

TOQUERVILLE CITY
CITY COUNCIL MEETING MINUTES
February 18, 2026, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Councilmembers: Joey Campbell, Todd Sands, Wayne Olsen, Jenny Chamberlain, Val Preslar; Staff: City Manager Ben Billingsley, Assistant City Manager Darrin LeFevre, Record/Planning & Zoning Administrator Emily Teaters, City Attorney Bruce Jenkins; Absent: Mayor Dan Catlin.

A. CALL TO ORDER – 6:00 PM

https://www.youtube.com/live/fmTGc2QDmy0?si=YaLT7wk9Ix3J67a_&t=10

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

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/fmTGc2QDmy0?si=O53kLMv3Vo-3EqrK&t=113>

1. The Council reviewed the agenda.

Councilwoman Preslar made a motion to approve the agenda as written. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.

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

C. CONSENT AGENDA:

https://www.youtube.com/live/fmTGc2QDmy0?si=y_y-wLJ5VQGTJqy5&t=140

1. Review and possible approval of the January 28, 2026, Special City Council Meeting Minutes and the February 4, 2026, City Council Meeting minutes.

Councilman Sands made a motion to approve the City Council Minutes from January 28th and February 4th. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.

2. Review and possible approval of City Expenditures from January 2026.

Councilman Sands made a motion to approve the City Expenditures from January 2026. Councilwoman Chamberlain seconded the motion. Motion carried 4-1. Roll call vote: Wayne Olsen – nay, Jenny Chamberlain – aye, Joey Campbell – aye, Val Preslar – aye, Todd Sands – aye.

D. PUBLIC FORUM:

https://www.youtube.com/live/fmTGc2QDmy0?si=0hvDNQjB_ytUflt6&t=225

Mayor Pro Temp Campbell opened the public forum. Dan and Kelly Durade spoke during this time regarding utility bill payments with Xpress bill pay.

E. BUSINESS:

1. **Discussion and possible action** on the historic water tank and culinary water connection at T-125-A-1.

<https://www.youtube.com/live/fmTGc2QDmy0?si=Xg4u8MINDIC58Bme&t=381>

City Manager Ben Billingsley introduced this item providing an overview of the water tank and its usage, as well as an agreement between the City and Kleinman family. Van Kleinman provided history on the tank and the agreement. The Council discussed this item. Councilman Olsen shared his concerns with honoring the agreement. Assistant City Manager Darrin LeFevre provided some background on tank usage. Ben noted why the item is in front of Council. Councilman Sands brought up his concerns with the item. The Council and Van discussed drafting an MOU.

Councilwoman Chamberlain made a motion to table the item until an MOU has been drafted. Councilwoman Preslar seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

2. **Discussion and possible action** on cost sharing with the Trail Ridge Estates HOA for a Floodplain Development Permit for repairs adjacent to the Trail Ridge Estates Park.

<https://www.youtube.com/live/fmTGc2QDmy0?si=11QNM7eXoMA97DT9&t=2172>

Arthur Smith, representing the Trail Ridge HOA, spoke on this item. He spoke about the meeting he had with the president of the HOA and Jared Bates to discuss cleaning up the trail. Arthur asked that the Council cost share the fee for a Floodplain Development Permit. Darrin provided background information on the FEMA permit and the attached fee, also answering questions from Councilman Sands. The Council further discussed this item.

Councilwoman Chamberlain made a motion to approve a cost sharing partnership with the Trail Ridge Estates HOA in the amount of half of the cost of the permit with the cap of \$500, authorizing payment to Rosenburg Engineering for costs incurred in connection with the city's review and approval of the Floodplain Development Permit. Councilman Campbell seconded the motion. Motion carried 5-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Joey Campbell – aye, Jenny Chamberlain – aye, Wayne Olsen – aye.

3. **Discussion and possible action** on Changed Order #25 in the amount of \$25,591.70 from JP Excavating for repairs in the waterline.

https://www.youtube.com/live/fmTGc2QDmy0?si=iBrw9_234ECMt-DC&t=3033

Bob Lamourax with Stanley Consulting spoke during this item, providing background information on the change order, also answering questions from the Council. Ben elaborated on some of the testing done on the waterline. Councilman Olsen brought up his concerns with the change order.

Councilman Campbell made a motion to approve Change Order #25 for the amount of \$25,591.70. Councilman Sands seconded the motion. Motion carried 5-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Joey Campbell – aye, Jenny Chamberlain – aye, Wayne Olsen – aye.

4. **Discussion and possible action** on Ordinance 2026.XX – an ordinance adopting Title 9, Chapter 5, Abatement of Dangerous Structures.

<https://www.youtube.com/live/fmTGc2QDmy0?si=oktX0-gY83bh49BT&t=3686>

Ben summarized the proposed ordinance and the discussion from the last meeting. The council briefly discussed this item.

Councilwoman Chamberlain made a motion to adopt Ordinance 2026.XX – Abatement of Dangerous Structures, establishing the authority and procedure for the abatement of dangerous structures as presented. Councilman Olsen seconded the motion. Motion carried 5-0. Roll call vote: Wayne Olsen – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Val Preslar – aye, Todd Sands – aye.

5. **Discussion and possible action** on Resolution 2026.XX – a resolution modifying Toquerville City’s Uniform Fee Schedule adding an annual registration fee for boarded buildings and land use application fees for hillside development and site plan review. <https://www.youtube.com/live/fmTGc2QDmy0?si=8XXZ5W-5soxPwQ2W&t=3803>
Emily Teaters summarized the proposed resolution. The Council briefly discussed this item.

Councilwoman Chamberlain made a motion to approve Resolution 2026.XX – a resolution amending the uniform fee schedule as presented with the only change of removing the non-irrigation user water fee. Councilwoman Preslar seconded the motion. Motion carried 5-0. Roll call vote: Wayne Olsen – aye, Jenny Chamberlain – aye, Joey Campbell – aye, Val Preslar – aye, Todd Sands – aye.

F. CALENDAR OF EVENTS:

<https://www.youtube.com/live/fmTGc2QDmy0?si=1M2ONPO28bwGymro&t=3923>
Mayor Pro Temp Campbell reviewed the calendar of events.

G. CLOSED SESSION:

<https://www.youtube.com/live/fmTGc2QDmy0?si=ljzGSu8wHpolAnC3&t=3948>
The Council moved into a closed session at 7:07pm.

Councilman Sands made a motion to move into a closed session to discuss litigation, security, property acquisition or sale of the character and professional competence of physical or mental health of an individual. Councilwoman Preslar seconded the motion. Motion carried 5-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Joey Campbell – aye, Jenny Chamberlain – aye, Wayne Olsen – aye.

The Council moved out of a closed session at 7:42pm

Councilman Olsen made a motion to move out of a closed session. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

H. BUSINESS:

1. **Discussion and possible action** on a construction contract with Gibert Construction.
Mayor Pro Temp Campbell explained that this contract updated the terms by changing the \$5,000 allowance to a \$37,000 water allowance. Councilman Olsen expressed that he felt the terms were beneficial to the City.

Councilwoman Preslar made a motion to authorize City staff and Mayor to work with Steve Gilbert and to cap the culinary water credit amount not to exceed \$37,000. Councilman Campbell seconded the motion. Motion carried 5-0. Roll call vote: Todd Sands – aye, Val Preslar – aye, Joey Campbell – aye, Jenny Chamberlain – aye, Wayne Olsen – aye.

Councilwoman Chamberlain explained that she voted favorably for this item because the associated labor cost alone is \$80,000 and that is why the credit is fair. Councilman Olsen brought up graffiti in the tunnel. Staff and Council discussed this issue.

I. ADJOURN:

Mayor Pro Temp Campbell adjourned the meeting at 7:46pm.

Councilwoman Chamberlain made a motion to adjourn the City Council meeting. Councilwoman Preslar seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Todd Sands – aye, Val Preslar – aye.

Mayor – Dan Catlin

Date

Attest: City Recorder – Emily Teaters