



TOQUERVILLE CITY COUNCIL
Regular Work Meeting Minutes
July 2, 2020, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah

Present: Mayor Lynn Chamberlain; Councilmembers: Keen Ellsworth, Ty Bringhurst, Justin Sip, Gary Chaves, Chuck Williams; Staff: Treasurer Dana McKim, Public Works Director Lance Gubler, Recorder Ruth Evans; Support Staff: Planning Chairman Manning Butterworth, Hurricane Valley Fire District Representative Merlin Spendlove, Ash Creek Special Services District Representative Blair Gubler, City Engineer Brent Gardner; Public: Gregg Leiby, Dan Catlin, Jack Alexander, Dan James, Greg Turner, Jackson Ream, Sadie Lewis, Nicole Baker, Lloyd Baker, Nate Wells.

A. CALL TO ORDER:

Mayor Chamberlain called the meeting to order at 6:00 p.m. The Pledge of Allegiance was led by Councilman Ellsworth. The invocation was offered by Councilman Sip. There were no opening comments. There were no statements of belief voiced.

B. APPROVAL OF AGENDA:

The Council reviewed the agenda. There were no disclosures, nor conflict declarations from Council Members.

Councilman Keen Ellsworth moved to approve the Regular Work Meeting Agenda. Councilman Ty Bringhurst seconded the motion. Motion unanimously carried, 5-0. Keen Ellsworth – aye, Ty Bringhurst – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

C. CITY DEPARTMENT REPORTS:

Ash Creek Special Service District Representative Blair Gubler reported the Bench Lake project is coming along slowly. Interstate won a bid to replace old concrete lines in Hurricane. The District remains busy. The casings for the bridge will be installed on Monday. The pressure line will be hooked up soon to the Wall subdivision.

Hurricane Valley Fire Department Representative Merlin Spendlove reported there was a fire next to I-15 near Toquerville this morning. Please be safe and aware this 4th of July. The statistics for Toquerville will be given at the next meeting. Mr. Spendlove also reported on behalf of resident Annette Kleinman and her concern for the city and the growth that is coming. Mrs. Kleinman was unable to attend the meeting.

Planning Commission Chair Manning Butterworth reported the Planning Commission will have a public hearing at their next meeting on July 15th regarding amending the hillside ordinance.

City Engineer Brent Gardner reported on culinary water that can be obtained for the future growth of Toquerville, specifically for the area west of the bypass road. There is room for additional connections to the City's current culinary water system. New pump stations, the coming reservoir, and future wells will be able to supply the new development area with water. The Council discussed possibly obtaining secondary water for new developments. There will be a meeting at the Washington County Water Conservancy District Monday, July 13th at noon to discuss water rates and the TSWs system. The Council asked Mr. Gardner to find out a list of water rights the City currently has.



Public Works Director Lance Gubler reported representatives from the Utah State Recreation Department, the Romney Group, and the Bureau of Land Management will be getting together for an ATV ride on July 10 at 8:00 a.m. to go up to Toquer Falls to assess the road and the sanitation concerns. There will be a meeting on July 13th at noon with the Washington County Water Conservancy District to discuss getting water to the area west of the bypass road. Alpha Engineering is looking into getting a drought assessment grant that is available to help upgrade the City's water tanks. A letter was sent out to all residents regarding the cross connections and water hazard assessment. The State wants the City to go door to door and educate residents about protecting the City's water system by eliminating cross connections and backflow hazards. There is more graffiti on the water tank; it will be painted over today. The water line on Center Street will be installed and looped into the current system. A storm drain will be installed at the City park and the grass will be dug up in spots during this installation. The walkway at the Westfield Bridge is being worked on.

D. PUBLIC FORUM:

There were no comments from the public.

E. WORKING AGENDA:

1. Discussion on increasing culinary water rates.

Councilman Bringham commented that he will meet with Alpha Engineering on Monday to get the information necessary to have an informed discussion about the current and proposed water rates for the next meeting on the 16th.

2. Discussion on possible expenditure for a Comprehensive Financial Sustainability Plan proposed by Lewis Young Robertson and Birmingham, Inc.

Councilman Ellsworth reported that he and Councilman Williams met with David Robertson to find ways to finance future infrastructure without the City incurring debt. Mr. Robertson recommended this financial study that outlines the growth and how much the City would need to have to maintain future facilities. The study also outlines the expected tax revenue. The study would benefit the City by identifying the projected funds the City will need for building and maintaining future development. The study would cost \$25,000. The Council discussed having a developer split the cost with the City, as the study would benefit the developer as well.

3. Discussion on the proposed creation of Pine View Public Infrastructure District Nos. 1-6.

Councilman Ellsworth reviewed the PID and how the District works. There are six districts being proposed to build the bypass road. Each district will have its own bonds and will need to come to the City for building approvals. The Governing Document should be reviewed by the Council before voting to create these districts. Resident Dan Catlin commented that the public might not know the area or the developer that the Council is referring to. Councilman Ellsworth commented that it is the area west of the bypass road.

4. Discussion on ORD.2020.XX Chapter 3 Business and license regulations.

Planning Commission Chair Manning Butterworth commented on the current process of reviewing and approving business licenses. The modifications would streamline the process of approval by having Staff approve business licenses. Chairman Butterworth asked the Council about allowing roadside lemonade stands and the like. It was mentioned that the



State exempts these stands from business licensing. There were updates made to the entire chapter from Attorney Snow. The last time this chapter was revised was 1977. The Council requested a redline copy to identify the updates.

5. Discussion on ORD.2020.XX Title 10 Chapter 16A Hillside ordinance.

Councilman Bringhurst commented that the Planning Commission will need to review and make a recommendation on this ordinance revision before the Council can vote on it. The Council briefly discussed the proposed changes to the ordinance.

6. Discussion on 4th of July celebration.

The Council discussed the annual pancake breakfast at the park will be cancelled this year due to COVID restrictions. It will be replaced with a car parade around town. Each car that participates will get an American flag to display during the parade. At the end of the parade, the flags will be placed in the lawn of the City Hall. Details will be advertised on Facebook and the City website.

7. Discussion on managing Toquerville Falls access.

The Council discussed the issues of increased traffic and sanitation concerns at the Falls. Although the Falls are located on BLM land, Toquerville's roads are being used for access and the lack of sanitation facilities raises concerns about possible water contamination to city water. Resident Greg Turner reported seeing children attempting to walk to the Falls and people camping in the area. The Council discussed blocking the road on the City side or charging an access fee for vehicles to use the road. The Council also discussed marking portions of Springs Drive with no parking, painting the curb red, or installing no parking signs.

8. Discussion on public access to Nephi's Twist.

The Council discussed the Nephi's Twist public trail access has been blocked by the landowner. The gate used to block access is on private property. The landowners have reported illegal dumping, vandalism, other illicit activity that has been taking place on their property, leading them to install a gate to close off their property and subsequently the public trail. Resident Jackson Ream spoke on behalf of Nicole Baker who owns the property. The fence was put in place to prevent trespassing on private property and to prevent the previously mentioned problems the landowners have been dealing with. The Council offered to meet with the landowners and come up with a solution to benefit the residents by preserving the public trail and protect the landowners by preventing further problems on private property. Hurricane Valley Fire District Representative Merlin Spendlove commented that having a gate there would prevent a fire truck from being able to turn around which is against fire code.

9. Discussion on water meters and water system along Shangri-La Drive.

The Council discussed that there is a private water system on Shangri-La Drive that serves several houses. These homes should be hooked up to their own meters instead of a private system. The Council discussed ways to get each homeowner their own meter and water line. Attorney Snow has been asked to look into these private water systems and the best way for the City to provide water service to each affected resident.



F. COUNCIL REPORTS:

Justin Sip reported on new ten year contracts being proposed by the Solid Waste District. There is an option to opt out of BluCan services. The Westfield Park is being redesigned to include a splash pad. The water from the splash pad would then go back into irrigation water. Once the Sewer District builds a treatment plant, the City will be able to reclaim used water as irrigation water. The fundraiser for city parks is still being planned.

Keen Ellsworth visited with the City Manager of Vineyard. Their city is similar to Toquerville in that they experienced rapid growth in a short amount of time. They recommend hiring a city engineer rather than hiring a city manager right away to facilitate growth. They also recommended raising property taxes incrementally to maintain the growth. It was their opinion that Toquerville’s current tax rate is too low.

Ty Bringhurst reported on the water line installation on Center Street. Streetlights plans were approved for the Parkside subdivision. The cost will be around \$4500.00 and the developer has agreed to split the cost with the City. Curb, gutter, and sidewalk will be installed along Old Church. A storm drain and catch basin will be installed at the City park. An estimate of \$160,000 was received for the installation of a sidewalk down one side of the road from Ash Creek Drive down Center Street to the bridge. Resident Dan Catlin commented that Peachtree could use a storm drain and catch basin to help with flooding.

Gary Chaves reported Confluence Park is working on the new trailhead and a new stairway to get down the cliff.

Chuck Williams reported the 24th of July celebrations have been cancelled.

Mayor Chamberlain reminded the Council members to complete their annual OPMA training.

Councilman Ellsworth suggested using Zoom to conduct Work Meetings and then having in person meetings for Business Meetings.

Treasurer Dana McKim reminded the Council and the public about the public hearing in August for truth and taxation.

G. ADJOURN:

Councilman Ty Bringhurst moved to adjourn the Regular Work Meeting. Councilman Justin Sip seconded the motion. Motion unanimously carried, 5-0. Keen Ellsworth – aye, Ty Bringhurst – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

Mayor Chamberlain adjourned the meeting at 8:14 p.m.



Mayor Pro Tem – Keen Ellsworth

8-17-20

Date



Attest: City Recorder – Ruth Evans

