

TOQUERVILLE CITY COUNCIL
Regular Business Meeting Minutes
September 15, 2021, at 6:00 pm
212 N. Toquer Blvd, Toquerville Utah



Present: Mayor Lynn Chamberlain; Councilmembers: Keen Ellsworth, Justin Sip, Ty Bringhurst, Gary Chaves, Chuck Williams; Staff: Attorney Heath Snow, City Manager Kent Page, Treasurer Dana McKim; Support Staff: Planning Chairman Joey Campbell, Hurricane Valley Fire District Representative Merlin Spendlove; Absent: Public Works Director Lance Gubler, Recorder Ruth Evans.

A. CALL TO ORDER:

Mayor Chamberlain called the meeting to order at 6:00 p.m. Councilman Sip led the Pledge of Allegiance. Councilman Williams gave the invocation. There were no opening comments from Council Members or residents. 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 Justin Sip moved to approve the Regular Business Meeting Agenda. Councilman Ty Bringhurst seconded the motion. Motion unanimously carried, 5-0. Ty Bringhurst – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

C. CONSENT AGENDA:

Review and possible approval of meeting minutes from July 7th Work Meeting, July 21st Business Meeting, August 4th Work Meeting, August 17th Special Business Meeting, and August 18th Business Meeting.

Councilman Gary Chaves moved to approve the meeting minutes from July 7th Work Meeting, July 21st Business Meeting, August 4th Work Meeting, August 17th Special Business Meeting, and August 18th Business Meeting. Councilman Chuck Williams seconded the motion. Motion unanimously carried, 5-0. Ty Bringhurst – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

Review and possible approval of City Expenditures from August 2021.

Councilman Keen Ellsworth moved to approve the City Expenditures from Councilman Gary Chaves seconded the motion. Motion unanimously carried, 5-0. Ty Bringhurst – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

D. CITY DEPARTMENT REPORTS:

Hurricane Valley Fire District Representative Merlin Spendlove reported the Ironman Race is on Saturday so be careful of pedestrians and road closures.

Attorney Snow entered the meeting at 6:07 p.m.



Planning Commission Chair Joey Campbell reported the new agenda order is working well for their meetings. There will be a nightly rental permit coming to the Council for possible approval next month.

City Manager Kent Page reported the City still has the ARP funds and if anyone on the Council has a need for their department, please come see him. The City has applied for a water tank grant. Code compliance on Ash Creek is improving. The American Planning Association and ULCT conferences are coming up. Lance Gubler and Jadee Adams from Public Works are at building inspector training this week. The applications for an intern are being reviewed and interviews will begin next Wednesday. Gene Wilder on Pecan Lane was advised of the city standards for roads. There is some development south of Leeds, in the grapevine area. A new exit off of I-15 is being proposed because of this new development. The developer for Juniper Junction has submitted a new grading plan. The Anderson Junction road master plan is being revised. Canyon Media and Cherry Creek Media will hopefully advertise for our upcoming fundraiser. The Finance Director from Vineyard is coming to meet and train our staff on cities that experience rapid growth on the 24th.

City Attorney Heath Snow did not have anything to report.

E. PRESENTATION:

Frank Tusiesiena from Eastward Management Group presented updates on The Athletic Recreation Complex. The BLM application has been approved. They are working on securing and engaging relationships with groups who own and run sports tournaments. The goal is to provide enough fields for all who want to come. Local and international companies have already signed on for tournaments. The proposed charter school would serve kids in grades 9-12 and would be a sports high school that would partner with Dixie State University. In addition to the 18 pickleball, soccer, and general sports fields, The ARC would have a professional racetrack for mountain biking, campgrounds, RV parking, hiking trails, a wave pool, parks, an expo center and rec center for the city, and a Native American Cultural Center. 90% of the fields would have synthetic turf to conserve water. The ARC would generate jobs and revenue for the city, and they project they will be able to start moving dirt on this project in about one year. This would be a global location and the largest sports park in the western US. Eastward Management Group would like to thank the city for believing in this project.

F. PUBLIC FORUM:

There were no comments from the public.

G. BUSINESS:

1. Discussion and possible action on Planning Commissioner Alternates.

The Council discussed the need for two Alternates. Shaun Huntsman was an alternate but will be moving to a permanent Commissioner to replace Cathleen Lee. Mayor Chamberlain proposed that Valerie Preslar and Stacey Eaton be appointed as the two Alternates. Valerie Preslar introduced herself and why she wants to serve the city.

Councilman Ty Bringhurst moved to approve Val Preslar as first alternate and Stacey Eaton as second alternate on the Planning Commission. Councilman Justin Sip seconded the motion. Motion unanimously carried, 5-0. Ty Bringhurst – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.



2. Discussion on initial discussion of the 1700-acre Firelight Master Planned Resort Development prior to a formal MPDO conceptual submittal. (Seeking feedback comments from August 18th presentation.)

Matt Loo from Firelight Development presented information on the concept idea of a 300-acre resort within their 1700-acre development. Firelight would also like to build the city a new town hall building and downtown square which would eventually include a fire substation. This outdoor adventure experience resort would utilize the City's General Plan, Master Plan, and Affordable Housing Plan. The developer's goal is to plan this MPDO and resort using the goals the city has set. This resort will generate additional revenues for the city. The developer will work closely with staff and the Planning Commission on the resort submittal when they are ready to submit an application.

3. Discussion and possible action on updated Toquerville Parkway UDOT agreement.

Councilman Bringham encouraged the Council to read this agreement. There are still a few items in the agreement that have changed and are different than originally agreed upon and need to be redone. The Council could approve the agreement now but will need to wait for the updates before the Mayor signs it.

Councilman Ty Bringham moved to approve the Toquerville Parkway UDOT agreement to include future modifications. Councilman Justin Sip seconded the motion. Motion unanimously carried, 5-0. Ty Bringham – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

4. Discussion and possible action on Resolution 2021.XX Uniform Fee Schedule, residential building valuation.

Councilman Justin Sip moved to approve Resolution 2021.XX Uniform Fee Schedule with the building permit valuation updates. Councilman Gary Chaves seconded the motion. Motion unanimously carried, 5-0. Ty Bringham – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

5. Discussion and possible action on Ordinance 2021.XX 7-7 Cemetery.

The Council discussed that further discussion is needed regarding how long the City will keep an unused burial plot. Does the City hold it forever or follow the State statute of only keeping it for 60 years?

Councilman Justin Sip moved to table Ordinance 2021.XX 7-7 Cemetery. Councilman Chuck Williams seconded the motion. Motion unanimously carried, 5-0. Ty Bringham – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

6. Discussion and possible action on vote ratification on expenditure of \$26,500.00 for buyout of lease for Ford F350. (Phone call vote taken August 30, 2021 with a vote of 5-0)



Councilman Justin Sip moved to approve the expenditure of \$26,500.00 for buyout of lease for Ford F350. Councilman Ty Bringhurst seconded the motion. Motion unanimously carried, 5-0. Ty Bringhurst – aye, Keen Ellsworth – aye, Justin Sip – aye, Gary Chaves – aye, Chuck Williams – aye.

H. COUNCIL REPORTS:

Justin Sip reminded everyone of the fundraiser on the 24th for the Westfield Park. There was nothing to report for the Sewer District or the Solid Waste District.

Keen Ellsworth reported the Fire District has not had an increase in revenues since 2017 even though call volume has increased 14% every year. The revenues need to be increased to cover their operating and maintenance costs. The Fire Department will hold a public hearing on this matter in October.

Ty Bringhurst reported that Toquerville City has not been attending the DTAC meetings. The Lichfield agreement is still being worked on.

Gary Chaves reported the Planning Commission is going to be busy working on getting ready for the proposed resort zone. There are safety concerns about the Confluence Park stairway. The Confluence Park trail system could be tied into Toquerville's trail system.

Chuck Williams did not have anything to report.

Mayor Lynn Chamberlain reported on a meeting with Ash Creek Special Service District regarding other cities possibly joining the District.

I. CALENDAR OF EVENTS:

Meet the Candidates Night is October 4th at 7:00 p.m. at the Old Church. The Westfield Park is September 24th.

J. ADJOURN:

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

Mayor Chamberlain adjourned the meeting at 8:19 p.m.


Mayor – Lynn Chamberlain

Date 10/21/2021


Attest: City Recorder – Ruth Evans

