

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



Mayor Lynn Chamberlain, Councilmembers: Paul Heideman, Ty Bringhurst, Justin Sip, Keen Ellsworth-Absent, Planning Commission Chair Alex Chamberlain, Public Works Director Lance Gubler, Treasurer June Jeffery, Recorder Dana McKim; Public: Manning Butterworth, Greg Turner, Jodi Turner, Chuck Williams, Gary Chaves.

A. CALL TO ORDER:

1. The meeting was called to order by Mayor Lynn Chamberlain at 6:00 p.m. The Pledge of Allegiance was led by Councilmember Justin Sip and Invocation by Councilmember Paul Heideman. There were no belief statements given.

B. STAFF REPORTS AND UPDATES:

1. Ash Creek Special Service District Representative:
No report was given, the representative was absent.
2. Hurricane Valley Fire District Representative:
No report was given, the representative was absent.
3. Toquerville Planning Commission Chair, Alex Chamberlain:
The short-term rental ordinance is nearing the end of the revision. The last drafted proposed changes were sent to Attorney Snow for review and codification. There was discussion regarding the transient state room tax requirement established by the state and what Toquerville's rental period was. The commission wanted to modify the parking requirements. They felt rather than designate a parking space per room rented out, all rental parking spots associated with the rental shall be off-street. Butterworth reminded Chamberlain to explain the changes to the notification process. At prior planning commission and city council work meetings, there was a discussion about how to notify property owners within a 300-foot radius. It was suggested the notification would require the applicant to physically obtain signatures of yea or nay of the radius. Butterworth did not want the notification process to be easily dismissed and thought the signature involvement would give an accurate indication of the neighborhood vote. He disagreed that the lack of a vote would presume support. Heideman gave a suggestion the applicant should provide a self-addressed stamped envelopes to the neighbors which would be hand delivered by the applicant and addressed to the city for their vote. His suggestion would support the applicant to explain the proposed use while maintaining anonymous voting without pressure. Bringhurst asked about the Ash Creek Overlook subdivision status. The developer, Brent Bluth's attorney is working with our city attorney to resolve any setback design concerns. Mayor Chamberlain would like the attorney to appraise the staff in the future when an action or contact is made concerning city business.
4. Public Works Director, Lance Gubler:
Gubler gave a slideshow presentation of upcoming and current projects. He started with the upcoming tree city project. Gubler would like to plant some more trees on the west side of the boulevard. Gubler spoke about the UDOT (Utah Department of Transportation) right of way. Bringhurst suggested the project should be held off until the water infrastructure was installed. He did not agree with how the trees were going to be watered on the back side of the residential meter. He wanted the trees watered on a city meter and a separate line, possibly a secondary irrigation line, rather than a culinary meter. In the last TSWS meeting, they discussed to get a



proposal to run the line across Toquerville Boulevard to install the line on the west side of the road. He suggested water hookups should be done before the setter, rather than after the setter. Mayor Chamberlain stated he waters the trees in front of his house, but not all homeowners are willing to do that.

The large dirt parking lot at Center Street City Park needs to be graded for future parking. Mayor Chamberlain asked if the dirt to be moved will interfere with the path of the river.

Gubler discussed the construction of a four retaining wall with planters near the concession stand. It was suggested a concrete sidewalk path should be installed around the ballfield. Concrete sidewalks are more cost effective than constructing asphalt paths.

The center street park playground equipment is showing signs of wear and tear and will need to be replaced. One of the slides can be recycled by reverse flipping it for continued use. The equipment is approximately eighteen years old. The playground ground cover needs to be replaced with new gravel or recycled rubber. Bringhurst thought the recycled rubber, which is produced in California would cost approximately \$600.00 a ton. The Utah Trust will check all the equipment for safety and liability concerns in the near future.

Gubler gave a cemetery report and showed pictures of the new cemetery pavilion, which was built by a local builder. He would like to construct a new cemetery shed for the housing of the lawn mower and equipment.

Than Naegle spoke with Gubler about the possibility of dividing and selling some of his property to the city located just west and southwest of the Toquerville cemetery. The proposed purchase would start at Naegle's current fence line where his barns are located and the sale would include a portion of the property headed southbound. Jeffery contacted the accountant regarding the purchase of the land and how cemetery perpetual funds may be used or transferred to other accounts. There is approximately \$7,000.00 of interest in that account that may be used for the purchase of land. Chamberlain proposed the newly acquired land could be used as a secondary access for the Toquerville Heights area.

Gubler showed pictures of the Interstate Rock gravel extraction permit for the second phase of the Mesa View Subdivision. He encouraged the council to visit the site.

An area at the Trail Ridge Estate parked was leveled out. The city had some extra pipe and decided to install the pipe with some sprinklers on the property. The area will be possibly seeded with grass this upcoming fall.

There is a low spot in front of the Mangum/Gilbert property alongside Toquerville Boulevard. A drop box will need to be installed to mitigate drainage problems. The crew is concerned because there is a gas line that may be installed less than three feet deep in the area.

The Westfield Park water retention and drainage plan were discussed. The new plan will increase the usable park area. A retention basin will be constructed and piped down and out alongside the Coleman's property. Jeffery suggested park impact fees could be used for the project.

The south end welcome sign will be surveyed this month on the Baker property.

Gubler gave a report about a recent incident in a neighboring town where some people had broken into a water tank and compromised the water source. He discussed the need for Toquerville to secure and fence off the water tanks. One of the water tanks the city owns will need to be replaced within a few years. Jeffrey suggested impact water money may be spent on the project.

Washington County has partnered with Toquerville to chip seal some of the roads in August. Some of the roads to receive improvements will be Spring Drive, Creekside Drive, North Ash Creek, Pioneer Road, Mountain Charm Road, Shangri-La, Berry Lane, and Willow Lane.



The Old Church Road Bridge reinforcement project will begin in the next two or three months. Bringhurst would like to bid the project out in September or October and construct it during the winter months.

The Washington County Water Conservancy District recently switched the focus for their water projects. Gubler's understanding was the Chief Toquer Reservoir project has now been pushed back and believed the district's main focus was how to provide water to the St. George area through the Sand Hollow Regional Pipeline. The tanks in St. George are running dry due to recent development.

Gubler updated the council on the ramp project at the Anderson Junction area and would like the council to think about and discuss the future vision of the commercial and residential area of the junction. He spoke about increasing water rates and how the fee will be easier to implement if the rates are increased in small amounts yearly, rather than higher rates at a later time. He also wanted to discuss the future water rates of Anderson Junction and future commercial rates. He discussed the dilemma St. George has faced with their meter sizing and the international building code for commercial water rates and the infrastructure approved for those types of business use. Bringhurst believed the liability would land on the engineer and developer of the commercial business, not the city. Gubler suggested Toquerville should require standards for commercial ratings.

Gubler suggested someone on staff should attend EMC (Emergency Management Coordinator) training and become certified.

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

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

1. Discussion on ORD.2018.XX - Special Event:

Attorney Snow will explain the ordinance in detail at next week's meeting. The ordinance would foster communication with the applicant and the city to effectively manage a special event. The ordinance will be added to the business license section of the city code, and not land management. The ordinance clearly defines the application process, standards, fees, exemptions, deposits and insurance, and the recommendation to follow Utah State Tax Codes and health requirements. An application will need to be drafted once the ordinance is adopted.

Alex Chamberlain would like to exclude events that would not create commerce. He had reservations on the ordinance that it would create some illegal events unbeknownst to the public. One example he brought up was community service events.

2. Discussion on Councilmember Vacancy:

The vacancy will be advertised for two weeks and published in the newspaper. The applicant will need to be a resident of Toquerville for the past twelve consecutive months, a US citizen, a registered voter of the city, and may not be a convicted felon unless the right to hold elective office has been restored. The council requested to fill the vacancy at the next city council regular business meeting.

3. Discussion on the Old Church Road Bridge Reinforcement Project:

The Old Church Road Bridge reinforcement project will be started in the next two or three months. Bringhurst would like to bid it out in September or October and construct it during the winter months. Alpha will provide a final expenditure for the design of the bridge and will be possibly approved at the August meeting.



D. COUNCIL REPORTS AND CITY DEPARTMENTS:

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

At the Center Street Park there several limbs hanging over the footbridge and would like the city crew to clean and trim the trees in the area. Gubler and his crew will take care of the debris.

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

Thanked the Council for the help at the Fourth of July breakfast celebration. Mayor Chamberlain suggested someone on the council or city staff should obtain a food handler's permit for the next event. Chamberlain does have a permit, but it will expire soon. Bringhurst offered to get certified.

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

He thanked the mayor and the Councilmembers for helping out with the Fourth of July celebration. He would like to liven up the future program to include a water slide. Gubler stated in the past, water slides and pools tend to kill the lawn during the hot time of year. One of the wards suggested for the Pioneer Day Celebration to host a water fight inside the ball field. Gubler didn't think the water fight would be a problem. Heideman suggested Gubler should talk to the LaVerkin public works crew and how they provide water sports without damaging the lawn.

The LDS church will be in charge of the Pioneer Day celebration. Gubler and the Public Works crew will assist them with setting up and taking down the set up for the event. The first ward is in charge of cooking, the second ward is in charge of the parade, and the third ward is in charge of the games.

The Confluence Park Committee will meet this month to conduct a review of the charrette for future plans of the park.

Carlene Young and Annette Kleinman will be starting the county seed display.

4. Mayor Chamberlain-TSWS/EMC/DTEC:

Chamberlain would like to see the HCP resolution at the next city council meeting for adoption. Mayor Chamberlain asked if there was any public comment.

Manning Butterworth from South Rim View Drive:

He thanked the public works crew for moving the new mailbox and is looking forward to a new kiosk to be constructed near the boxes. He suggested if the city could put some gravel in front and around the immediate area. Bringhurst didn't believe that would be an issue and directed Gubler to lay some gravel down.

Gubler wanted to let the council know on North Ash Creek Drive there are several trees that need to be removed. One tree, in particular, is split and the bordering property owner is agreeable to the removal. He suggested the removal could be a part of the tree city project. Chamberlain asked if it was a hazard. Gubler believed it was and agreed to remove the tree.

E. ADJOURN:

Mayor Chamberlain adjourned the meeting at 7:10 p.m.



Mayor - Lynn Chamberlain

8.9.18

Date



Attest. City Recorder - Dana M. McKim

