



TOQUERVILLE CITY COUNCIL
City Council Regular Work Meeting Minutes
May 3, 2018 at 6:00 p.m.
Held at 212 N. Toquerville Blvd, Toquerville Utah

Present: Mayor Lynn Chamberlain; Councilmembers: Paul Heideman, Justin Sip, Mike Ruesch, Ty Bringhurst, Keen Ellsworth; Staff: Public Works Director Lance Gubler, Treasurer June Jeffery, Recorder Dana McKim, Others: Hurricane Valley Fire Department Representative Merlin Spendlove, Planning Chair Alex Chamberlain, Public: Self Help Homes Representative Brent Bluth, John Bowler, Grant Woodbury, Joe Bowler, Scott Fuller, Rebecca Hansen, Gregg Leiby, Dan James, Greg Turner, Annette Kleinman, Chris Butterworth.

REGULAR WORK MEETING - 6:00 PM

A. CALL TO ORDER:

Mayor Lynn Chamberlain called the meeting to order at 6:00 pm. The Pledge of Allegiance was led by Councilmember Ty Bringhurst and invocation by Councilmember Keen Ellsworth. There were no disclosures of conflict, nor statements of belief.

B. STAFF REPORTS AND UPDATES:

1. Ash Creek Special Services District Representative:

No report was given.

2. Hurricane Valley Fire District Representative-Merlin Spendlove:

The fire department has stayed busy with calls. The fire department responded to an out of controlled burn in the Cholla Subdivision. The district will envelop the Springdale Fire Department this upcoming Tuesday.

The Westfield Safe Zone agreement with the Simons property should be in the mail. It was originally inadvertently sent to the physical address of the city office.

3. Planning Commission Representative-Alex Chamberlain:

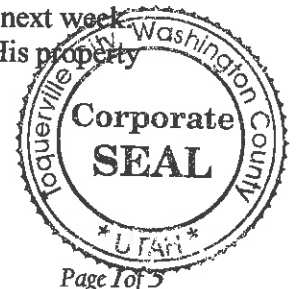
A special planning commission meeting will be held on May 10, 2018, at 6:30 to amend the minimum frontage of subdivided lots in an R-1-12 zone with a thirty percent reduction. The ordinance was drafted and approved by the city attorney.

4. Public Works Director, Lance Gubler:

The slurry seal project started this date at 1:00 p.m. A third of job is complete. The majority of the citizens have embraced the minor parking and traffic inconveniences due to this project. He appreciated everyone's patience. The job should be complete in a couple of days, weather permitting.

Gubler attended a pre-construction meeting regarding the SR17 road project. The project was awarded to Western Rock and should start construction on Monday. The road will start with an overlay of the road in LaVerkin at Davis Farmers Market and proceed northbound on SR17 until it reaches the curb, gutter, and sidewalk infrastructure. At that location, the contractor will roto mill the roadway and create a new road alongside Toquerville Boulevard to the south end bridge. The road will then continue with an overlay from the south end bridge to the interstate. All the handicapped curbs will be installed.

A new driveway approach grate in front of Than Naegle's home will be complete in the next week. Mr. Naegle agreed to pay for half of the grate, and the city will pay for the other half. His property fronts SR17.



Gubler had a conversation with the Zoning Official, Mike Vercimak about vacation rentals. Sand Hollow Resort has a vacation resort and researched rentals in the area. The resort found approximately 1500 illegal rentals and asked the City of Hurricane to enforce these illegal uses or possibly face litigation concerns.

The public works crew replanted some of the grass at the city park due to poor soil conditions. They also erected a fence for the Westfield area safe zone.

5. Treasurer, June Jeffery:

Jeffery gave an update on where the budget was at and gave an explanation of the budget lines and the expenditures to be spent. The budget is tight; specifically, the street funds line item and requested staff and councilmembers exercise caution when purchasing items for street projects.

C. PRESENTATION:

1. Joe and John Bowler Park Proposal-Working Farm and Education Center:

Joe and John Bowler gave the council a history of their property which includes the old cotton gin. They inquired if the council would be interested in the development of the parcel. They suggested the property could be inclusive of a working farm and education center. They spoke about traffic concerns and how a bus or large vehicles would turn around and access the property. There was a suggestion the traffic could flow from Springs Drive and exit out on Hillside Drive. The Bowlers would like to foster a safe learning environment which preserves the history of Toquerville. Chamberlain welcomed any input from community members before pursuing the project. They briefly discussed the possibility of applying for education grants. They discussed the possibility of the property turning into a long-term lease and are open to changing the plan according to a Toquerville and Bowler partnership.

2. Scott Fuller and Kenneth Bentley-Proposed City Property Purchase of Tax ID# T-3-1-2-1342, totaling 1.63 acres. Current Property holds the City Water Tank Shop and Storage Facility:

Scott Fuller spoke on behalf of the new property owner, Kenneth Bentley. Bentley has shown interest in purchasing the property where the current shop tank is located. He plans to build one home on the parcel. Bringhurst would like to explore the option of where the city could relocate and construct an improved storage facility. He also suggested the ideal scenario would be if the city could find a half acre flat land parcel in the right zone rather than a residential area where a 200 x 200-foot shop could be constructed. There was a brief discussion concerning drainage concerns with the property.

Merlin Spendlove suggested the owner will need to construct a roadway to the home for emergency services to respond.

Ellsworth suggested Fuller should present a full proposal to the city where compensation should be included in the price for a comparable shop the city currently owns, and not solely for the purchase of the land. Ellsworth asked if Fuller could find some land with ideal shop construction conditions could occur and a land swap may be possible. This item will be on the next work meeting agenda.

D. BUSINESS: Council Discussion followed by public input after each item.

Please limit 90 seconds per person and two minutes per organization.

1. Discussion of Ordinance 2018.04 Cul-De-Sac Setback Reduction:

A special meeting with the Planning Commission will be held on May 9, 2018. Councilmember Sip had a concern about the frontage requirement in the cul-de-sac and the setback requirements. Chair Chamberlain believed few of the lots would need to be adjusted to meet the ordinance change. The said the setback will be adjusted where the home will be placed to meet the requirement. The frontage design will not change.



The council discussed the reason why frontage was important in conjunction with the property. Parking, access, and density concerns were discussed. Bluth wanted the council to know the lot size meets the zoning requirement.

2. Discussion of Proposed SR17 Crosswalks Near City Hall and the Post Office-Justin Sip: Councilmember Sip was approached by some citizens about crosswalk safety on SR17. An idea to paint a crosswalk area and put flags for pedestrians to hold when crossing the roadway was suggested. Mayor Chamberlain suggested lights should be erected as well. The project will need to be funded by UDOT with a possible partial contribution from the city.

Lance Gubler conversed with UDOT representative from Richfield, Robert Dowell. Dowell has submitted an application and will perform a study or evaluation to see if a crosswalk is needed at these locations. A possible quota was cited 20 people will need to cross the road per hour. There was a suggestion the city could model the crosswalks located in Cedar City and in St. George near the college.

3. Discussion of Proposed Dog Parks at the Trail Ridge and Center Street Parks:

Gubler will get a price quote from a dirt contractor to move the large mounds of dirt from the park. Councilmember Heideman researched dog parks and found a lot of them to be troublesome. Gubler has troubles with residents taking dogs to the center street park and letting the dogs run loose in the ball field. Dog owners aren't cleaning up after the dogs. These animals are not allowed on the ballfield. Dog parks do not require grass but water will need to be provided. Heideman suggested some fees are collected at dog parks for the use. Mayor Chamberlain didn't think a dog park will remedy the dog at large problems in Toquerville.

4. Discussion on Development of Center Street Park Parking Lot:

Bringhurst described the dirt parking lot area could be graded and developed for the overflow parking for the 24th of July and baseball tournaments. Mayor Chamberlain cautioned the grading action to not interfere with the river. The budgeted items for the center street park are the wall and the walking path. A parking lot should be budgeted for next year.

5. Discussion on Development of Almond Heights Park:

Ruesch described the future park development. Some infrastructure improvements will be done to fix drainage concerns. He suggested some changes to the master plan to accommodate parking, add sidewalks, and widen the road. Grass and trees should be planted later on this year.

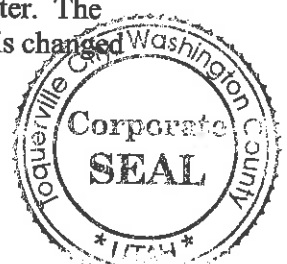
Bringhurst suggested a modified design should be estimated prior to approval.

6. Discussion on Creating an Anderson Junction Water Rate Zone/Impact Fee:

Gubler stated the Anderson Junction area is not connected to the Toquerville Springs. A new rate will need to be established for future development in the area. Toquerville will pay for the water usage. The meters will be owned by the city and the water will be purchased through the district. Each year the district will plan on raising water usage rates. Gubler also suggested a commercial rate should be established as well. These fees will not be established as impact fees, but water usage fees. The city will need to identify geographic areas and a hydrology analysis for future use. Gubler is trying to establish a fee and obtain legal counsel how to establish water zones and fees.

7. Discussion of Water Right Reclassification from Irrigation to Municipal/Culinary:

Gubler would like to transfer the irrigation rates the city is not using to culinary rates since it is classified as a municipal use. Bringhurst believed this action was premature and should be dealt with at a later date. The district will pay for the excess water until the city needs to use the water. The excess water is not able to be currently captured and is running downstream. If the right is changed Toquerville could be paid for the gallons not being used.



8. Discussion of Possible Capital Improvement Revisions:

There was a discussion on the need to modify the capital facilities plan. It was suggested plan will need to be budgeted and possibly be revised in 2020.

9. Discussion of Old Church Bridge Redesign/Upgrade:

UDOT gave the city an axle ton assessment on the Old Church Bridge. Future development will occur on the roadway with bridge access. The bridge will need to be reinforced for a cement truck to cross it. Sip asked if the future development to occur will validate the cost of the bridge design. There was a concern about liability issues if the bridge is not modified. This item will need to be on the agenda during the next fiscal year. Alpha will be contacted

10. Discussion on Updating Toquerville Standards and Specifications:

Bringhurst has reviewed the standard and specifications of Toquerville and suggested several revisions of the document. He suggested Alpha should revise the plan. Gubler noted the state put a new requirement that all water specifications have to be signed by the engineer and send them to the state.

11. Discussion on the purchase of a GIS Infrastructure System:

The GIS system is an item to be purchased out of next year's budget. Bringhurst would like the purchased to be allocated with \$5,000.00 to be spent out of the street budget, and \$5000.00 to be taken out of the administration fund. The council spoke about the possibilities of the system and how much of an asset it would be for the city to have.

E. COUNCIL REPORTS AND CITY DEPARTMENTS:

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

The staff and Sip discussed the future placement of dumpsters for the October clean-up days. It was suggested two dumpsters could be located at center street city park. Two dumpsters will be set at the almond heights city park parcel instead of placing them on Sunset Avenue.

2. Keen Ellsworth-Economic Development/Fire/Welcome Signs:

The south end welcome sign easement agreement is signed and the city will receive a copy of it. Lighting for the northern welcome sign will show up in the next week or so. Barn doors for the lights will be researched and purchased.

3. Ty Bringhurst-Water Department/Streets/MPO/TSWS/DTAC:

No report was given.

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

The new Toquerville royalty will introduce themselves next week to the council. He reminded the council of the 4th of July breakfast and asked if anyone is unable to attend to let him know so he can make sure there is enough help at the event.

The sewer board is working on engineering a plan for the processing plant at Confluence Park.

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

No report was given.

6. Mayor Chamberlain-TSWS/EMC/DTEC:

Chamberlain thanked the planning commission members and the city council for the attendance and input given at the special short-term rental and bed and breakfast meetings.

F. ADJOURN

Mayor Chamberlain adjourned the meeting at 7:45 p.m.





Mayor Pro Tem-Keen Ellsworth

6.14.18

Date



Attest: City Recorder - Dana M. McKim

