

VERMILLION CLIFFS

Special Service District

January 13, 2026 6:00 pm
Kane County Commission Chambers
76 N Main Street Kanab, UT 84741

MINUTES

Attending: Gwen Brown (chair), Celeste Meyeres, Patty Kubeja, Jeff Stott, Keiren Chatterley.

Welcome

Invocation - Celeste Meyeres

Pledge of Allegiance - Pat Moffitt

Consent Agenda

Approval of VCSSD Meeting Minutes for December 18, 2025.

Motion to approve the VCSSD Meeting Minutes from December 18, 2025.

Motion - Celeste Meyeres

Motion passed unanimously.

Public Comment

Stacy Cox: Thanks the Board for holding a meeting after 5:00 pm for people who work to be able to attend.

Regular Session

1. Public Hearing of Discussion, Decision on Updates to Fee Schedule

Chair Brown gives an overview of the purpose of the hearing and why the Board is amending the fee schedule.

The board clarifies what the fee is going to be used for. Members of the audience ask questions, and the Board and Attorney Stott answer them as they arise. They clarify that the price of \$900 for new builds in the district is based on an impact

fee analysis performed by Kanab City and is the same fee that is charged to new residents/new builds within the municipality.

Pat Moffitt asks if remodels will be considered for the fee.
Attorney Stott clarifies that the contract states that only new builds will be charged this fee.

2. Discussion/Approval to Adopt Resolution R-2026-1 A Resolution Adopting Residential and Commercial Fire Protection Service Capacity Fees into the District Fee Schedule.

Motion to adopt R-2026-1 A Resolution Adopting Residential and Commercial Fire Protection Service Capacity Fees into the District Fee Schedule

Motion: Patty Kubeja

Motion passed unanimously.

3. Hearing, Discussion, Decision of Appeal for Parcel(s) #6-97

Chairwoman Brown reads the letter from the appeal applicant. The board discusses the appeal letter. Treasurer Chatterley adds input when asked.

Motion to deny the appeal for Parcel #6-97 based on the findings discussed.

Motion: Celeste Meyeres

Motion passed unanimously

4. Other Discussion Items

The Board turns the time to Attorney Stott who goes over the requirements to run for election for the board. Filing opens June 1st and runs through June 7th. The County clerk/auditor will advertise vacancies for the election about 10 days before the filing period opens.

He overviews who is allowed to run and the subsequent requirements for candidacy. He also speaks to who is allowed to vote in the election based on residents and property owners. He also details different hypothetical results and explains how the terms will be set once the election is complete. Attorney Stott and the Board answer any questions as they arise from the audience.

Board Member Meyeres asked if there will be a filing fee. Attorney Stott is unsure. This leads to a brief mention about board member salary.

An audience member inquires about a fire station and the Board updates the audience about the current situation.

Another audience member references the presentation given at the last meeting given by Mr. Ovenson from the State Auditor's Office. He asks the board for their thoughts on the fee vs tax discussion based on Mr. Ovenson's presentation. Attorney Stott clarifies and updates on the situation. The State Auditor presented that the District can continue to go about collecting the fee, but they will continue to look into it. The Board adds their input and updates as well.

Motion to adjourn.

Motion: Patty Kubeja

Meeting adjourned at 6:36 pm.



Gwen Brown, Chair