

TOQUERVILLE CITY COUNCIL
Regular Business Meeting Minutes
January 11, 2018 at 6:00 pm
212 N. Toquerville Blvd, Toquerville Utah



Present: Mayor Lynn Chamberlain; Councilmembers: Justin Sip, Keen Ellsworth, Ty Bringhurst, Mike Ruesch, Paul Heideman; Staff: Public Works Director Lance Gubler, Treasurer June Jeffery, Recorder Dana McKim; Attorney Heath Snow, Zoning Official Mike Vercimak, Hurricane Valley Fire District Representative Merlin Spendlove, Washington County Water Conservancy Representative Dave Jessop; Public: Beau Stratton, Greg Turner, Jodi Turner, Than Naegle, Manning Butterworth, H. Bruce Wallace, Daniel Porter, Katrina Burns, Joey Campbell, Rebecca Hansen, Darrin LeFevre, Gary Chaves.

A. CALL TO ORDER:

1. Meeting called to order at by Mayor Chamberlain. The Pledge of Allegiance was led by Ty Bringhurst and invocation by Keen Ellsworth. There were no disclosures or declarations of conflict from the council. There were no requests, nor statements of belief.

B. CONSENT AGENDA:

1. Review and possible approval of CC Work Meeting Minutes from December 7, 2017 and of CC Regular Meeting Minutes from December 14, 2017.
2. Review and possible approval of City Expenditures from December 2017.

Councilmember Keen Ellsworth made a motion to approve the consent agenda. Motion seconded by Councilmember Paul Heideman. Motion unanimously carried 5-0. Roll call: Heideman-aye, Ruesch-aye, Bringhurst-aye, Ellsworth-aye, Sip-aye.

C. PRESENTATION:

1. Aflac Representative Stan Poole to discuss supplemental insurance benefits for City Council Members and Employees.
No presentation given.

D. CITY DEPARTMENT REPORTS:

1. Zoning Administrator, Mike Vercimak:
Interstate Rock provided Alpha Engineering with the information needed to complete their extraction permit. The council would like Vercimak to ask the developer to obtain a bond for the restoration needs. The Ash Creek Overlook subdivision is moving towards pre construction plans and obtaining the signatures.
2. Hurricane Valley Fire Department Representative Merlin Spendlove:
The Fire Department has reviewed the request for extending the building permits on lots 63 and 64 in the Almond Heights Park Subdivision. They do not have issues with granting a building permit on lot 61. Attorney Snow asked if the fire department had a chance to look at the fire resolution. Spendlove stated the chief and the attorney are reviewing the plan. The Fire Department would like to provide staff with some CPR/1st Aid training.
3. Public Works Director, Lance Gubler:
The public works crew have been working out in the Anderson Junction area to try and find a possible leak. One valves has been shut off to locate the leak.



The tin roof has been installed on the TRE (Trail Ridge Estate) restroom. The maintenance door and installation of plumbing will start soon.

The curb, gutter, and sidewalk in the Lake Lane Subdivision will be installed soon. The area will be near the Sip and LeFevre property.

Heideman asked about the retaining wall project near the concession stand at the city park. He was wondering once the rocks are removed if the block wall could become an eagle project.

Bringhurst offered other projects in conjunction with the wall could be done for scout projects.

Gubler was contacted by the cedar All-American Baseball Players association requesting their club could perform a service project in lieu of rental fees or use of the field lights. Ellsworth suggested the association submit a proposal and the city council could consider the terms.

4. Attorney Heath Snow:

The Viega funds have been received for the replacement of the defective pipe and water connections.

The WCWCD (Washington County Water Conservancy District) are possibility considering at amending the regional water supply agreement, otherwise known as the pooling agreement. The district is looking at getting away from the deferment of impact fees and would like the fees paid at the time of the final plat, rather than during the building permit application.

5. Washington County Water Conservancy District Representative Dave Jessop:

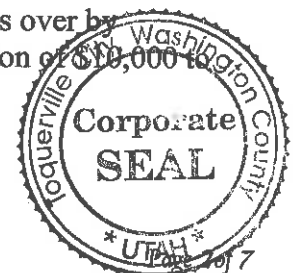
The district's Meter installation of TSWS System is in full force. They have installed 90 meters for 1" pipes, and 105 meters for 2" lines. They have approximately 400 more meters to install and are nearly half way through their time line. Jessop wanted the council to know the-state auditor made a recommendation to legislators to consider secondary connections need to be metered, and gave a possible timeframe of that requirement could be imposed within the next two years. Jessop spoke about the meters and the benefit for agriculture users. The system give the opportunity for users to look at their meter reads via online, and the possibility of leak detention software alerts. Chamberlain asked if the original agreement was modified to allow the district to install meters. He believed meters were only to be installed if there were violations of watering usage. Jessop explained the meters were installed by obtaining a bureau of reclamation grant and the conservancy district for secondary water. Hurricane and LaVerkin do not meter their secondary water system, but may be required to do so in the future and would have to pay for those meters. He spoke about Weber county watering practices and the knowledge base gained from their experiences.

Essentially the Federal government wants to know where the water is going. How water is used is essential in water conservation. Gubler gave his personal opinion of how the water district has helped Toquerville. Heideman stated his water pressure has decreased since the different zones have been established. Bringhurst suggested Heideman should attend the water meetings.

E. PUBLIC HEARING:

1. Public Discussion of AMENDED BUDGET, Resolution #RES.2018.05 Fiscal Year July, 2017 thru June, 2018.

Jeffery presented the council with the budget amendment. The budget was over by \$4,772.00 for the economic development budget. She suggested an addition of \$10,000 to the budget to install solar lighting to the welcome signs.



F. BUSINESS:

1. Discussion and Possible Action on an Extraction Permit submitted by Nicole Ream and Interstate Rock Products Inc. Tax ID# T-107-B-1. *(PC Recommended Approval 5-0).*

Beau Stratton has acquired a bond for the reclamation for \$10,000.00. Councilmember Ruesch asked about hours of operation. Vercimak thought the hours would be from 7:00 am to 6:00 p.m.

Councilmember Keen Ellsworth made a motion to improve the extraction permit with verification the bond is obtained for a reclamation plan. Motion was seconded by Councilmember Mike Ruesch. Motion unanimously carried 5-0. Ellsworth-aye, Bringhurst-aye, Sip-aye, Heideman-aye, Ruesch-aye.

2. Discussion and Possible Action of Building Permit Extensions for Lot 63 and Lot 64 in the Unfinished Phase of the Almond Heights Park Subdivision-Bob Porter and Steve Labrie:

A property warranty bond will need to be signed to be recorded with the property. A check in the amount of \$13,570.00 will be given to the city to fix the drainage issues with the park parcel.

Councilmember Ty Bringhurst made a motion to approve the building permits for Lot 63 and 64 for an additional 50 days. Motion was seconded by Councilmember Keen Ellsworth. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

3. Discussion and Possible Action of Vote Ratification to Approve Building Permit Application for Lot 61 in the Unfinished Phase of the Almond Heights Park Subdivision-Bob Porter and Steve Labrie:

Bringhurst suggested 61 should be approved since the drainage concerns with the park parcel have been addressed.

Councilmember Mike Ruesch made a motion to approve the building permit on Lot 61 in the Almond Heights Park subdivision with a 50 day time frame, prior to the subdivision completion. Motion seconded by Councilmember Ty Bringhurst. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

4. Discussion and Possible Action of Storm Drain Developer Agreement of the Park Property in Almond Heights Park Subdivision. – Bringhurst

Bringhurst made a verbal agreement with the developer, Steve Labrie to fix the drainage concerns of the park parcel in the Almond Heights Park Subdivision. The original drainage plans would have cost the developer approximately \$31,000.00. The city approved the plans and then they changed the plans. Labrie will submit a check to the city for the drainage, which will include labor costs. There was discussion of whether or not to contract the work out or have the city crew do the work.

5. Discussion and Possible Action on Appointment and Recommendation of Planning Commissioners. – Chamberlain



Chamberlain would like to appoint Manning Butterworth to finish out Dave Hawkins term. He would like to appoint Rebecca Hansen to take Jerome Gourley's term and Gary Chaves would finish out Ruesch's position. He did not have a name to appoint an alternate.

Councilmember would like members on the council to live in different areas of the city and not to appoint members in who reside in the same concentrated area.

Councilmember Paul Heideman made a motion to approve Mayor Chamberlain's recommendation for Planning Commission member. Motion died due to the lack of a second.

There was no further discussion.

6. Discussion and Possible Action on Illumination Expenditures of North and South End Welcome Signs. – Ellsworth

No bids have been obtained for the project.

Councilmember Keen Ellsworth made a motion to table the item until next month. Motion was seconded by Councilmember Paul Heideman. Motion unanimously carried 5-0. Ruesch-aye, Bringham-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

7. Discussion and Possible Action of Design and Placement of South End Welcome Sign. – Ellsworth
Easement agreement by Heath.

Ellsworth has worked with the property owner to obtain rights to erect a welcome sign on the south end of town. The council discussed whether or not there would need to be a design for the back of the sign. Heideman suggested the sign should say, "Thank you for visiting Toquerville", and would like the back side to have city's establishment date. There was brief discussion about Toquerville's established date.

Councilmember Keen Ellsworth made a motion to table the item until next month. Motion was seconded by Councilmember Mike Ruesch. Motion unanimously carried 5-0. Ruesch-aye, Bringham-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

8. Discussion and Possible Action of Resolution 2018.01-Washington County Solid Waste District Representative Appointment:

The resolution would designate Councilmember Justin Sip at the Toquerville representative to the Solid Waste District.

Councilmember Bringham made a motion to approve Resolution 2081.01. Motion was seconded by Councilmember Paul Heideman. Motion unanimously carried 5-0. Ruesch-aye, Bringham-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

9. Discussion and Possible Action of Resolution 2018.02-Hurricane Valley Fire Department Representative Appointment.



Resolution 2018.02 would designate Councilmember Keen Ellsworth at Toquerville's representative to the Hurricane Valley Fire Department board.

Councilmember Mike Ruesch made a motion to approve Resolution 2018.02 to establish Keen Ellsworth as the Hurricane Valley Fire Department Representative. Motion seconded by Councilmember Ty Bringhurst. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

10. Discussion and Possible Action of Resolution 2018.03-Southwest Mosquito Abatement & Control Representative Appointment.

Resolution 2018.03 would designate Justin Sip as the Toquerville City Representative to the Southwest Mosquito Abatement and Control Board.

Councilmember Keen Ellsworth made a motion to approve Resolution 2018.03. Councilmember Mike Ruesch seconded the motion. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

11. Discussion and Possible Action of Resolution 2018.04-Ash Creek Sewer Special District Representative Appointment.

Councilmember Mike Ruesch made a motion to approve Resolution 2018.04, assigning Mayor Chamberlain and Councilmember Paul Heideman to serve on the Ash Creek Special Service District. Motion seconded by Councilmember Ty Bringhurst. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

Discussion and Possible Action of Resolution 2018.05-Budget Amendment for the Fiscal Year July, 2017 thru June 2018. – Jeffery

Councilmember Keen Ellsworth made a motion to approve Resolution 2018.05. Motion seconded by Councilmember Justin Sip. Motion unanimously carried 5-0. Roll Call: Heideman-aye, Ruesch-aye, Bringhurst-aye, Ellsworth-aye, Sip-aye.

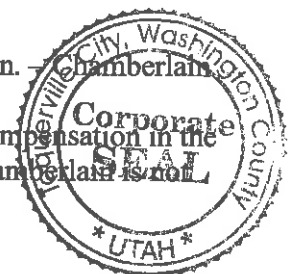
12. Discussion and Possible Action of Ordinance 2018.01- Conduct of Meeting and Order of Business. – Chamberlain

Mayor Chamberlain would like more input in the work meeting rather than at the business meeting. He suggested after each agenda item presented, the public could go to the podium and give their input.

Councilmember Keen Ellsworth made a motion to approve this practice and Ordinance 2018.01. Motion was seconded by Councilmember Paul Heideman. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

13. Discussion and Possible Action of Ordinance 2018.02- Mayor's Compensation.

Chamberlain stated this item was discussed in work meeting. The mayor's compensation in the last mayor's term was \$500.00 and \$1000.00 for a city manager position. Chamberlain is not



interested in being a city manager. He suggested the mayor's compensation be to the amount of \$1000.00. In 2011 the city manager position was sunset in 2014 and the City no longer has a manager position.

Councilmember Mike Ruesch made a motion approve Ordinance 2018.02. Motion was seconded by Councilmember Justin Sip. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

14. Discussion and Possible Action of Building Permit Application and Amendment of Building Specifications and Standards. - Bringhurst & Jeffery

Staff and Council discussed changes to the building permit application. They wanted to see a grading plan to be added to the permit. The building grades will need to be one foot above the crown of road. The grade will be determined from the center of the building pad and not the lot. A surveyor would need to shoot the elevations to ensure the drainage concerns are addressed. Drainage from homes are required to drain to the street and cannot be drained onto other property parcels. Jeffery will modify the application per the council's requests. The changes will be in compliance with the International Residential Building Code.

Councilmember Mike Ruesch made a motion to approve with recommended changes. Motion was seconded by Councilmember Keen Ellsworth. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

G. REPORTS:

1. Keen Ellsworth-Economic Development/Fire:

No report given.

2. Ty Bringhurst-Water Department/Streets/TSWS/Dixie MPO:

No report given.

3. Paul Heideman-Sewer District/Culture and Recreation/Confluence Park:

No report given

4. Justin Sip-Solid Waste/Mosquito/Risk Management/City Hall Maintenance

Sip asked about the Almond Heights Park Subdivision mailbox and bulletin board kiosk placement. Attorney Snow suggested to speak with the postal employees and ask if they would be agreeable with the decision to move the boxes. The cluster postal boxes are placed in the city's rights of ways unless they interfere with traffic. Jeffery believed the postal boxes placement is determined when a subdivision is created. Gubler suggested the cluster postal boxes could be moved to Lake Lane and recommended Sip should contact the property owner who would be adjacent to the new placement and get an easement agreement with them. Sip will purchase the concrete to move the boxes.

5. Mike Ruesch-PC Liaison/Beautification Committee/Cemetery/Tree Board/Trails

Ruesch is working on obtaining concrete bids for the basketball and pickleball courts. No decision has been made of whether or not to include a chain link fence around the pickleball



court. The construction of the retaining wall will be in next year's budget. Retaining wall maybe for next year's budget. There was brief discussion concerning cemetery improvements and how Gubler would like to straighten up the burial isles and headstone placement. Ruesch will provide information in the future regarding the logistics and costs of such a project.

6. Mayor Chamberlain-TSWS/EMC

No report given.

H. POSSIBLE CLOSED SESSION:

None

I. ADJOURN:

Councilmember Ty Bringhurst made a motion to adjourn the meeting. Motion was seconded by Councilmember Mike Ruesch. Motion unanimously carried 5-0. Ruesch-aye, Bringhurst-aye, Heideman-aye, Sip-aye, Ellsworth-aye.

Meeting adjourned at 7:34 p.m.



Mayor - Lynn Chamberlain



Date



Attest: City Recorder - Dana M. McKim

