TOQUERVILLE CITY COUNCIL MINUTES

7:00pm Work Meeting
Thursday January 15, 2015
Held at 212 N. Toquerville Blvd, Toquerville Utah

ATTENDING: Mayor M. Darrin LeFevre, Council (CC) members: Mark Fahrenkamp, Daren Cottam, Ty Bringhurst, Paul Heideman, and Brad Langston; Recorder Renee Garner, Treasurer June Jeffery, Public Works/ Maintenance Lance Gubler, City Engineer Karl Rasmussen.

7:07 PM – MAYOR M. DARRIN LEFEVRE CONVENED THE WORK MEETING: Mayor convened the work meeting. He announced the ground breaking for the Five-County/ UDSA Rural Development housing project on Peachtree Drive that happened earlier on January 15th. Mayor spoke at the event.

1. Mayor reminded Council of their expressed interest in revisiting the ordinance 2014.02 on curb, gutter and sidewalk installation for new development. He asked if Council would like to discuss excluding some streets from the code. Discussion included concern for drainage in Toquerville Heights subdivision if there were curbs; Karl thought it would make the drainage problem worse, and the need to map where homes had paid for this curb and gutter so that those streets would take priority when work was done.

Consensus was that all new building should have to pay for the improvements, so Council will not revisit this ordinance at this time.

2. Mayor LeFevre informed Council that a land swap was being considered and it would expand the Habitat Conservation Plan area (HCP) to include four sections of Toquerville in order to remove Bob Brennan's property from the HCP so he can develop it. Mayor John Bramall of St George and others went up to speak to Senator Orrin Hatch, to sign a petition and begin this process. Mayor LeFevre stated that no one spoke to him about the idea. We first heard about it from an internet article posted on the St George news site. The HCP Administrator Bob Sandberg went on record to say the swap is not practical. The proposed land in Toquerville is too far north for the Tortoises to thrive. Mayor LeFevre will keep us informed on the matter.

3. Capital Facilities Plan Draft: City Engineer Karl Rasmussen defined the existing level of service (LOS) that the City provides and explained that the Council would need to decide what the LOS should be in the future. He had prepared a rough draft of the capital facilities plan.

A) Water: Karl went over the water rights for the City as found at the State Division of Drinking Water. On page 17 he showed that our water rights were good to 334 gallons per minute (gpm) or 538 acre feet, another way to calculate usage. He estimated our current capacity in three different divisions, source, storage, and distribution. We have enough in source for 711 users as defined in number of hook-ups, (we are now at 498 approximately. We have storage up to 1338 users, and distribution for 1,432 users. This is good for the next 20 years. We already have two pumps and we may need to add a third within that time frame. Our culinary water fee rate pays for our bond and should cover depreciation. Karl said he should monitor it every year to make sure we're good. Tanks will need up-keep. Daren C felt that the water lines should have been paid for with impacts. June said that we did use all of the previously collected water impact fees for the 2013-14 water improvements.

B) Parks: On page 22, Karl stated that the current park system is built to handle 750 residential homes. This includes undeveloped park land. Council discussed the need to make amenities for each park the same if possible. They listed bathrooms, play grounds, pavilions, basketball courts, parking lots, but maybe not ball fields. Council noted some errors on the list of park amenities found on page 16. Ty telephoned Bill Jackson, a park planner, and Council scheduled another work meeting with Bill on Friday January 23 at 4:00 pm.

C) Roads and Trails: On page 14, Karl remarked that asphalted roads in the City totaled 14 miles. He proposed lowering the impacts for roads slightly. Ty answered that oil prices for road product will not be lowering any time soon even though oil prices are coming down. Council worried about lowering this impact.

Current impacts are:

Water Impact fees for ¾"	$1,533.00
Water Impact fees for 1"	$3,500.00
Water Impact fees for 1 1/2"	$7,500.00
Water Impact fees for 2"	$14,000.00
Water Impact fees for 3"	$32,000.00
Water Impact fees for 4"	$56,000.00
Water Impact fees for 6"	$127,000.00
Road Impact fees	$1,935.00
Park Impact Fees	$829.00

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Karl's preliminary suggested impact fees:

Water Impact fees for ¾"	$1,731.34
Water Impact fees for 1"	$3,077.94
Water Impact fees for 1 1/2"	$6,925.36
Water Impact fees for 2"	$12,311.75
No mention was made on 3", 4", or 6".	
Road Impact fees	$1,842.52
Park Impact Fees	$845.06

Council agreed that speaking to Bill Jackson would give them a better idea of what would be needed to adjust park fees. Paul wanted to continue to encourage donations and volunteerism for parks and including trails.

Karl asked Lance for a list of drainage projects.

ADJOURNMENT: Mayor adjourned the work meeting.

Minutes of the 1-15-15 Toquerville City Council Meeting will be presented for review and approval at the February 12, 2015 City Council Mtg.

Approved: _____ Date: 2-12-15
M. Darrin LeFevre, Mayor

Attested: _____
Renee S. Garner, City Recorder

Toquerville City, Washington County
Corporate SEAL
* UTAH *