



TOQUERVILLE CITY COUNCIL
Regular Business Meeting Minutes
June 14, 2018 at 6:00 pm
212 N. Toquerville Blvd, Toquerville Utah

Present: Mayor Pro Tem Keen Ellsworth; Councilmembers: Ty Bringhurst, Justin Sip; Staff: Treasurer June Jeffery, Public Works Director Lance Gubler, Recorder Dana McKim, Zoning Official Mike Vercimak, Planning Commission Representative Jake Peart, Hurricane Valley Fire Department Representative Merlin Spendlove; Public: Tyler Olsen, Darrin LeFevre, Jessica Hansen, Sheree Olsen, Dan James, Dave Williams
Absent: Attorney Heath Snow, Councilmember Paul Heideman, Mayor Lynn Chamberlain

Please Mute Cell Phones
Council and Staff Officials Discussion Only

A. CALL TO ORDER:

1. Meeting called to order at 6:00 p.m. by Mayor Pro Tem Keen Ellsworth. The Pledge of Allegiance was led by Councilmember Ty Bringhurst and invocation by Councilmember Justin Sip. There were no disclosures, conflict declarations, or belief statements.

B. CONSENT AGENDA

1. Review and possible approval of City Council Special Meeting and Regular Work Meeting from May 3, 2018, and City Council Special Meeting and Regular Meeting Minutes from May 10, 2018.
2. Review and possible approval of City Expenditures from May 2018.

Councilmember Justin Sip made a motion to approve the consent agenda. The motion was seconded by Councilmember Ty Bringhurst. Motion unanimously approved 3-0. Roll Call: Sip-aye, Bringhurst-aye, Ellsworth-aye.

C. PRESENTATION:

1. Water Updates and Future Projects-Washington County Water Conservancy District General Manager, Ron Thompson:

The district is a wholesale water provider which provides water to regional water systems and fulfills water needs of all the communities in Washington County. He explained the district's two infrastructure systems.

A new diversion dam was built at the wet sandy area. This provides pressurized water for Anderson junction. The system is hooked up to a computer water monitoring and alarm system called a SKATA system. As of that afternoon the system was 79% full. The beauty of the technology provides personnel to monitor the pumps and tanks to see where the water levels are. This system is connected to other two wells at Anderson junction.

When water was first sold to cities it was done by a contractual needed basis. In the 2000's Sand Hollow was created. A large regional water line was installed all the way to Snow Canyon.

During the beginning stages of the pipeline, Toquerville had the availability of 500 connections. When expanded development started to occur, a pooling agreement was created. Cities take what they need, instead of a block of water. The agreement created water boards for each community where appointed members of the community serve on the board, as well as the Washington County Water Conservancy District personnel.

Thompson spoke about the last snowpack received and the projected stream flows. He believed the springs don't seem to be affected at this time, but the projection may change.



There are several plans in place the district uses to maximize efficiency. One practice is water conservation. Field trips are taken around the county and see what the district is doing to conserve water. Land developed by way of localscapes or dry scaping conserves water. The District projects the Sand Hollow Regional Pipeline will be built next winter and is an eighteen million dollar project. Water will be taken out of sand hollow to provide water for the City of Washington and St. George. The water will be treated to remove traces of arsenic and magnesium. Thompson briefly spoke about well development. An MOU was signed by the Bureau of Reclamation with the Federal Energy Regulatory Commission (FERC) for the Powell Pipeline.

He spoke about the importance of water systems and the major benefits to both the residents and the large tourism the area presents. He discussed how water fees were collected by water rates, property taxes, and impact fees.

Ellsworth asked Thomason about the future Toquerville reservoir. Toquerville City commissioned SUU to provide a cost analysis of the reservoir. The district was hoping to see final document this fall and recognized some alignment concerns need to be ironed out.

Thompson discussed why there was a need for the Toquerville reservoir and attributed one of the reasons was because the reservoir at Black Ridge has never been able to hold a large amount of water. He believed once construction begins on the dam, it should be completed in an 18-month time frame.

D. CITY DEPARTMENT REPORTS:

1. Zoning Administrator, Mike Vercimak:

Vercimak was approached by a Toquerville property owner inquiring about the development of his 60-acre parcel. A map of the property was provided for councilmembers. The property owner requested to build a single home on the property and asked how the city would like to proceed with infrastructure and road design standards. Vercimak and councilmember discussed the road placement and how the city would require the roadway to conform to city standards. Public Works Director, Lance Gubler had a water line concern. The length of the line to the home and its dead end would create stagnant water. He suggested the line could be looped into Lichfield's property. Vercimak suggested a water study should be done to see what type of line will need to be installed.

2. Planning Commission Representative, Jake Peart:

Peart believed the commission was making good headway on the nightly rental ordinance. Councilmember Sip asked about the status of the Ash Creek Overlook subdivision final plat. A brief description was given by recorder McKim. Email correspondence between Attorney Snow, the applicant, and the Planning Chair Alex Chamberlain will hopefully resolve a solution for the adjustment of two lots of the future subdivision design.

3. Hurricane Valley Fire Department Representative Merlin Spendlove:

Weather conditions are hot and dry and the fire department has been busy. Spendlove stated due to the wind conditions it makes it harder to put these fires out. Of the 444 incidents in the district, Toquerville accounts for 14 of those call outs. He recommended the council adopt the proposed fireworks resolution. The firework discharge times and dates are noted in the resolution, including the two approved locations in the city, one being the Center Street Parking Lot, and the other the Trail Ridge Estate parking lot.

4. Public Works Director, Lance Gubler



Gubler explained the Toquerville Heights area mailboxes were moved on the north side of the subdivision and a kiosk will be constructed by the local scouts led by Tyler Olsen. The mailboxes on Westfield road will be moved to the area of Peachtree and Lake Lane. The information kiosk will be moved to the mailbox area located near the intersection of Westfield Road and Peachtree Drive.

5. City Attorney, Heath Snow
No report was given, Attorney Snow was absent.

E. PUBLIC HEARING:

Limit three (3) minutes per person; please address the microphone and state full name and address.

Public hearing was opened by Mayor Pro Tem, Keen Ellsworth.

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

No comments were made.

2. Public Discussion of FINAL PROPOSED BUDGET, Resolution #RES.2018.XX - Fiscal Year July, 2018 thru June, 2019.

No comments were made.

Public hearing was closed by Mayor Pro Tem, Keen Ellsworth.

F. PUBLIC FORUM:

Comments from public and public requests for future agenda items.

Limit three (3) minutes per person; please address the microphone and state full name and address.

No public comments were taken during the public forum.

G. BUSINESS:

1. Discussion and Possible Action on a Conditional Use Permit Application submitted by Sheree Olsen for a Bed and Breakfast Establishment located at 1065 South Westfield Road, Property Tax ID# T-AHP-A-44-A. Zoning is R-1-20 (*PC recommended approval 5-0*):

Councilmember Justin Sip made a motion to approve the Bed and Breakfast Conditional Use Permit for Sheree Olsen located at 1065 South Westfield Road with staff recommendations. Motion was seconded by Councilmember Ty Bringhurst. Motion unanimously carried 3-0.

2. Discussion and Possible Action on ORD.2018.XX - Special Event:

Councilmember Ty Bringhurst made a motion to table the business item until next month. Motion was seconded by Councilmember Justin Sip. Motion unanimously carried 3-0. Sip-aye, Ellsworth-aye, Bringhurst-aye.

3. Discussion and Possible Action on a Special Event Permit Request submitted by Alcyone Turnblom for a Farmers Market at the Center Street City Park:



Item was withdrawn by the applicant. She will contact the city when she is ready to apply for a special business permit.

4. Discussion and Possible Recommendation of City Code 7-6-9 Existing Tree Exemption:

Sip sees the potential liability where the limbs are a hazard to public safety. The city ordinance exemption should not trump safety. There was a question of if the exemption was removed, will the trees will be removed. Jeffery suggested the code could be amended to add an exemption to the code regarding safety hazards.

5. Discussion and Possible Action on RES.2018.XX - Firework Restrictions:

Councilmember Ty Bringhurst made a motion to approve the resolution. Motion was seconded by Councilmember Justin Sip. Motion unanimously carried 3-0. Ellsworth-aye, Bringhurst-aye, Sip-aye.

6. Discussion and Possible Action on RES.2018.XX - PTIF Designation:

The resolution named Treasurer June Jeffery and Accountant Candus Tibbitts as authorized users to access and make necessary transactions with Toquerville Public Treasurers' Investment Funds (PTIF) accounts.

Councilmember Justin Sip made a motion to approve the PTIF designation resolution. Motion was seconded by Councilmember Ty Bringhurst. Motion unanimously carried 3-0. Sip-aye, Ellsworth-aye, Bringhurst-aye.

7. Discussion and Possible Action on RES.2018.XX - FY2017-2018 Budget Amendment.

Councilmember Justin Sip made a motion to approve the FY2017-2018 Budget Amendment resolution. Motion was seconded by Councilmember Ty Bringhurst. Motion unanimously carried 3-0. Roll call: Sip-aye, Bringhurst-aye, Ellsworth-aye.

8. Discussion and Possible Action on Slurry Seal Project Expenditures.

The slurry seal project expenditure item on the February 8, 2018, City Council meeting was approved in the amount of \$63,400.00. The project was extended to slurry seal the rest of Westfield road and the city will need to pay an additional \$13,267.28 for the extension of the project.

Councilmember Ty Bringhurst made a motion to approve the extended slurry seal expenditures in the amount stated. Motion was seconded by Councilmember Justin Sip. Motion unanimously carried 3-0. Roll Call: Justin Sip-aye, Ty Bringhurst-aye, Keen Ellsworth-aye.

9. Discussion and Possible Action on RES.2018.XX - FY 2018.2019 Final Budget and Tax Levy.

Councilmember Ty Bringhurst Motion to approve Resolution 2018.11, the Fiscal Year 2018-2019 budget and certify the property tax levy .00980 certified by the city recorder. Motion was seconded by Councilmember Justin Sip. Roll Call: Ty Bringhurst-aye, Justin Sip-aye, Keen Ellsworth-aye.



H. REPORTS:

1. Keen Ellsworth-Economic Development/Fire:

The welcome sign to be placed on the south end of town will need to be surveyed. The sign agreement was signed with the property owner.

City Councilmember Mike Ruesch recently moved to Washington City, which immediately created a vacancy on the city council. The vacancy will need to be filled by next month and the term will expire at the next upcoming election. The city recorder will advertise a notification for members who are interested should submit a resume or letter of interest.

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

In Terrace Circle, on lot #7 a home was built on the parcel and almost complete. The city water line runs down the southwest side and the property goes out into Shangri-La Drive. The property owner has agreed to deed a portion of the land to the city in lieu of the financial responsibility of curb, gutter, and sidewalk improvements in the future. Essentially an SAA exemption will be attached to the quick claim deed and recorded with the property.

At the last TSWS meeting, the board discussed impact fees. Several property owners in the Ash Creek Point subdivision received letters they owed impact or "hook up" fees. The property owners had access to secondary water, but the district was unable to find in the past where those hook-up fees were collected. The district proposed a reasonable solution to the property owners and believed resolve would occur. The district did speak about watering schedules. No modifications were voted upon, but the watering time may be held back in the near future due to weather conditions and the lack of available water.

3. Justin Sip-Solid Waste/Mosquito/Risk Management/City Hall Maintenance:
No report was given.

I. POSSIBLE CLOSED SESSION:

None

J. ADJOURN:

The meeting adjourned at 7:25 p.m.



Mayor - Lynn Chamberlain



Date



Attest: City Recorder - Dana M. McKim

