



## TOQUERVILLE CITY COUNCIL WORK MEETING – MEETING MINUTES

April 7, 2016 @ 6:00PM

Held at 212 N. Toquerville Blvd, Toquerville, Utah

In Attendance:

City Officials:

Mayor LeFevre  
Ty Bringhurst  
Brad Langston  
Paul Heideman  
Keen Ellsworth  
Mark Fahrenkamp  
Dave Hawkins (Planning Commission Chair)

City Office Staff:

Coleen Orth  
June Jeffery  
Lance Gubler

Others:

Karl Rasmussen  
Blair Gubler

Not in Attendance:

Heath Snow (Attendance not required at Work Meetings)

Late Arrivals:

N/A

**6:00PM WORK MEETING:** Council and Officials Discussion Only

6:01PM Mayor called meeting to order.

**A. BUSINESS:**

1. Presentation for Jones and DeMille Engineering, Inc. (Invited by Ty Bringhurst)  
Jones and DeMille presentation given by Shannon Ellsworth and Michael Hansen. Shannon and Michael met with the Mayor several months ago about a general plan and the importance of reviewing and updating the plan as needed. Both of them now work for Jones and DeMille; Mayor LeFevre asked them to review Toquerville's current plan. He asked that they review it with 10-30 years in mind. Per Shannon, according to state law, Capital Improvement Projects must be listed in the plan. If a project has not been added to the Capital Improvement Plan, it should not be created, updated, etc. Shannon recommends that TQ City create a 20-year plan, with updates every 10 years. The first step in the process should be to fund the General Plan. The next step would be to apply to the CIB (Community Impact Board).

The Bypass Road was not moved up to Phase 1. This was looked at and questioned during the team's feasibility study. Shannon said that the Bypass Road

is the type of project that TQ should be leaning on UDOT (Utah Department of Transportation) for. It was stressed that TQ should not borrow funds for this project. Instead, the steps should be put in place and then TQ should lean on the MPO (Metropolitan Planning Organization) and UDOT to help move the project along quicker.

Per the feasibility study:

MPO – Phase 1, 2, 3

UDOT – Phase 1, 2, 3 (Widening Project)

UDOT currently shows TQ in Phase 2, which is approximately in the year 2030. The Widening Project is so underfunded that it will most likely be pushed back to Phase 3, which will be in 2040 or later.

Brad Langston asked “Then why do this?” TQ does not currently have 12,000 cars per day traffic. However, UDOT looks at the amount of vehicles per day, the number of fatalities each year, safety on and near the state freeway, etc. Brad then said, “Hurricane doesn’t want the added traffic.” Kayde replied by saying that Zion traffic continues to increase in huge amounts each year. The Bypass Road will help improve traffic flow in Hurricane and Zion, now and in the future.

The MPO offered \$20k in funding towards the Bypass study.

The CIB process is what will ultimately hold up the funding process.

Other funding options are as follows:

Option A: Split the project into two projects.

Option B: Use MPO money (which is \$3,500 less) and lobby the CIB for additional funding.

UDOT also puts TIF (Tax Increment Funds) money into a ‘pot’ that communities can use for whatever they feel is most important.

The Bypass Road will help TQ and surrounding towns with future growth.

Steps that need to happen:

- 1) General Plan
- 2) Corridor Study
- 3) UDOT to move project up higher on the priority list
- 4) Application must be submitted before June 1<sup>st</sup>

Shannon has not yet seen TQ’s General Plan. Mayor will send it to her. Per Michael Hansen, the food news is that the [TQ City] Council has a vision...it just needs to be written down into a General Plan format.

2. Discuss Resolution 2016.06 – Budget Amendment (June Jeffery)

June explained what is allowed to happen with budget amendments. Regarding Capital Funds, General Funds transfer, and Street Impact Fees, there will be more

than \$294k available for streets. UDOT would reimburse TQ for \$50k for street funds. Another \$41k from Water Impact Fees could also go towards that project.

Candace (TQ Accountant) has moving money quarterly into the budget. Interest income is doing better than in previous years. Brad Langston asked about RAP (Recreation, Arts, and Parks) tax. June said that approximately \$1k-\$1,200 is brought in monthly from those taxes. She uses \$1k per month as an estimated budget amount.

June asked the Council members to visit with her regarding their budgets early next week. Resolution amending the budget will be voted on next week.

3. Discussion of upcoming Capital Facilities Plan (Karl Rasmussen)

Karl dropped off copies of updated booklet to the TQ City office in preparation for the Hillside Project preconstruction meeting. He explained Table VI and the recommended impact fees vs. what was discussed last year.

Water	\$1,795
Streets/Drainage	\$2,450
Parks	\$2,210
Trails	\$2,165
Total	\$8,620

Public hearing is scheduled for next Thursday at 6pm.

Paul Heideman and Brad Langston asked Karl "Are these items are wants or needs?" Karl responded by saying that growth (especially from the Bypass Road) will make all of the items needs. (Ex: New trails, parks, etc.) He also said that the City Council needs to talk about these items and come to a decision as a quorum. The Mayor used 911 service as an example and said that as towns grow, additional emergency staff will be needed. How long do you want to wait for emergency personnel to arrive at your home when a situation arises? 10 minutes? 30 minutes? Something to think about... June Jeffery told the Council, "You are not planning for the people that live here now, you are planning for the future community." It is important to plan for that future community as those people are the ones that will be paying the impact fees and funding the projects. Per Karl, "Don't forget to fund for inflation and depreciation." Per Lance Gubler, "Keep in mind that the Water District will be increasing their rates." Ty Bringhurst asked if it makes sense for TQ to model/mimic those rate increases. Mayor said that TQ does not yet need to buy water because town is not using up all of its' water rights.

4. Review and discuss proposed Bed and Breakfast (for Jim Valentine) located at 1015 Mulberry Drive, Toquerville, UT 84774 (Tax ID #T-AHP-A-135). Planning Commission previously approved application. (Dave Hawkins)

No questions from the City Council.

5. Update on Stevens Henager Scholarship (\$25,000 for Bachelor's Degree) regarding splitting scholarship amount between two or more applicants.) Discuss applicants that leave for/on mission (Coleen Orth)

Stevens Henager will not allow the \$25k scholarship to be split between two or more students. Full amount to be awarded to one student only. As long as the

recipient enrolls in the college prior to leaving on a mission, the scholarship will be held for up to two years.

6. Discuss Ballfield Registration and Local Leagues (Coleen Orth and Lance Gubler)  
Currently, TQ and Hurricane trade (ex: Use of TQ park in exchange for use of Hurricane pavilion, etc.) Other than that, when reserving the ballfield, people must pay the required fees. In the past, fees were waived for certain people/groups and shouldn't have been. Caleen Olson would like to start up a new league. TQ City needs to charge a fee in order to pay for the lights, water, etc.

It was suggested that a "Pavilion / Park Reserved" sign be posted when appropriate. Lance to look and see if City already has a plexiglass sign holder or if one needs to be ordered. It was suggested that the City not rent out the field on holidays. It is a public location and should be available to all on those occasions.

7. Discuss ProValue Engineering March 14, 2016 Invoices (Mayor LeFevre)  
During the City Council Meeting, additional funds will need to be appropriated in order to pay ProValue Engineering invoices.
8. Discuss Resolution 2016.07 Fee Schedule Non-Irrigation Users (June Jeffery)  
Ty Bringhurst thinks that extending the gallons from 10k to 20k needs to be discussed further. Mayor said that this goes live on May1st, so Council Members should be prepared to discuss this. Per June Jeffery most people don't go over the stipulated gallon amount in April. June explained that adding the extra month on each end of the season will not cost the City very much money. It will be a nice gesture to the community and is good for public relations. Per Ty: It's a good gift to give to those that don't have access to the irrigation. Eventually, it will start to affect the town's water rights. Per June: Most of the people affected do not use much H2O anyway (due to desert landscaping, etc.). Karl Rasmussen said that this is not an apples-to-apples situation and advised the Council to "be careful when setting precedents."
9. Discuss BMP zone change (Dave Hawkins)  
Per Dave Hawkins, the Planning Commission did approve changing the height in a BMP zone to 100ft. and modifying the language to allow Utility Mayor in the BMP zone.

## **B. STAFF AND COUNCIL REPORTS AND UPDATES:**

### **Staff Reports**

Karl Rasmussen City Engineer

Nothing additional to discuss.

Blair Gubler Sewer

Two sub-divisions were approved at the recent Board meeting. (TQ and Almond Heights). Rick Iverson discussed growth in the county at the recent meeting.

In Colorado City, a Federal Judge ordered that sewer and water be handled by the county.

A position recently opened up at Ash Creek Sewer District. It's been nine years since the last hire.

Dave Hawkins Planning Commission Chair

Nothing additional to discuss.

Lance Gubler Water/Maintenance

Lance reviewed the Public Works checklist and discussed what he and his team worked on last month and updated all on what they will be focusing on in April.

Paul Heideman asked Lance about flooding. Lance explained how debris gathers in dips and causes flooding. Ty and Lance will take a look at the piece of property Paul is referring to.

### **City Council Discussions**

**Precursor:** Mayor discussed the Toquerville City Facebook page. That page is not managed by the City nor is it an official City site. If any Staff or Council Members belong to the group or hear discussion about the page, let residents know that it is a private group that is not managed nor reviewed by the City. If someone has an issue, comment, or complaint they want to have addressed by the City, they must contact the City office. Having residents vent or ask questions on this page is not the right way to get answers since City officials are not monitoring this page. It is for and managed by TQ residents.

Mayor LeFevre

Mayor said that he and Keen met with Ron Thompson regarding water rights. The Mayor explained the conversation in details and what the water lease options are. Mayor will bring those details for discussion to the next City Council Regular Meeting.

Brad Langston asked about ponds. Mayor said that things are good right now with the ponds. June, July, and August (hotter weather) might be another story. For now, all is well.

Ty Bringhurst

Ty wants Dave Hawkins to look at code during next Planning Commission Meeting. Street signs should match. The same should apply for the LED project – all light poles should match.

Some residents have recently asked Ty about a designated burn site. Ty asked the Council if they would be in favor of having a designated burn site. None of the Council Members supported the idea because of the probability that junk would gather at the site for six or more months before the burn window would allow the items to be burned away.

Regarding watering schedule: Ty said that people are watering off schedule.

Lance to put up a sign saying that "4-Wheel trail for TQ Falls Residents Only".

There are some erosion problems on Springs drive. A bid will be going out soon for repair work. Ty to follow up and report back about details.

Keen Ellsworth

Regarding Jones and DeMille, Keen wants to move forward. He feels that it is “imperative that we be proactive!” Per June Jeffery, the Planning Commission should review the general plan annually or bi-annually. It’s been almost fifteen years since it has been reviewed.

Per Jones and DeMille:

Bullet Points/State Requirements:

- Housing
- Transportation
- Land Use
- Capital Improvements

Other Cities Often Include (and it’s a good idea to add these items, too):

- Recreation
- Socio-Economic Data
- Public Services
- Infrastructure (H2O, Sewer, Etc.)

Keen and Michael Hansen both reiterated that General Plan will be required if TQ wants to go after any state funds. Lots of research needs to be done to update the General Plan. The current Plan is grossly outdated. If hired, Jones and DeMille will also make recommendations to ensure that the code does not contradict the General Plan (Ex: Land Use, etc.). They have a local office; their reps have extensive experience and professionalism; and they’ve worked with a full range of towns (from very small towns, like Toquerville, to very large cities, like Phoenix). Per Kayde, the Public Meetings help ensure that everyone is heard. Jones and DeMille encourage public involvement. They’re pricing also includes a Transportation Master Plan and the Bypass Study. If TQ signs a contract with them, they will start by ‘going to bat for Toquerville with the MPO and will then approach the CIB. Jones and DeMille will handle the applications. MPO Application is due June 1<sup>st</sup>.

Mark Fahrenkamp

Nothing to discuss.

Paul Heideman

Nothing to discuss.

Brad Langston

Tree maintenance is almost complete in the cemetery, the Park, and in Trail Ridge.

\$8k tree grant to be used for Shangri La Beautification Project.

Heath Snow (Attorney – Not required to attend Work Meetings)


**C. REQUEST FOR AGENDA ITEMS: (For Future Meetings):**

1. Requested agenda items (if any) to be heard at April 14, 2016 Regular City Council Meeting
  - Per June Jeffery: Fee schedule to be amended (Impact Fees)
  - Per June Jeffery: Adopt Fee Schedule. Public Hearing required for Capital Facilities Approval.
2. Requested agenda items (if any) to be heard at April 20, 2016 Regular Planning Commission Meeting
3. For April 14, 2016 City Council Regular Meeting Consent Agenda Items:
  - i. Review and possible approval of City Council Work Meeting Minutes from March 3, 2016
  - ii. Review and possible approval of City Council Meeting Minutes from March 10, 2016
  - iii. Review and possible approval of City Expenditures for March, 2016

**D. MOTION TO ADJOURN:**

8:17PM Meeting adjourned.

5-12-16  
Date Approved: \_\_\_\_\_

  
M. Darrin LeFevre, Mayor

  
Attest: City Recorder Treasurer