

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

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

A. CALL TO ORDER – 6:00 PM

https://www.youtube.com/live/6PPWqQ7b5sA?si=7iV_TVgBePFK2Guu&t=14

Mayor Catlin called the meeting to order at 6:00 p.m. Councilman Olsen led the Pledge of Allegiance. Invocation was led by Councilwoman Preslar.

B. APPROVAL OF AGENDA:

<https://www.youtube.com/live/6PPWqQ7b5sA?si=DV0mB4yYC00-obAN&t=124>

1. The Council reviewed the agenda.

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

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

C. CONSENT AGENDA:

<https://www.youtube.com/live/6PPWqQ7b5sA?si=h3nZrxNicYQ0UNaq&t=153>

1. Review and possible approval of meeting minutes from April 15, 2026, City Council Meeting. Councilwoman Preslar noted the meeting minutes date on the agenda was incorrect.

Councilwoman Chamberlain made a motion to approve the meeting minutes from April 15th, 2026, City Council meeting. Councilwoman Preslar seconded the motion. Motion carried 5-0. Jenny Chamberlain – aye, Joey Campbell – aye, Wayne Olsen – aye, Val Preslar – aye, Todd sands – aye.

2. Review and possible approval of City Expenditures from March 2026. Councilman Olsen brought up concerns with an item on the expenditures for Stanley Consultants.

Councilwoman Preslar made a motion to approve the City Expenditures from March 2026. Councilwoman Chamberlain seconded the motion. Motion carried 5-0. Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

D. CITY DEPARTMENT REPORTS:

<https://www.youtube.com/live/6PPWqQ7b5sA?si=vYFpzN2AcR2Psorp&t=305>

1. Ash Creek Special Services District Representative – Mike Chandler
Mike Chandler provided an update on the treatment center in Confluence Park, as well as projects underway in Toquerville. He also spoke about a public hearing for the Ash Creek Special Service District, which will be held at the end of the month regarding funding. In addition, Mike noted that there was a sewer lateral break on Ash Creek.
2. Hurricane Valley Fire District Representative – Chief Robert Hooper
Robert Hooper noted station 43 responded to 65 calls in the last month, 12 of them in Toquerville, and half of them being fire related. Robert spoke about the fire season and a recently acquired heavy rescue truck, as well as training happening in the area. Gary Chaves spoke during this item regarding an incident at his Airbnb, thanking the fire department.
3. Assistant City Manager – Darrin LeFevre
Darrin reported on new development in Toquerville. Darrin provided updates on Boulder Ridge, Silver Cliffs, and changes to Toquerville Parkway,
4. City Manager – Ben Billingsley
Ben reported on the Toquerville Wellbeing Survey, noting that the results should be back in late summer. Ben shared that he was invited to a round table at the state capital with the state auditor regarding Public Infrastructure Districts and it was a successful meeting. Ben recognized Ruth Evans, stating that she had been appointed as a director of the Utah Association of Public Treasurer's.

E. PRESENTATION:

<https://www.youtube.com/live/6PPWqQ7b5sA?si=WD-2cZI9aJWcjK4j&t=1263>

1. Washington County Water Conservancy District – Zach Renstrom
Zach Renstrom presented on the infrastructure the water district has throughout the county, as well as some history on the creation of the water conservancy district. Zach spoke about the Regional Water Supply Agreement and the different boards within the district. He also spoke about where the water comes from, how it is treated, and where it goes. Zach answered questions from Mayor Catlin regarding evaporative cooling in data centers. Gary Chaves spoke during this item, asking questions regarding water in Iron County and Toquerville City water rights. Zach also answered additional questions from staff and Council regarding snowpack and reservoir levels. Ray Bence spoke during this item regarding building permits and individual water rights.

F. PUBLIC FORUM:

<https://www.youtube.com/live/6PPWqQ7b5sA?si=w4dByVbrjMiJuTPp&t=3360>

Mayor Catlin opened the public forum. Kathy Bence spoke during this item regarding City contribution to the Washinton County Drug Task Force. Michael Franzese spoke about signage on the new Toquerville Parkway. Gary Chaves spoke regarding a development agreement between the City and Salara that includes nightly rentals. Mayor Catlin closed the public forum.

G. BUSINESS:

1. **Discussion and possible action** on adopting the Fiscal Year 2026-2027 Tentative Budget and setting the date for a Public Hearing.

https://www.youtube.com/live/6PPWqQ7b5sA?si=BTO1834p8KW_IGu-&t=3762

Ben introduced this item by providing a brief overview of the budget process and the current status of the budget. He noted that a Truth in Taxation hearing will be held prior to final budget adoption. Ben reviewed the proposed changes within the tentative budget, including

revenue adjustments related to property tax and sales tax. Mayor Catlin expressed concerns regarding sales tax revenues associated with nightly rentals. The Council also discussed setting a date for a public hearing.

Councilman Campbell made a motion to adopt the Fiscal Year 2026-2027 tentative budget and set the public hearing date for May 20th, 2026. Councilwoman Preslar seconded the motion. Motion carried 4-1. Roll call vote: Joey Campbell – aye, Wayne Olsen – nay, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

2. **Statement** that the Tentative Budget for Fiscal Year 2026-2027 includes a proposed property tax increase.

https://www.youtube.com/live/6PPWqQ7b5sA?si=kBXzn8T_tj65rWsc&t=4927

Ben stated that the tentative budget includes a proposed property tax rate increase for all properties within Toquerville City and that the property tax impact schedule was included in the Public Meeting Notice.

3. **Statement** that the proposed property tax increase for Fiscal Year 2026-2027 would generate an increase of \$98,000 which would be an approximate increase of 33.8% for the purpose of funding legal expenses, pavement preservation, and General Fund department operations.

<https://www.youtube.com/live/6PPWqQ7b5sA?si=aq-1UTO5vJa4-Uwg&t=4999>

Ben stated that Toquerville City is considering levying a tax rate that exceeds the fiscal year taxing entities certified tax rate. Ben noted there will be a Public Hearing where residents can provide comments. Ben answered questions from Councilman Sands regarding mill levy vs property tax rate.

4. **Discussion and possible action** on Change Order #001 in the amount of \$16,585.80 to incorporate the recommendations of the geotechnical investigation and account for the additional work in Westfield Park.

https://www.youtube.com/live/6PPWqQ7b5sA?si=_mKO0y1ebL7jXh4y&t=5274

Darrin introduced this item, noting that a geotechnical report completed for Westfield Park identified additional work that needed to be done. He answered questions from Councilwoman Chamberlain regarding storm drains and elaborated on several line items in the Change Order and the associated work to be completed. Ben answered questions from Councilman Sands regarding funding. Darrin answered questions from Councilman Olsen regarding sidewalks around the pickleball courts.

Councilman Campbell made a motion to approve Change Order #001 in the amount not to exceed \$20,000 for additional work on Westfield Park. Councilman Olsen seconded the motion. Motion carried 5-0. Roll call vote: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

5. **Discussion and possible action** on replacing the City representative on the Chief Toquer Reservoir Recreation Committee.

https://www.youtube.com/live/6PPWqQ7b5sA?si=jyL5CL61_iTcYT9f&t=5982

Mayor Catlin stated some of the members of the committee have asked to be released. He proposed that Ben Billingsley replace the current city representative and noted that the second replacement needs to be a resident of the City.

Councilman Campbell made a motion to remove the existing city representative and replace with Ben Billingsley. 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. WORK ITEMS:

1. **Discussion** on potential amendments to hillside regulations, including possible exceptions for recreational uses, trails, and related access improvements.
<https://www.youtube.com/live/6PPWqQ7b5sA?si=h64PbHX7FlutBOLs&t=6192>
Ben noted that this discussion followed a property tour with Firelight, where the developer proposed a recreational staircase. Currently, the proposal is not viable under the hillside ordinance. Ben said the matter is ultimately a discussion for the Council, and that any proposed amendments to the hillside overlay would need to go before the Planning Commission. The Council discussed different trail options within the city that could be affected by these changes. Council and staff also discussed possible amendments to the current hillside ordinance to create an exception for trails and recreational uses. The Council briefly discussed creating a hillside board. Council members shared concerns about amending the hillside ordinance and discussed the changes they want drafted.
2. **Discussion** on increases to wholesale water rates and potential classified water rates.
<https://www.youtube.com/live/6PPWqQ7b5sA?si=CFs4UdXiEt0pnjvW&t=7647>
Ben introduced this item explaining the WCWCD increased their wholesale water rates by \$0.11 from \$1.92 to \$2.03 and currently the City does not have a mechanism to capture those costs. Ben went over the current rate structures the City has for water. Ben presented three options for Council to consider the first being no action, the second being a small rate adjustment, and the third option is a wholesale evaluation of the water rate structure. The council discussed the presented options.
3. **Discussion** on draft Ordinance 2026.XX – an ordinance of Toquerville City, Utah imposing Local Option Sales and Use Tax Pursuant to Utah Code Section 59-12-2215.
<https://www.youtube.com/live/6PPWqQ7b5sA?si=9cRof0AC-L1gzhj6&t=8434>
Ben summarized the draft ordinance and its purpose. Ben went through department costs for street maintenance. Ben answered questions from the Council regarding who gets taxed and how. The council further discussed the proposed ordinance.

I. CALENDAR OF EVENTS:

<https://www.youtube.com/live/6PPWqQ7b5sA?si=-0ONHdh1-k4uXgpQ&t=8942>
Mayor Catlin reviewed the calendar of events.

J. CLOSED SESSION:

https://www.youtube.com/live/6PPWqQ7b5sA?si=t_zE8VqmE3fJcTt0&t=9086
The Council moved into a closed session at 8:39pm.

Councilman Campbell 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: Joey Campbell – aye, Wayne Olsen – aye, Jenny Chamberlain – aye, Val Preslar – aye, Todd Sands – aye.

The Council moved out of a closed session at 9:59pm

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

K. ADJOURN:

Mayor Catlin adjourned the meeting at 10:00pm.

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

Mayor – Dan Catlin

Date

Attest: City Recorder – Emily Teaters