

TOQUERVILLE CITY COUNCIL MINUTES

Work Mtg; 6:00 – Regular Work Mtg;

7PM - Public Regular Mtg

January 14th, 2010, at City Offices, 212 Toquer Blvd.

Attending: Mayor Darrin LeFevre; **Council Members:** Lynn Olds, Paul Heideman, Daren Cottam (excused), Mark Fahrenkamp, Brad Langston; **ATT.** Heath Snow; Mike Vercimak (Staff); B.Gubler, Sewer Dept.; D. Gubler, Water Dept; **P.C Members:** A. Lowe (Chair), A. Kleinman,; **Variance Brd:** DC Young (Web), M. Lowe; R. Funk (Sunrise Eng.); C. Pogue (Recorder); **Public:** K. LeFevre (& family), Rene’ Garner, Mark Weaver, Bob Olsen, Carol Christensen.

6:08PM – Mtg is called to order by Mayor Darrin LeFevre, asking for Item #1, Water Update. Doug Gubler reported the new City backhoe is “great” although there is a problem with the switch from J. Deere to “cat controls” not working; Honnen Equipment will fix that and a faulty tire will be replaced when needed. Doug G. also said he’s working on the leak (Toquer Hts) with “plumbers help”; it has a “band-aid” now; Mayor LeFevre had accompanied Doug G. during that fix.

Doug G. asked for any CC questions: Councilman Olds asked about the TRE Tank check for leaks with Zi-Pac (fix); Doug stated he would check this weekend and get back. Mayor asked about the diving in the tanks; Doug said it is the time frame to do that, and there is a person from New Harmony he would recommend, estimating about \$500 per tank with a “robot” process. Councilman Fahrenkamp asked about the Tank status; Mayor LeFevre responded they were trying for a viable coating on the inside; Russ Fink (Sunrise) said they were looking at a Z-TEX Spray also; Mayor added we need the fix for getting that (tank) on-line (with City System).

Doug G. reported the Anderson Junction Tank is filled (Lynn O. request); pumps are running good, have to move the antennae; Councilman Olds asked if the telemetry system was up? Doug G. replied it was running at 2AM with cold weather, still OK. He also stated the pressure gauge in the pump house is at 50 lbs up to the tank and 19 ft above that; coming down the line, the pressure is there but no volume. Doug G. also said he has a meeting this weekend and will get back about Anderson Jct (Project).

Doug Gubler also reported the Dennett’s (working at the gravel pit) are unloading pipe – five trucks a day; they have cleared off an area to stack it and have Gary Davis unloading trucks. Doug said that he and Councilman Olds had told them it must stay on “this side of the tank”; Lynn O. added this does show on their plans. Doug G. said we need to make sure they know how to “shut that tank down”; if they “poke a hole”, it’ll dump a lot of water in a short time.

Item #2, Sewer Update; Blair Gubler asked for questions. Mayor LeFevre asked if there was anything on the sewer at TRE Subdivision? Blair replied NO, all OK has passed off. He also stated the Water District had not called for a walk-thru on the Ashcreek Project; Mayor LeFevre added he had spoken to Doug Wilson (District) on City Blue Stakes. Blair said he and Doug G. went over (Ashcreek Project) Anderson Junction area and it looks like, where they’re at now, there is plenty of room for them to go clear off the road on the other side of the fence; or stay on the west side of the road. Blair (ASSD) stated they need to address the future when the pipeline carries into the reservoir because it will affect us down that way also, on either side. We want the (Conservancy Dist.) to come to us with a full picture so we can foresee these (issues); Blair added that Doug Wilson (WCD) told the Sewer District they could come down the middle if we need them to. Mayor LeFevre commented he had spoken to Ron Thompson (WCD) about City requests; Blair added the District needs to bring all (issues) to them now; Doug G. agreed this prevents problems “down the road”. Mayor stated we need to keep open communication.

Mayor LeFevre stated his concern about water line construction; Councilman Olds said they parallel our line; Doug G. added “up and around” our tank, and we told them to get permits cleared with TOQ. City. Lynn O. asked Blair G. (Sewer Dist.) about the pump station and elevation; Blair said they assured this would be above the high water mark for the whole thing. Blair added he had done research about possible moving – building dikes, etc., but it comes down to service in the whole area; a road may come around the new reservoir with flushing bathrooms. This can be brought down through the “trestle” at Westfield Rd and bypass the (sewer) line there. A map was displayed – Lynn O. asked about the size of pressurized line; Blair replied it is 6” pumping out and drops to an 8” gravity flow down to a 12” at Davis’ (Pond) due to hydraulics; then back 8” and smaller flow.

Item #2. Review of Regular Mtg Items; Mayor LeFevre reviewed C.2 (Streets & Water Project) with Sunrise Engineering (Russ Fink). Russ F. displayed a map and said he had worked with Councilman Daren Cottam (excused tonight) and met with Mayor LeFevre and Councilman Olds this morning; they had gone over affordability with the two Phases for Design and Construction. Russ F. pointed to the City circled area for 1st Phase (Road & Water Line Engrg @ \$2.3 mil) and Westfield Rd (as the 2nd Phase – Construction @ \$1.5 mil). Engrg Costs analysis shows City affordability based on “cash on hand” and expected revenue coming in. Russ F. explained the City Accountants (Hinton/Burdick) had looked at these numbers and the handout (“Proposed Financing Plan”) shows the estimates based on that information. The figures show City would have to “scale back” the Project costs to be affordable.

Councilman Cottam had recommended City set aside \$150,000 for Water Fund emergency; and \$25,000 for Roads emergency and maintenance. City had conservative annual revenue estimates for approximately \$70,000 (B&C), \$30,000 (S.U.); this added with Impacts available for Project (\$217,000) gave an estimate of available “cash on hand” as \$813,000. Russ F. consulted with CDBG and felt City could afford a Project of \$1.4 mil. A CIB loan of \$656,000 at 2.5% interest loan for 10 yrs would require a \$75,000 annual payment. Sunrise recommends a prioritization for Phase 2 (construction) affordability. It was noted that 1st Phase funding from CDBG Grant was recommended to be used for engineering costs of the Project after required survey for “low to moderate” income areas on Westfield Rd; the construction must be done within five years. Sunrise advised telling CDBG that City could afford full Project by reducing costs of construction and do full design with CC prioritizing on roads.

Councilman Olds asked what Daren Cottam had suggested; Mayor LeFevre stated he would go forward with Westfield and water lines; that it would take 4-5 years of saving B&C Road Funds, etc. to do one of these roads, using the Old Church Rd by the City Offices as an example of \$75,000+ in costs. Discussion continued regarding cut to Phase 1 estimate and use of retaining funds for other portions of interior roads, as Old Church, Center St., etc. Russ F. reminded City that amounts of “free money” is available now and could change later on. Councilman Fahrenkamp asked how bad City needed sidewalks in some areas; this is one way to “squeeze” spending, and also feels City should not miss out on grant money. Mayor reminded again of the need to save 4-5 yrs of B&C funds for one road that would deteriorate faster than the (next) fix.

Sunrise stated Westfield Rd has some undeveloped areas that future costs could be passed on to developers, and City could also cut costs by doing curb, gutter and sidewalk only on one side of Westfield; this would allow the engineering designed now to “tie in” later, rather than developers doing “own thing”. Council had concerns of walking citizens who use the narrow roads, without sidewalks and on curves. Russ F. met with Darrin Cottam this morning and he asked they consider all up front, then changes and break-out, with reminder of the 51% on survey to “low - moderate income” areas requirement. Further discussion for long-term costs commitment and amount of construction requirement to complete in five years (CDBG Grant Program and CIB Loan); the level of effort is in full roadway and prioritization by Council Members.

Councilman Olds asked about the costs of width, curb, gutter (at \$13) and sidewalk; asphalt (\$1.85sf) , etc. Russ F. added Darrin Cottam’s (AT Asphalt) estimate numbers were used including road base and subgrade preparation. Russ reminded CC of getting the “most for the money” with CDBG Grant dollars and the Dec. 4th deadline for Sunrise direction on the application for CIB Loan. Councilman Olds commented of the backing of funds for ten years if looking at a \$1.5 mil. Project. Councilman Fahrenkamp suggested they could prioritize for needs and let the dollars build. Mayor LeFevre added the payment amount is \$75,000 max; Councilman Heideman commented the last storm did not show (in his opinion) the real (storm drain) need in some areas.

Item #3 – Staff Comments: Mike Vercimak reported he was notified there was some “mining” going on and found Dennett Construction out at Anderson Jct; he asked Brett Dennett to come into Staff for grading permits with extraction overlay zone and studies required. We found there was prior studies brought the next day; Brett said they finished up the “screening” and will be hauling away the next two weeks. Councilman Olds was out there today and found them “screening” again; we called them to desist; but they say it is “not really mining and are exempt due to not changing “natural grading” above 4%. We need to have direction whether to take action; I’ve seen a loader pushing some heavy rocks and hauling to Kanab. I don’t know who owns the property but Dennett said they made a deal with Chris Edwards (supposed caretaker of property) to take the rocks.

City Council, 1-14-10 (Work Mtg Cont.)

Councilman Fahrenkamp said they claim to push and haul from the road side, although there are some holes out there. Councilman Olds read a paragraph of the LMC Extraction Section provisions under “commercial” uses; Mike V. added the key word is extraction – was it digging? Lynn O. agrees they were digging a little – not deep, but piling and pushing with trackhoe, then hauling. ATT. Snow commented this could fall under the Extraction code and if continuing to extract after promises to stop, City could call for “cease and desist” action. Mike V. stated they were filling the “wash”; Lynn O. added the “hogging” could be more than 4%, as he remembered it. Mayor LeFevre asked how we can show what prior work had been done, to determine that 4%? Mike V. told Dennett in Staff Mtg that if he wasn’t aware of the regulations, Chris Edwards should have been. ATT. Snow will call Chris Edward (Counsel) and let him know the situation to comply or serve a “cease and desist” to have them cited if they continue; Mayor LeFevre agreed; Mike V. added he would pass this information on to Mr. Dennett.

7:04 – Regular Mtg Convened by Mayor LeFevre, asking Recorder, Carol Pogue, to “swear in” the newly elected Mayor, Darrin LeFevre, with Councilmen, Mark Fahrenkamp and Brad Langston.

Flag Salute led by Lynn Olds; Invocation by Brad Langston; statements of belief were requested - none given. Mayor welcomed the newly elected Council Members: Mark Fahrenkamp (appointed previously to the Council) replacing Councilman, Darrin LeFevre; and Brad Langston, serving his first term on the Council. Newly elected Mayor LeFevre was also appointed to replace retired Mayor Ken Powell in July ‘09.

Mayor LeFevre asked for any disclosures or conflicts for Agenda items; none were given. No statements of belief or disclosures were made. Mayor announced the addition of a “public forum” section of the Agenda which will be limited to 3 mins.; explaining any who would like to address the City Council will come to the microphone and state their name. He added that this is a public meeting to observe and learn, not a public hearing; we are welcoming your attendance and this will help us maintain order and control repetitive comments. As we conduct business, take action, and before the final motion, we will take input from attendees; we appreciate your cooperation.

From our Elected Officials Training in Cedar City, we encourage all Council Members and City appointed Officials to fill out our conflict forms and file with the City Office; this will state all professional ties that may conflict with the City, (e.g., a Civil Engineering or Construction business hired by the City. We have a form from to be completed and returned to City Office within 30 days; Carol will have forms at the Office.

Item A. Consent Agenda: Approval of Minutes, Dec. 10th, and Dec. Expenditures; Mayor asked for comments or questions; none made. **Lynn Olds MOTIONed to approve Consent Agenda; Paul Heideman 2nd the Motion; Council was unanimous in approving the Motion.**

Item B. Public Forum – Anita Lowe addressed the issue of open road cuts on Westfield and Ashcreek - now “sunk”; Mike V. agreed they were dangerous and V. Blackmore (Construction) will take care of them. Mayor LeFevre asked for Maintenance Dept to put up construction “cones” to warn drivers. **Note:** The cones were taken out the following morning.

Unfinished Business: Item C.1; Resolution #RES.2010.01, Supporting Washington County Water Conservancy District Ashcreek Project; including a pipeline from Ash Creek Reservoir, and replacing the “Wet Sandy Ditch” to Anderson Junction area and eventual new Reservoir in Toquerville. Mayor LeFevre reported on a meeting earlier this month with Doug Wilson from the District (WCCD) and his request to review plans with the Staff. Mike V. added he had received a call from Alpha Engrg saying the blue stakes were in and asked about a meeting with utilities people out there, especially Questar, Ashcreek Sewer and the City. I explained that there were some changes to be made and that we had not been notified when the first set of drawings were made, that we would like a signature block on the plans to assure the utilities were reviewed and changes / corrections identified.

Mayor reviewed the Resolution; Councilman Heideman asked if the request for signature should be part of the verbiage? Councilman Fahrenkamp said they need to recognize the City in the process. Mayor agreed the Cities need to be acknowledged and given this courtesy when doing construction in the City, as Ashcreek Sewer would. Mike V. said Hurricane has similar experience with the District plans need to be identified with impacts and infrastructure involving the Cities.

ATT. snow added his conversation with ATT. Barbara Hijelle indicated this was a necessary Resolution of Support from the Municipalities to aid in the funding process; ATT Snow will add the needed verbiage as part of the Motion. **Mark Fahrenkamp MOTIONed to approve RES.2010.01, with added verbiage by ATT. Snow; Lynn Olds 2nd the Motion; all in favor? Yes, unanimously.**

Item C.2; Review proposed Streets/Water Project with Sunrise funding and acquisition work for grants with CIB. Mayor LeFevre asked, with previous Work Mtg discussion, if is there were any further comments or questions? Councilman Langston asked, with the CIB funding application due on Feb. 4th, where is City Funding at? Mayor stated the CIB is for bond funding – the CDBG is for the Grant funds, which requires the construction must complete in five years. This includes the engineering and allocation of funds, etc., City may have to “rethink” the areas of consideration. Councilman Heideman asked do we need to redo our surveys? Answered no, Councilman Olds added the two applications are submitted at same time or “in the works”; Brad L. asked what if we didn’t complete CIB, do we preclude our ability for grant money later? Mayor said submissions can go every year. Mike Vercimak commented these grant applications are prioritized and if TOQ declined, they would move down the list; Mayor LeFevre added if took some time for us (with Daren Cottam’s work this past 3-4 months)to get TOQ on the “B” list. The “A” list is for emergencies. Councilman Heideman said (as he understood), the CDBG funds are strictly for design; Mayor said yes, to prevent the higher wage required (federally) for these funds. Paul H. asked if we get the grant money, do we have to apply for the loan? ATT. Snow added they want to see both grant and loan coming for the other half of the project completion, but there’s no obligation to take the loan or origination fees. Lynn O. stated they want to know if you have this design work (money) set aside, and are you able to fund for the start of the project; Brad L. added, and less likely to get the grant money without the loan. ATT. Snow said “more likely than not”; Mike V. added most times when you get money for design work, you’ll get future money for construction.

Councilman Langston asked how many times the City has received CDBG Grant money in the last decade? Mayor said we’ve made loans for this Office with CIB, but no grant monies. Brad L. asked when we say construction money may be more readily available, we’re talking about monies to do actual, physical work? Lynn O. said it “boils down” to the City commitment (revenues) to what we can pay in ten years to about 1.5 mil. – this is short to accomplish what we want now; we could sit down with “measurements and math” to determine how much we can do with \$75,000 per year (projected payment). Councilman Fahrenkamp agreed with the high priority to improve streets, but we need to get together and “crunch” numbers with Russ F. or Joe P. (Sunrise) for “ballpark” figures to fix each street.

Mayor LeFevre said he will be scheduling a “work meeting”, perhaps the 4th Wed. each month (as needed) to consider items of discussion. Lynn O. would like to have the meeting next week. Mayor reminded that engineering fees do apply, right now we are into Sunrise for about \$10,000; Lynn O. added this is down from the 2.5 to 1.5 mil. for review and a ten-year commitment. Paul H. agreed we should discuss this further; Mayor asked for the 21st, Thurs. 5-6 PM; Carol will post and publish for CC Special Mtg with Sunrise. Note: This Mtg was held at Sunrise Offices.

Brad Langston asked to confirm when the loan and grant funds must be used? Mayor replied the Grant monies must be allocated and used within five years; we can put City funds toward Westfield Rd, then get the Grant Funds but may not have enough money to finish the Design approved by CDBG. Lynn O. added, whatever the Grant is paying for (design work), you have to complete that in five yrs or be billed for that work not completed; and Mayor stated the City could be paying from own funds for that design. Paul Heideman stated we must shift the design down to what we can afford; Lynn O. added Sunrise could tell us what to “plug in” for the engineering part of the Project. **Paul Heideman MOTIONed to TABLE this proposal until Jan. 21st Special Mtg with Sunrise; 2nd by Brad Langston; all in favor? Yes, unanimously.**

Item C.3; Review and possible approval of final Recording of ORD.2010.01, Babylon Valley Annexation for 1,834.308 Acres to Toquerville; and County Recording for this Ordinance and Mylar to be executed. Mayor LeFevre asked for comments; Councilman Olds asked if description was verified and everything was in order? Response was yes; **Lynn Olds MOTIONed to accept this Ordinance as described; Paul Heideman 2nd; any further questions?** ATT. Snow questioned, after many mtgs and not having a copy from Pratt Engrg, whether it was corrected; Mayor asked for the mylar review from County Surveyor.

City Council, 1-14-10 (Regular Mtg Cont.)

ATT. Snow asked if Recorder had reviewed legal description from Surveyor; Carol said yes she had (twice) but would have another review if they require. ATT. Snow said no, it was sufficient with Engineer description agreement with legals and surveyor. Discussion and review of the “set points” and boundaries on the map was agreed to be done; Lynn Olds resubmitted his **MOTION and 2nd by Paul Heideman; Mayor asked for approval – approval was unanimous.**

New Business – Item #1. Review Audit Report to the City, Fiscal Year – July’09 to June’10; Hinton Burdick. Mayor announced they were not ready to submit; **decision was to TABLE until February 11th CC Meeting.**

Item #2. Review and possible approval of Resolution #RES.2010.2, Amending LAND USE FEE SCHEDULE to include a Conditional Use Permit Fee of \$25. for “Permitted Animal Use to Residential Zones (LMC approved); this would exclude the requirement of a Conditional Use (CU) Application Fee of \$250. Paul Heideman request is to adjust the fee to allow for a few chickens at a one-time \$25 fee, rather than \$250; and still follow the Animal Ordinance regulations. Carol Pogue added there are other fees that may be required, as noticing neighbors in residential areas or publishing. Anita Lowe (PC Chair) stated the Animal Ord. does not show pigs as excluded, asking - are you allowing pigs in residential areas? Paul H. stated this change in Fee does not change the Animal Ord.; Anita L. asked, (after) the \$25 fee, will we also have residential verification of size of lots if Code requires ¼ acre for each animal? Paul H. re-stated this is only the Fee change; Mayor added with language (already listed) for other costs, it would cover our administration or possible legal costs, etc. ATT. Snow said we require the applicant to go to County for names of those living within 300 Ft. and supply the envelopes and postage; City types and takes the letter to Post Office.

Mike Vercimak (Staff Admin.) asked ATT. Snow how we justify the cost difference for applicants – if we enact a Standard CU for \$250, and the Animal Use for \$25; the Home Occupation (CU) has a separate Chapter for fee, etc. Mayor asked if we can call that an “animal permit fee” rather than a CU. Carol P. reminded the CU Permit instructions state on the application for noticing, publishing, etc; ATT. Snow said we can do as the Mayor suggests by amending the Animal Control Ord. – calling it an “Animal Permit”, stating they follow the same guidelines and criteria for the CU Permit. Change the terminology from “conditional use” to review the permit under the CU criteria. Mayor LeFevre asked for further comments; Mike V. said Staff had amended zone regulations to the LMC, adding “keeping of livestock” – does this require us to change all that as well? Mayor answered it would. Councilman Heideman felt the two require “looking at different things” to justify this cost; Councilman Olds added this could say “keeping of permitted animals”.

Councilman Langston asked what Paul Heideman intent was? Paul H. said this would allow those who might want a “few chickens” in their yard, and are keeping all other requirements of the Animal Ord. Carol P. asked and what if they are selling chickens and eggs in residential zones? Councilman Olds felt the fee should be done after the verbiage is approved, then amend; Mike V. added the last LMC Amendment says, (CU Permit) “the keeping of livestock in accordance with the TOQ City Animal Ord. as amended Nov. 9th, 2006”; so if we change the Animal Ordinance, we’re probably OK (chickens vs large animals, etc.); ATT. Snow agreed.

Mayor asked for further comments; Anita Lowe (PC) stated if this was really just about “keeping of chickens”, then change for chickens, as St George has done this; the issue can be enforcement. Councilman Heideman said this is not just about chickens; it could be about all animals; enforcing the Ordinance covers large and small animals. Councilman Fahrenkamp believes PC worry could be “swinging the gate open”; Anita added yes, you’re letting the livestock out of the containment it has now, and feels they should just do for “chickens and rabbits”. Councilman Olds said they (residents with permitted animals) still have to get their CU and pay the (\$25) fee, mailings, etc. Mayor asked for further comments; **Paul Heideman MOTIONed for approval of RES.2010.2, Amending Land Use Fee Schedule to include CU Permit Fee of \$25, permitted use to Residential Zones; Mark Fahrenkamp 2nd the Motion; all in favor? Yes, unanimously.**

Item #3. Review and possible approval of Resolution RES.2010.3 for Amendment of Administrative and Public Works Fee Schedule to pro-rate all Business License Fee requests; appropriate to partial year applications; fee is currently \$50 / year. Anita Lowe (PC) explained this was primarily for first year only; if resident moves in from another community or starts up a new business midway of the year. This doesn’t address the pro-rating of fee or going for partial year fees.

Councilman Olds feels this should apply for half-year fee on that first year - \$25; ATT. Snow stated most Municipalities do it that way. **Lynn Olds MOTIONed to approve the rate for one-half year allowance on partial first year business in the City; Brad Langston 2nd the Motion; all in favor? Yes, unanimously.**

D. Request for Agenda Items for February 11th City Council Mtg; Mayor LeFevre asked for submissions; none were given.

E. Department Reports

1. Economic Development / Water / Fire District; Lynn Olds reported on proposed Fire District. Their last Mtg answered a lot of questions with Board representation being changed to (2) from Hurricane and (1) from Virgin, LaVerkin and Toquerville, taking away the “at large” County representative. We will be having public hearings (at LaVerkin) around April, then a vote in June for possible “levee system”; County will do the collecting, or the City assessments must be made, collected and given to the District.

Councilman Olds feels it would be easier to have the County do that. Mayor LeFevre added the District has been formed since 2007, has never been funded and TOQ (as others) have paid from the General Fund for Inter-Local Agreement on Fire Protection (rising annually) which will “go away” (as residents are taxed).

Councilman Olds added we have discussed funding for 6-7 months – newspaper gives a different view - but we’ve had major discussion and are making decisions. The biggest advantage of a “levee system” is that all properties in the District and County will have to pay fair share, as Kolob, Smith, etc. (County excluded in the past) Mayor LeFevre encouraged residents to go to the District Mtgs to be informed – this will affect your taxes to fund this. Carol P. asked if this would eventually be a better rate for taxpayers, to have the (new District) County Levee? Councilman Olds said he couldn’t say better, but it will be fairer “across the board”; probably more for people in TOQ until budget receives impacts, etc.; maybe down the road could get better. Councilman Heideman feels the Board representation is fair, as is the Sewer District Board (he is Rep.); Lynn O. added that Hurricane has brought so much into the District – fire equipment and apparatus, personnel, etc.; they believe it’s the larger investment, etc..

Mayor LeFevre announced his assignments to Council are being worked out – if Members have any requests, please let him know.

2. Cemetery / Town Hall Maintenance / Census / Solid Waste Rep.; Brad Langston reported his contact with Delos Elison, Cemetery has no current problems. I did not know until tonight there was a Town Hall assignment – no report. Solid Waste in Dec. – the rate change was pulled back; Mayor LeFevre said the Resolution in Nov. was made and must also be pulled back. Carol P. will check back with Pam Jarman on the billing. Note: Billing has not changed for the City – still at \$10.50. Councilman Langston has met with Pat (Census Rep. in SG) for TOQ roll – it is basically an advertising and supporting roll. There is a flyer / poster applicable to Church Bldg and Carol P. said there is one at the Church and a flyer for jobs posted on the City boards.

3. Culture & Recreation / Sewer District; Paul Heideman reported Miss Toquerville has started; Carol P. said the girls picked up the past Princess pictures to finish the framing project for the City Offices.

4. Streets / Risk Management; Daren Cottam (excused). Mayor stated the form for Declaration of Conflict needs to be done by City Officials; copy is in the Powers & Duties Book. We also have risk assessment issues at the Park (rails and walkways) that must be addressed for the Insurance (ULGT) Risk Assessment; some projects for Scouts need review.

5. Subdivisions / Park Maintenance; Mark Fahrenkamp (new assignment to Parks) was asked to talk to C. Olsen Committee and D. Elison. Mark F. also brought up the weed control for Maintenance Dept; Mayor said they have 15-20 hrs per week and said to submit requests to Delos E. Councilman Heideman added if there is work they don’t have time for, let him know and the Beautification Committee could help out.

6. Planning / Zoning & Staff; Anita Lowe/Mike Vercimak; Anita L. question asked if PC should do the Conflict Forms? Mayor said yes; Anita said we should get copies for our Work Mtg next week; last month there was just a PC Work Mtg to discuss Conditional Use updates. Some were found not in compliance with Business License or conditions with home office occupations; will finish them this next week and should get letters of formal review dates done asking them to bring everything current. We will also nominate a new Chairperson for PC at next meeting.

7. Mayor’s Report; Darrin LeFevre gave an update on the Wilkinson/ Reagan Signs Signboard Agreement; City has a \$15,000 (one-time) payment for four signs on I-15, along with \$6,000 / year for use. We also have one month, two sign faces for the City. Everyone’s signature (named in the suit) is in, except (John Moore – unable to locate) and Than Naegle, choosing not to sign (agreement of Council action); Mayor sent a letter (by ATT. Snow) to any refusing to sign, absolving City of further responsibility to indemnify.

Mayor LeFevre asked Council Assignments, and under risk management proposals from insurance, to form policy / procedures for department applications, including LMC – possible charts and checklists. In our Maintenance Dept, we need Policy/Procedure for all equipment (backhoe, trucks, etc); we need Carol / Pam for the Office applications, (e.g.) how long to allow late fee payments, etc.. Some Council assignments will be different; Mayor would like to set aside one scheduled work meeting (coordinating time with Council Members) to work on things as the LMC; a review process for employees, etc.; this meeting can be set aside monthly, or as needed.

Anita Lowe stated she had gone through all the application forms in the City, as CUs, Bus. License, Zone Changes, subdivisions, etc.. Mayor LeFevre would like to handle some of this in the various Departments. Anita said there are areas we can add or take off; Mayor added this can be reviewed at this new Work Mtg. Councilman Heideman asked if we couldn’t “take” what’s necessary for us from other Cities – as Hurricane? Mike V. stated he was hearing a variety of things, as employee policy, etc., etc.; Mayor added his experience with writing policy of an Engrg Co. is very different from Maint. Dept. - we might be able to pick up some from other City. DC Young (Var. Brd) commented we could start an ad-hoc committee to review other’s policy that would apply to us; Mayor welcomed the help for that proposal.

Mayor LeFevre asked Mike Vercimak if he could get some commercial “numbers” to help with potential development to the Anderson Junction area. ATT. Snow stated our Impact Fee Ordinance is in place and should spell out units and calculations in the Capital Facilities Plan for Commercial; Mayor said this is a little vague. Carol P. said the fee schedule isn’t established and check-off list for commercial applications.

Mike Vercimak said the procedure is much like the subdivision proposal; site and preliminary plans, etc. Councilman Olds said there is a difference in multipliers, etc.; developer needs approximate numbers. Mayor LeFevre said we will have those people come to Staff for direction.

Mayor LeFevre said the new City Recorder will be putting out an advertisement for resumes this Sunday; we’ll be reviewing and interviewing for the position, keeping Carol to train for a time; this will not change the current budget for hours.

Mayor Lefevre stated the Water District (Doug Wilson) asked for names to form a Committee to oversee as a Recreation / Operation of the new Reservoir; final decision for maintenance, charges, etc. Names recommended: Lynn Olds, Anita Lowe, Lyn Chamberlain, Dennis Curtis, Dave Everett. These people will be good resources if not on Committee.

9:15 - Paul Heideman MOTIONed to adjourn; Mark Fahrenkamp 2nd; all in favor? Yes, unanimously.

Minutes of the January 14th, 2010 Toquerville City Council Work, and Regular Meetings will be presented for review to CC Members; corrections and approval will be proposed in the February 11th, 2010 City Council Meeting:

Approved: _____ Dated: _____
M. Darrin LeFevre, Mayor

Attested: _____
Recorded and Typed by Carol Pogue, City Recorder

Please Note: Actions and/or Assignments