

City of La Verkin

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www.laverkin.org

La Verkin City Council Meeting Minutes Wednesday, January 21, 2026, 6:00 pm. Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Kelly Wilson; Council Members: Darren Prince, Scot Pectol, Amanda Barr, John Valenti; Staff: Kyle Gubler, Derek Imlay, Nancy Cline. **Public:** Susi Lafaele, Patricia Wise, Mary Williams, Debbie Groves.

A. Called to Order –Scot Pectol gave the invocation and Pledge of Allegiance at 6:00 pm.

B. Presentation:

1. Washington County Fair

Susi Lafaele, fair director, introduced her team. They informed the council of the history of the fair and La Verkin has been chosen for the spotlight city this year. She discussed the scholarships and FFA program they are a part of. The fair now is eight days long. Eighty percent of the food vendors are local, and fifty unique retail vendors attend.

C. 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. Approval of LVC section 1-6-4: Public Official Bond and/or Insurance Coverage.
4. Meeting Minutes: December 3, 2025, January 7, 2026, regular meetings.
5. Checks & Invoices: \$ 399,998.42

The motion was made by Councilwoman Barr to approve the consent agenda as written. LVC section 1-6-4: Public official bond and/or Insurance coverage. Meeting minutes for December 3, 2025, January 7, 2026, regular meetings. Checks and invoices in the amount \$399,998.42, second by Councilman Prince. Roll Call Vote: Barr-yes, Valenti-yes, Price-yes, Pectol-yes. The motion carried unanimously.

D. Public Hearing:

1. FY 2025/2026 Budget amendment.

Kyle explained that this is a minor amendment to the budget. On the first page under revenue, there are four places that he was proposing that they increase over the budget. The sales and use tax, which is line 3130, proposed to increase by \$20,000. Under sales tax streets 3136 he proposed an increase of \$35,000. The revenue franchise tax line 3140 he proposed to increase that by \$10,000. Transient room tax line 3150 increased that by \$21,000. For a total of \$86,000 in general fund taxes. The intergovernmental revenue that's down middle of the page. Class C roads, he proposed an increase that by \$80,000. The local road tax line 3357 to be increased by \$5,000 for a total of \$13,000 in increased revenue.

The interest, which is towards the bottom, shows interest is 3610 he proposed an increase of interest that they have generated in their account by \$78,000, and that totals \$177,000 in added revenue that they plan on adding to the budget. Expenditures on the middle of the second page. Expenditures for administration, there is an additional expense of \$4,000 for an attorney, which is line 4140.310. There is an additional expense of \$5,000 for computer equipment. Line 4143 bank charges, which is very bottom line on page two. 4140.600, increasing that by \$5,000 to increase the lease expenditure payment for the office car, which is page three. 4140.810 right up near the top, increasing that \$4,000. That's for the office car that we have, and the elections on line 4176.10 increasing that by \$1,000, which we already have paid to county. That's an increase of \$1,000 in expenditure. It was more than what we anticipated. That's the total below administration for \$19,000. On page 3. Building and grounds increase the operation and maintenance by \$5,000 for tree trimming. We're still under operation of \$5,000. Under police, under lease payments, near the bottom of the page. 4210.810 increasing that by \$6,500 for the chief's new lease payment on his truck that they discussed earlier in the year.

Those are due to come in a couple of three months. Under inspections for part-time employees line 4253.120 increasing that by \$5,000 for Brad Robbins, our city planner who's been helping us out. Highways for street improvements \$68,000 for road maintenance and that would be under street improvements 4410.745 that's for ongoing street maintenance projects and also under lease payments increase that by \$8,500 for Derek's truck for a total of \$76,500. Under community development, which is the last expenditure, about two thirds of the way down 4626.10 increasing that by \$65,000. That was the former council that approved it. The cemetery that's now done the research survey that we did so that we could get the grant or funding for the lead and copper. We purchase secondary water out of this fund. We have a willing seller for almost five shares of water; the city has established a point for \$2,000 for a full contract share, and he has four and three quarters of shared water. He wants to sell the city, so if they buy that it's right under \$10,000. They have three signs that they would like to put up around the city. Those expenditures total \$177,000 equals the total revenue that they have now. He would like their consideration over the problems with doors at Power Plant Park. They could in the motion propose that they increase the revenue by \$5,000 and increase the expenditure by \$5,000 to cover fixing the doors at Power Plant Park. That is something that if they make a motion and they are willing to approve this budget amendment, they could add that into the motion. An additional \$5,000, and \$5,000 in expenditure.

Mayor Wilson asked what happened to the doors at the park.

Kyle explained that there are problems with the locking mechanism on them, and they have another company that is going to do it. They will be able to control it with their phones. The new bathrooms at Wanless Park will be this way. The city policy is they close at midnight or dark. They adjust those throughout the year so that the restrooms at the parks lock at dark. That's part of the \$5,000. They could choose not to, it's up to the council.

Public Hearing opened at 6:21

Patricia Wise asked what the three signs are that are in the budget.

Kyle replied they are the rock signs like at the parks. There will be one at the city office, baseball fields and the police station.

Patricia Wise, a La Verkin resident, commented there is a line item in the budget for trails and thought it would be nice to actually have money set aside there. When trail project maintenance comes up, we don't have to go through a huge process to get approved or have to bring it to the city council again. Over the last year, we gained permission from private landowner to put signage up on the trail. I've submitted all of that paperwork to Derek. I didn't get it done before I left the council, but I submitted everything from a company that's recommended by Hurricane and by Greater Zion. They're just the cross type trail signs with hiking, no mountain biking for Cottonwood Hollow and that is about \$1,200-1,300. The Rim to River trail. It's a great trail, gets a ton of use, but there has been erosion and I don't even think it was related to the trail. The erosion probably would have happened from the hillside. It just happened to dump on top of the steps. So that's going to require Dereks crew and it doesn't seem that we should be taking money from roads. By putting a dollar amount for maintenance on trails would be my only comment about this budget amendment.

Debbie Groves, a La Verkin resident, agreed with spending the extra money on the bathroom doors to stop the vandalism that is constantly happening.

Mary Williams, a La Verkin resident, commented that she only found out about the budget amendment from Patty and if citizens are not computer savvy or social media savvy maybe they could put public hearing meetings on the water bill. She commented that she and her husband used to come to meetings but they didn't have any information on what was going to be discussed so they stopped coming. She likes that the packets are on the website now.

Kyle suggested she sign up for the Newsletter.

Public Hearing closed at 6:27

E. Business:

1. Discussion and possible action to approve Resolution No. R-2026-05; a resolution opening and amending the Fiscal Year 2025-2026 Budget.

Councilman Pectol commented he agreed with the addition of the doors to the budget. It seems like cheap insurance to stop vandalism.

Councilman Prince commented he liked Patty's recommendation to add money into the trails budget. He is on the trails committee this coming year and they created a committee, and it would be great if they could take care of things on the Rim to River Trail. He would like money there to build little projects and shore up erosion. If they have a committee but they didn't have any money for cement or to buy anything, it would be kind of frustrating. He thought this would be a better discussion during the next budget year. But he liked that suggestion.

Kyle suggested they could add \$1500 to the budget amendment to pay for the signs Patty is talking about. He advised them that they could put it in the motion. Being a permanent line item would be in their budget retreat when they are looking at what their goals are going forward. He was not being negative about anything, but there are one hundred and one projects that would be awesome to be able to do. They don't have the money to do everything, so that's where the council comes in and decide what's appropriate.

The motion was made by Councilman Prince to approve Resolution No. 2026-05. A resolution opening and amending the Fiscal Year 2025-2026 Budget adding \$6,500 to the revenue and expenses, \$5,000 for bathroom door locks and \$1,500 for the trail budget, seconded by Councilman Valenti. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously.

2. Discussion and possible action to approve Ordinance No. 2026-01. an Ordinance amending the La Verkin city code by deleting, changing, or adding certain terms and definitions to Section 10-1-6.

Derek explained that they have been going through the building code trying to change, amend, and update the code. He found definitions that they don't have or that need to be beefed up or be more explanatory. The impact on accessory buildings or accessory structures attached to primary dwelling block coverage for new definitions we want to have. This particular one the attachment of the building, a lot of people try and get away with a two by four. They would delete the detached accessory dwelling unit, the DADU, because we actually had two definitions that were similar and they were confusing. By deleting this one, it'll make the other one more relevant and more explanatory than this one. They are deleting the accessory user structures which is the first one and beefing up the definition.

The motion was made by Councilman Valenti to approve Ordinance No. 2026-01. An ordinance amending the La Verkin city code by deleting, changing or adding certain terms and definitions to Section 10-1-6, seconded by Councilman Pectol. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously.

3. Discussion and possible action to approve Ordinance No. 2026-02. an ordinance amending the La Verkin city code by deleting, changing or adding certain terms and definitions to Section 10-7-21

Derek explained that in all of our residential zones the R-1-8, R-1-10, R-3-6, R-1-14 he thought were the ones that are detailed. There's a provision there that states that if you're typically behind your house, build an accessory dwelling or accessory structure within two feet of the property line, or in a corner, two feet off of each corner property. Over the years they have always been tempted to change that to come into compliance with the fire code which requires it to be five feet off the property line. And over the last couple of years, they have had multiple fires that caught structures on the other side on fire because of how close they were to the property line. It also addresses drainage, getting it further away from the neighboring property. He was proposing that they go to as long as ten feet away from the house, then you can be five feet off the property line unless there's a utility in the back. Right now, they have a lot of irrigation lines that run through backyards. They have a lot of power lines, phone lines and things like that. If there is a structure that already is running in

the backyard, you have to maintain a seven-and-a-half-foot setback with utilities. If there are no utilities, then they can have a five-foot setback. The problems they have been having when the utilities or irrigation need to be fixed, and the citizens have a structure on top of them they have to take down the structure enough to fix it and it is the owners responsibility to fix the structure when the city is done with the repair. There are a lot of conflicting ordinances allowing some things that cause them a lot of problems. This clarifies and cleans it all up. In new parts of town, new subdivisions there's no utilities in the backyards; everything is in the front. The irrigation project is coming online; it'll resolve a lot of issues. This simplifies it and puts us back into compliance with the fire code.

Councilman Prince is a big proponent of ADUs and asked if making those setbacks wider would impact the lots in La Verkin and where they could be built?

Derek replied no he had been to the smaller lots. Planning commission is going to hold a public hearing next week about the ADUs. He mapped out an ADU on a smaller lot and it met the requirements. If they have a smaller lot with a house, which is going to allow you to have a smaller ADU. Minimum of two hundred and fifty square feet is what they have to have. That limits it. They may not be able to be as wide, but you can make up for the width by depth.

Councilman Prince added he like the fire code because that's been an issue in municipalities where they have those narrow setbacks. If one neighbor did a two foot setback then the other neighbor needs ten feet for the fire break and then they have to put their seven feet setback not five.

Derek agreed and brought up the fires they had where the structure ignites and its two foot away and the next owner's house or structure is also had a two-foot setback and they both catch fire. It's better for the customer not to have to replace something they put there. Code now doesn't make that allowance for them before they had two codes not really coordinating together.

Councilman Pectol thought this was a good idea to protect citizens. If somebody had a wood pile or something stacked up against the fence and caught on fire, are we protecting folks.

Councilwoman Barr asked how he came up with the five feet. She lived in Las Vegas, and it was four feet and was curious how they came up with the numbers.

Derek replied it's the fire code that requires five feet, so they are following that standard.

Councilman Prince added that buildings need to be ten feet apart so each landowner would be five feet from property line that adds up to ten feet.

Derek added that technically if you are five feet away from another building depending on the type of building or structure, it may not have to be fire rated. It could come within five feet of the unit, fire-rated assemblies, which are going to be done through construction or through sprinklers. Five feet is always the separation you want to have. The further you go, the less stipulations you're going to have as far as fire-rated assemblies. With ten feet they definitely don't have to be fire-rated depending on size. The building would maybe determine whether they can count the sprinkler requirements. Five feet is the standard.

Councilman Prince thought it was a good meeting ground. If one neighbor is only four feet away, then the other neighbor would have to give up six feet to avoid the fire rating.

The motion was made by Councilman Pectol to approve Ordinance No. 2026-02, an ordinance amending the La Verkin city code by deleting, changing or adding certain terms and definitions to Section 10-7-21,

seconded by Councilwoman Barr. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously

4. Discussion and possible action to approve Ordinance No. 2026-03. An ordinance amending the modifying regulations in Section 10-6A-5, Section 10-6B-5, 10-6D-5 of the La Verkin City Code. Derek explained that the state mandated the cities to have ADUs. Under number two letter C, it says: must be attached to the primary dwelling unit. It refers to the definition which was approved on the very first one. That's where they ran into problems. If they have a house and add onto the house and create another room because under the internal dwelling units, you can rent out a bedroom, they can rent out upstairs or downstairs, you can rent out whatever you want as long as health and safety criteria are met. There are criteria on how much you can add to the house to meet the criteria. The biggest problem came down to is what's considered attached. He had people try to say that it's attached by two by four or attached by a piece of metal. They decided to create a strict definition, which is why we changed the internal dwelling unit to refer back to the definition as far as what attached means.

The motion was made by Councilman Prince to approve Ordinance No. 2026-03. An ordinance amending the modifying regulations in Section 10-6A-5, Section 10-6B-5, 10-6D-5 of the La Verkin City Code, seconded by Councilman Valenti. Roll Call Vote: Barr-yes, Valenti-yes, Prince-yes, Pectol-yes. The motion carried unanimously.

5. Discussion regarding ZRC (Zion Regional Collaboration) funding. Mayor Wilson explained that some of the council thought we shouldn't be part of the ZRC. Patty had emailed the council and they read her email. They have been a part of the ZRC for eight years. The county pulled out of it and he didn't know why. He wondered if they would want more money from the cities since the county wasn't contributing anymore.

Kyle added he got an email from the mayor of Springdale and he suggested they would need \$20,000 more. In the past it was presented that the cities pay what they want toward it but now there is a short fall of \$20,000.

Councilman Valenti commented that he wanted to carry on the work that Patty had been a part of. He felt there's a great value in the collaborative for these cities to support each other in ways that get things accomplished oftentimes behind the scenes. It's also a good information group. When they were talking about repaving Sheep Ridge and putting in an underpass it was good for the city to be aware of and understand how that was going to happen. They just spent five thousand dollars to put locks on the bathrooms. He felt that this is so much more valuable than that. They have a remote administrative position that some don't agree with. But people all over the planet work remotely. He has worked remotely for people in California, Montana, and Florida, so it's not unusual. He thought the salary that they pay their administrative advocate is minimal in comparison to any number of things. At the Mayors request, he had spoken to Mayor Bruno. She confirmed to him that there would be no increase for the city. The city could pay what it paid in the past and that would be fine with them. They could carry it on for a year if it becomes something that the council becomes dissatisfied about at some point they wouldn't renew it again.

Kyle asked if they had come up with the \$20,000.

Councilman Valenti responded that she assured him the amount of money is up to the city to decide. That there would be no increase in the donation if the city didn't want to.

Councilwoman Barr thought it was a good deal.

Councilman Prince didn't agree with the coordinator being remote. He felt they needed to be here more than a few times a year.

Councilman Valenti disagreed. He has sat in on teleconferences all around the county.

Councilman Prince commented the county pulled out for some reason.

Councilman Valenti thought all the cities were involved and they are talking about bringing more on.

Councilman Prince asked what was the short fall from? Another organization dropped out.

Kyle thought it was Greater Zion.

Councilman Valenti thought it was important for the communities. There are discussions of Leeds coming on and certainly Toquerville. He felt it would be growing in the future.

Kyle thought they donated \$6,700.

Councilman Prince would rather see that money going into La Verkin trails.

Councilman Valenti thought \$6700 was a minimal amount. They agreed to spend \$5,000 to fix the locks on bathroom doors. He felt La Verkin could afford \$6,700.

Councilman Prince asked what the deliverables are? What has the collaborative done for La Verkin.

Councilman Valenti responded mostly it's supporting each other in developing trails. Also, construction issues within the county, roads, Zions, and electronic advertising. He has only attended one meeting so he couldn't speak in great detail but felt it was important for the city to invest in.

Mayor Wilson added that the transportation system was headed up by them from St. George to Springdale.

Councilman Prince thought they helped with the grant application for a trail.

Councilman Valenti expressed it is a year-to-year commitment and if they thought it wasn't valuable they could drop out next year. He would be willing to attend their meetings, and he would be happy to report back to them.

Kyle explained they took it out of community development fund in past years. There is no need to amend the budget. The discussion was whether you wanted to continue or not, and right now it's just a discussion.

Councilman Prince added that his biggest trepidation in not continuing is Patty has put so much work into it and he wanted to honor her too.

Councilwoman Barr replied if his biggest hang up was working remotely she has worked remotely for five years. Her team of ten is all up north and she had been able to manage. We have great repour. We've had two baby showers remotely for her team. They have had Christmas parties and did Secret Santa exchanges. They can do so much remotely and build great repour with people remotely. She travels up north a couple times a year.

Councilman Valenti added that when we have somebody like that who takes up an administrative role, they put so much time and effort into them. They groom, educate, and familiarize them with the area. They become very knowledgeable over time. To switch, even to switch tomorrow to another person, you lose all that institutional ability. He felt it does make a difference.

Councilman Prince didn't want to disagree with them. He is open to the idea.

Mayor Wilson commented they would look into staying in the ZRC.

F. Mayor & Council Reports:

Mayor Wilson: Reported that the water treatment plant will be operational on the first of February. The ribbon cutting is on the second of February.

Kyle Gubler: Reported the fencing around the bridge has been funded. We have a budget item in there of five thousand dollars we paid it to the county or UDOT. February 17th is the Southern Utah Transportation Expo at the Dixie Center. If you are interested in learning about what's going on transportation wise, what projects Utah has or any of the other cities and stuff, it's at the Dixie Center from 10:00 a.m. to 5:00 p.m. The youth city council is up at the capital. They do a lot for the city, and this is a reward.

Valenti: Reported on the planning commission meeting on January 14. The mosquito abatement, first meeting is going to be in February. There'll be some training involved before I go. And the last issue is the legislative body or the legislative advisory committee through the ULCCT. That's an interesting body. The first meeting was kind of looking at three pieces of legislation. The first one is a preferred use that's going to be preemption possibly of city zoning authority, and the parameters of that preemption are not quite done yet. There may be some substitute bills; he was not sure, but what they're looking at is basically creating a use zone. That the city would have the ability to veto, but only if they could come up with certain criteria. The ULCD is against it, but he thought what they were telling us in a conference is that 97% of the bills they get through to vote pass, so if it gets there, it will probably pass. The second issue they talked about is an infrastructure bill and that's going to be looking at providing monies to cities for infrastructure projects. One interesting thing about it is it could affect what's going on with the top side development. The bill hasn't taken form yet; it will fairly shortly. And the last one they discussed was a change bill on the exemption for personal property tax. They're looking at changing the formula from the current 45% reduction or exemption to a 60% exemption, but they're not sure how that's going to affect other categories like businesses and the like. They wanted input from the city on all three items, so he tried to discuss and let them know what's going on in our city because that's what they're always looking for. If the council is interested in more in-depth information about numbers of bills, the sponsors, and that he could provide that for them.

Kyle added that the Top Side property was listed for sale and they have twenty plus developers interested in that property.

Prince: Reported he did go to the D tech, and there are a number of projects starting that are very interesting. They're doing a passing lane on highway 7. George Washington area; they're starting a bridge over on I-15, so that will connect all the way from Hwy 7 to I-15 and then eventually all the way up to Santa Clara. The city of St. George is getting those sound walls on the east side approved it but the west side did not. The way that works is they poll the local residents, and they have to get 75% approval. The city has no choice if they get 75% approval, then they build the wall on the west side. There is a bunch of work going on between exit 12 down there by the Washington exit.

Micah Gubler: Not present.

Pectol: Reported he will be attending Ash Creek Special Service District's meeting tomorrow.

Barr: Reported that the solid waste meeting isn't until next month.

Fay: No present

G. Citizen Comment & Request for Future Agenda Items:

Mary would like them to bring back dumpster days. She knows that people came and dumped there that were not from La Verkin and thought maybe they could ask for ID. She has noticed a lot of big garbage items around the city. She wondered what happened to upgrading the park. She saw four different models then nothing else.

Kyle responded they needed a plan the sticking point is it's estimated to be seven million dollars to fix it like the model, so that's put us on hold for now.

Mary also was part of a stakeholders meeting with UDOT about making main Street one way and then has heard nothing about that.

Mayor Wilson commented that their proposal didn't work. That was a lot of money spent and was wasted. Patricia Wise encouraged the council to improve public outreach. I know we all talk about it that we should do it and it's difficult to do, but each of you is assigned to a different committee like John is with the legislature, and planning commission, Amanda Historical Society. You know all of this. We need to let the people in La Verkin know what the council and the staff are doing. And Kyle does post the one-page newsletter; it's just not enough. It doesn't cover everything. People who have their kids and things, yes, they're interested, the rest of them really don't care that much. The way to do that is the website. And I know that we've got money in it been working on it, but there are links that are still not operational after some time in that. So if it's a matter of not having the right website company or paying more, I really think the council each of the council members should look at the Website and make recommendations to the mayor and Kyle. What would you like to see for the areas that you cover on the council? What would you like to see put out to the public and really make an effort to educate the public? Darren, you know people are on the trails. You need a trail committee. I know of eight people who would love to be on a trail committee. I just don't want to run it. And Scott, you know all of the things that you are going to be involved in, historical James Gubler has tried to do an amazing job. He has, but he needs that person to take him over the line. He needs to get the articles through and onto the website. La Verkin has such a rich history and there is just nothing there. And I know that Kyle has put a lot of effort into it, but it's not a one-man job. But I think collaborative you all can do an amazing job on public outreach. And mayor, have you talked to people from Hurricane lately? And have all of you seen "the loop"? Mayor Fawcett on the Hurricane city website and social media has started new ideas. He puts it out once a week and it's called "In the Loop." And he just gives people a list of about Six or seven things that were happening in the city. Like they are sealing the roads, you know, all that kind of thing.

Councilman Prince added what if there was just a really great former city council person? I am not saying any names, but we did a little podcast so cheap and so easy and we interviewed. A mayor, a city councilman, a city manager, a police chief. Once a week we just spend twenty minutes.

Councilwoman Barr added she thinks we just need to invite people and maybe bribe them with cookies or something. Say hey please just come attend the meeting and personally send out invitations go door to door because that's the only way to get people here. I know I've tried a few months ago like hey show up at this meeting. If we were able to watch the meeting once we get the technology in here fixed. I think more people would be involved. But it seems like more people show up here when they're pissed off about something. Councilman Valenti added Toquerville has their meetings on YouTube.

Mayor Wilson suggested maybe we have those two signs out on the highway. There are speed signs now, but we just for information maybe a day or two before city council can announce it on the signs.

H. Adjourn:

The mayor closed the meeting at 7:15 p.m.

February 4, 2026
Date Approved

ATTEST:

Nancy Cline
Nancy Cline
City Recorder

Kelly B. Wilson
Mayor Kelly B. Wilson