



TOQUERVILLE CITY COUNCIL
City Council Regular Work Meeting Minutes
April 5, 2018 @ 6:00
Held at 212 N. Toquerville Blvd, Toquerville Utah

Present: Mayor Lynn Chamberlain, Councilmembers: Mike Ruesch, Ty Bringham, Keen Ellsworth, Paul Heideman, Justin Sip; Staff: Public Works Director Lance Gubler, Treasurer June Jeffery, Recorder Dana McKim; Others: Ash Creek Special Service District Representative Blair Gubler, Planning Chair Alex Chamberlain, Hurricane Valley Fire District Representative Merlin Spendlove; Public: Self Help Representative Brent Bluth, Kathleen Nielson, Jacob Howell, Greg Turner, Dan James, Gregg Leiby, Wayne Olsen, Manning Butterworth

Mayor Chamberlain called the City Council Work meeting to order at 6:00 p.m.

A. STAFF REPORTS AND UPDATES:

1. Ash Creek Sewer District Representative, Blair Gubler:

The district repaired several manholes in the area and decided to apply a magnesium hydroxide slurry protectant which extends the lifespan of the sewer infrastructure by decreasing corrosion. The alfalfa crops are growing out and the goats are starting to kid. When Gubler was asked about the new employees he stated they were working out well and seemed to be learning the job responsibilities at a fast rate. The district recently evaluated Hurricane, LaVerkin, and Toquerville's sewer fees for all short-term rentals. It was found vacation rentals use more water than an owner-occupied home. In doing so, the district increased their revenue to approximately \$30,000.00. The evaluation excluded all home occupation permits.

2. Fire District Representative, Merlin Spendlove:

Spendlove believed the Simon Emergency Access Easement agreement is nearly complete. Signs will be placed on-site at the safe zone by city staff.

The district's incident call volume has increased. Within the next month, they will expand the district to include the Springdale/Rockvale Fire Department. A few new members will be hired. The transport plan for Springdale/Rockvale crew was briefly discussed. Patients will be transported where a second crew from the valley will rendezvous and transfer the patients to the appropriate medical facility.

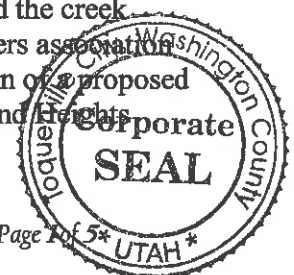
3. Planning Commission Chair, Alex Chamberlain:

The Master Transportation plan was recommended for approval. Chamberlain would like to commend Manning Butterworth for his diligence and hard work of the revised plan. All proposed modifications were made by Jones and DeMille.

The final plat application for self-help homes was recommended for approval. Councilmember Sip inquired about the frontage requirements of the cul-de-sac and why they don't meet the requirements. A brief discussion concerning the preliminary plat application and final plat application ensued.

4. Public Works Director, Lane Gubler:

Gubler presented a slide show presentation of the completed and future projects in Toquerville. The presentation included blinker lights for pedestrian crosswalks on SR-17, the Trail Ridge Estate (TRE) beautification project, which entailed the city improving the property between the trail and the creek area. There was a discussion if the city should improve the commons area of a homeowners association or not. Gubler stated the TRE restroom was in operation. He presented a brief explanation of a proposed dog park in TRE and possibly at the Center Street Park area. He inquired about the Almond Heights



Park drainage project and what the plans for the future park could be. He suggested future tree city applications could be submitted to improve the park.

He asked about a future sidewalk install to occur at 198 North Toquerville Boulevard. He told the new homeowner, Mr. Browning a sidewalk will need to be installed. He also spoke about some needed sidewalk repairs throughout the city.

A county chip seal project was slated and he would like to include Toquerville in the material bid. He was advised the county is trying to shy away from the county assisting cities with these projects since it may interfere with local free-market opportunity. He thought to save the taxpayers money by partnering with the county was fiscally responsible.

Gubler spoke about the need for a new storage shed at the cemetery. The lawnmower doesn't fit in the current shed without damaging the shed and would like the council to support the purchase of a new structure. He stated the cemetery pavilion was complete and envisioned future eagle scout projects could be constructed under the roof. Gubler would like to move all the headstones, not the graves to improve the uniformity of the cemetery.

Gubler gave a report update on the Center Street Park. He would like to pursue the construction of a concrete wall by the concession stand, as it would eliminate dirt on the asphalted area. The new sprinkler system was installed with financial help from the Washington County Water Conservancy District (WCWCD). Systemic was applied on the cottonwood trees at the park.

The upcoming slurry seal project started in Hurricane the other day and should be in Toquerville in approximately three weeks. He foresees future traffic control issues on Westfield due to the area's single access point.

Gubler would like to improve the Anderson Junction road and would like SR17 widened.

He spoke about Toquerville's water rights and proposed the irrigation rights should be changed to a culinary rate.

He also showed the council the capital facilities plan and they discussed the possibility of changing the projects in the plan.

Gubler briefly discussed SITLA property within Toquerville's jurisdiction and the possibility of a land swap between BLM and SITLA.

He was approached by the new land owner's realtor regarding the property surrounding the city water shop tank area. The owner showed an interest in the purchase of the land. He believed the shop and land were worth more than the proposed purchase price.

He was recently notified at a water training all the water lines now are required to be approved by the city engineer and the Division of Drinking Water. The standard and specification need to be submitted to the state every five years.

The Old Church Bridge proposed improvements were briefly discussed. Gubler would like the city to pursue the purchase of a GIS (Geographic Information System). The system would show were all the city water lines, hydrants, and for future infrastructure locates. The purchase of such system would be invaluable to the city with the information recorded and for future planning of the city.

5. Treasurer, June Jeffery:

Jeffery spoke about employee benefits, both current benefits and a proposed medical stipend to cover employee medical expenses since the city doesn't provide full medical coverage benefits.

The yearly newsletter was sent out to councilmembers to review and it will be put in the mail by the middle, to the end of next month.

**B. BUSINESS: Council Discussion followed by public input after each item.
Please limit 90 seconds per person and two minutes per organization.**



1. Discussion on a Final Plat Application for the Ash Creek Overlook Subdivision submitted by Brent Bluth from Self-Help Homes. Subdivision will create 16 lots located on Property Tax ID# T-138-A-2A and T-138-C. Zoning is R-1-12. *(PC recommended 5-0)*:

Brent Bluth from Self-Help Homes spoke with the council regarding the final plat application. Bluth will make contact with the Zoning Official, Mike Vercimak about the cul-de-sac concern.

2. Discussion on the Final Draft of the Master Transportation Plan. *(PC recommended 5-0)*:

Manning Butterworth believed all the proposed changes were modified and were satisfied with the finalized document.

3. Discussion of a Moratorium to be placed on Bed & Breakfast and Nightly/Short-Term Rentals:

Alex Chamberlain stated since Mike Vercimak was unable to attend the work meeting he is relaying Vercimak's opinion to the council that Vercimak is supportive of the implementation of a moratorium. There was brief council discussion about Toquerville moving forward with a moratorium to be placed on short-term rentals. The city recorder will email the city attorney to draft an ordinance. McKim asked if a special meeting between the city councilmembers and planning commissioners would need to take place to discuss short-term rentals. The councilmembers would like the moratorium in place prior to such a proposed meeting. Mayor Chamberlain suggested a facilitator should administer the meeting. The meeting should produce a clear vision and direction of where the city's vision. The council decided to host an open house with city councilmembers, planning commissioners, and the public to attend on April 19th between the hours of 6:00 pm – 8:00 pm. A second meeting will occur on May 3rd at 4:00 where councilmembers and commissioners will discuss the current code and the public's input. Mayor Chamberlain asked I could email all the owners of the short-term rentals in Toquerville and invite them personally. Wayne Olsen suggested if the planning commissioner and city councilmembers could come together on a decision regarding these businesses if they could make the rules with consistency for both types of rentals he believed it would be a step in the right direction. Alex Chamberlain asked if the council wanted to present a questionnaire to the public. The council was in favor but nobody was tasked with the questionnaire.

4. Discussion on a Recreational Trails Program Grant to Fund Confluence Park - LaVerkin Community: Kathleen Nielson, a grant writer has partnered with the Washington County Habitat Conservation Plan and the Confluence Park Board to apply for a grant to fund a trails program in Confluence Park. Toquerville has supported the improvements of Confluence Park in the past and they would like a letter of support to improve the trails in the park. A proposed trailhead on LaVerkin Creek was awarded through the Utah State Parks Recreation Trails Program in 2011. The grant application would improve the Hurricane side of the Virgin River near the confluence and go east.

5. Discussion on the LeRay McAllister Critical Land Conservation Grant to Fund Restoration and Clean-Up of Hillside and Power Station Area

Kathleen Neilson explained the second grant application for Confluence Park. It would clean up the hillside and the power station area. The grant will allow funding for the removal of large invasive overgrowth of brush at the power station and alongside the Virgin River. Nielsen spoke about the easement and parking issues the park has undergone and future projects they are considering. They are requesting a letter of support from the City of Toquerville, which will not require any financial obligation from the city during any of these phases. The council was in support of both projects.



6. Discussion on Ordinance 2018.XX Employee Bond Requirements-June Jeffery:
The Utah Trust sent out an email to Toquerville and all treasurers regarding new bonding requirements. The Trust will offer Fidelity bonds with crime coverage for members of the pooled property program with a five million dollar limit. The Trust will no longer renew the treasurer and blanket bonds. Jeffery wrote up an ordinance to change the code and may be adopted at next month's meeting.
7. Discussion of 2019 Fiscal Year Budget-June Jeffery :
Jeffery presented a brief description of the 2019 Fiscal year budget and encouraged councilmembers to visit with her if they hadn't done so already to discuss future projects and where the current budget sits. She gave a worksheet to councilmembers of wish list items and notes regarding each line item. The projected yearly revenue remains the same at \$925,900.00. Jeffery gave a brief overview of the budget with basic projections for the capital, general, and water funds. Some of the general ledger numbers will be changed for next year's budget for consistency purposes. A public hearing on the tentative budget will occur at the May 2018 city council meeting where the final budget will be adopted in June. A budget amendment may need to occur with the building inspector's line item.
8. Discussion on the Toquerville Welcome Signs and Illumination Expenditures-Keen Ellsworth:
The next meeting city council will either approve or deny the expenditures for the quote to purchase lighting for the north end "Welcome to Toquerville" sign.
9. Discussion on an Easement Agreement for the South End Toquerville Welcome Sign-Keen Ellsworth:
The easement agreement was sent to the property owners and will be signed as soon as possible. Alpha Engineering will survey the sign site after the new budget is adopted in July.

C. COUNCIL REPORTS AND CITY DEPARTMENTS:

1. Justin Sip-Solid Waste/Mosquito/Risk Management/City Hall Maintenance:
The clean-up dumpsters will be set out on the 28th of April in various locations in Toquerville.
2. Keen Ellsworth-Economic Development/Fire:
No report was given.
3. Ty Bringhurst-Water Department/Streets/MPO/TSWS/DTAC:
No report was given.
4. Paul Heideman-Sewer District/Culture and Recreation/Confluence Park:
Heideman recently learned the county has a contract with LaVerkin and Hurricane for the cleaning of the Confluence Park Restrooms. Toquerville is not a part of such contract would leave the labor and responsibility to said contract towns. Mayor Chamberlain would like the council to discuss whether or not to be involved with Confluence Park. There are no trails in the park connected to Toquerville. A Brief discussion was had about the possible connectivity of future trails into the park. The Washington County fair picked Toquerville City as the spotlight town. A Grand Marshall, as well as a Pioneer Award will need to be picked. The last time Toquerville was the spotlight city was in 2004 when Clark Olds was named the Grand Marshall and the Pioneer Award went to Bob and Virginia Olsen.
5. Mike Ruesch-PC Liaison/Beautification Committee/Cemetery/Tree Board/Trails:
The extensions were added to the basketball court and pickleball court. A chain link backstop will need to be added to wrap up the project.
6. Mayor Chamberlain-TSWS/EMC/DTEC:
Chamberlain would like to add the pledge and prayer to the work meeting. Several councilmembers were supportive of the idea.



The mayor would like to discuss the appointment of two Board of Adjustment members. Mona Lowe is no longer able to serve and they need two alternates. The current members are DC Young, who resides in the Westfield Area, Joseph Elison and Gary Lunt, both of whom reside in the central part of town, and Leah Matheson who resides in Anderson Junction. Alex Chamberlain asked why a board of adjustment application fee was \$500.00. Jeffery believed the fee was set to include attorney fees. If councilmembers had any candidates, to let the Mayor know and he will talk to prospects. The Hurricane High School would like a donation from the City to help assist with Grad Night. Jake Peart volunteered to donate \$300.00 on behalf of the city.

D. ADJOURN

Mayor Chamberlain adjourned meeting at 8:27 p.m.



Mayor - Lynn Chamberlain

5.10.2018

Date



Attest: City Recorder - Dana M. McKim

