on to business item F3 then came back to F1.

Emily introduced the item by briefly summarizing the concept plan and sharing the Planning Commission's recommendation for approval with conditions. Paul Morris spoke about the field trip he took with planning commission members and noted his interest in keeping the amphitheater as a possibility. He answered questions from Councilman Olsen regarding the proposed lot boundaries and completing a road connecting to Firelight. Councilman Sands raised concerns about other roads shown on the plan. Councilman Campbell brought up concerns about what stage in the process they should look at a secondary access. Attorney Gothard explained the difference between 'conditional' use and a 'conditional standard with a permit.' The council and Paul discussed the amphitheater, concept plan, development agreement, PIDs, and bonus densities.

Councilman Campbell made a motion to approve the MPDO Concept Plan submitted by American Consulting and Engineering on behalf of Babylon Lands LLC with the stipulations to remove option B from the plan as the Planning Commission stated and that the amphitheater be removed from the table and be addressed in the development agreement. Also removing 'motel' from the permitted use table, addressing the bonus density issues in the preliminary, also addressing the max density. Councilman Williams 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 waiver for late fees on a Firelight landscape water meter.

<https://www.youtube.com/live/wAth98QqEnc?si=u9fbhJZ2XmIPle1P&t=5944>

Ben provided background information on the water meter and payment history. The Council discussed this item.

Councilman Olsen made a motion to deny business item F2. Councilman Sands seconded the motion. Motion carried 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye.

3. **Discussion and possible action** on approving a construction contract with Interstate Rock Product for work at Westfield Park.

<https://www.youtube.com/live/wAth98QqEnc?si=CEUNLQQsU0T51-ry&t=1134>

Attorney Kayla Gothard introduced the item, outlining the contract and its revisions. A representative from Interstate Rock discussed the construction designs they will work on,

also responding to questions from Councilman Olsen. The Council and staff discussed incorporating design and cost details into the contract. Councilman Sands expressed concerns about not having enough time to review the revised contract.

Councilman Sands made a motion to table business item #3 until the next meeting. Motion failed.

Attorney Gothard went through the changes made to the contract prior to the meeting. The Council continued their discussion on the contract.

Councilman Olsen made a motion to approve business item F3, not to exceed \$450,000.00 on the condition that council has the discretion to modify the design. Aso clarifying that bond is bond(s). Councilman Sands seconded the motion. Motion carried, 5-0. Roll call vote: Joey Campbell – aye, Wayne Olsen – aye, Todd Sands – aye, Gary Chaves – aye, Chuck Williams – aye.

4. **Discussion and possible action** on waiving the Town Hall Reservation Fee for Community Readiness Meetings.

<https://www.youtube.com/live/wAth98QqEnc?si=bfm4diFU85SxKuHc&t=6392>

The Council briefly discussed this item.

Councilman Olsen made a motion to approve business item F3. Councilman Williams seconded the motion. Motion carried 4-1. Roll call vote: Joey Campbell – nay, Wayne Olsen – aye, Todd Sands – aye, Gary Chaves – aye, Chuck Williams – aye.

5. **Discussion and possible action** on Ordinance 2025.XX – an ordinance amending Title 8 Chapter 1, updating the Utility Billing process.

<https://www.youtube.com/live/wAth98QqEnc?si=6I84oIBPU57HW8yt&t=6535>

Ben introduced this item summarizing the ordinance and the changes made. Attorney Gothard requested more time to review the ordinance and recommended tabling the item. The council discussed this item with staff.

Councilman Sands made a motion to table business item F5 to allow the City Attorney to further research the ordinance. Councilman Campbell seconded the motion. Motion carried 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye.

6. **Discussion and possible action** on Resolution 2025.XX – a resolution amending the Annual City Meeting Schedule.

<https://www.youtube.com/live/wAth98QqEnc?si=07jw8DQWDs3rJDI8&t=6835>

The council briefly discussed this item.

Councilman Sands made a motion to approve the resolution amending the Annual City Meeting Schedule, including changing the planning commission date to November 10th from November 11th. Councilman Campbell seconded the motion. Motion carried 5-0. Joey Campbell – aye, Gary Chaves – aye, Chuck Williams – aye, Todd Sands – aye, Wayne Olsen – aye.

G. COUNCIL REMARKS:

<https://www.youtube.com/live/wAth98QqEnc?si=WCe5tu-Us1c2CqvW&t=6931>

Councilman Campbell gave thank you remarks to Mayor Sip, Councilman Williams, and Councilman Chaves.

H. CLOSED SESSION:

<https://www.youtube.com/live/wAth98QqEnc?si=xSBJXExyJOiyxne2&t=7111>

The council moved into a closed session at 8:01pm.

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

The council moved back into an open session at 8:38pm.

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

I. CALENDAR OF EVENTS:

Mayor Sip reviewed the calendar of events.

J. ADJOURN:

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

Mayor Sip adjourned the meeting at 8:38 pm.

Mayor – Justin Sip

Date

Attest: City Recorder – Emily Teaters