IVINS
CITY COUNCIL
MINUTES
February 16, 2017

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 5:30 p.m. and announced there was a quorum present.

All present included Mayor Hart, Council Member Mehr, Council Member McDonald, Council Member Johnson, Council Member Roberts, and Council Member Densley.
STAFF: City Manager/Attorney Dale Coulam, Director of Finance Wally Ritchie, Acting Building and Zoning Official Cody Mitchell, Public Works Director/City Engineer Chuck Gillette, and Deputy City Recorder Sharon Allen.
EXCUSED: None.

Audience: Jared Madsen, Judy & Larry Jansen, Delores Osborn, Becky & Chuck Warren, Brandee Walker, Aaron Anderson, Daniel Growler and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present.

B. Flag Salute

Council Member Roberts led the Flag Salute

C. Invocation

Council Member Roberts gave the Invocation

D. Disclosures

There were no disclosures or conflicts of interest with items on this meeting's agenda.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Department Reports: Building Department; Public Works/Engineering; Finance/Quarterly Report

Chuck Gillette provided written reports to the Mayor and City Council. Copies of the reports are available by request through Ivins City Hall. He reported that water usage has been reduced by users over the past ten (10) years. Jones and DeMille Engineering are working on the final submittals to the NRCS and completing final reviews on the construction drawings and specifications for the Kayenta Debris Basins. Construction has begun on the Tuacahn Drive Trail and storm drain improvements have been installed, as well as the tortoise crossing extensions. It's anticipated to be paved in the next two (2) weeks.
Cody Mitchell provided written reports to the Mayor and City Council. Copies of the reports are available by request through Ivins City Hall. They issued six (6) single family building permits in the month of January and have issued ten (10) so far in the month of February. Permits for solar are constant. He reported that Rocky Vista University is moving along. In Zone A they are painting and in Zone B they are hanging drywall. Rough inspections are being performed in Zone C. **Council Member Roberts** inquired where the building permits

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are coming from. **Cody Mitchell** stated that three (3) are in the Cliffrose subdivision and the rest are scattered throughout the City.
Mayor Hart referred to an art piece by Daniel Growler with the Shivwits Band. It was donated to Mayor Hart for Ivins City. **Daniel Growler** indicated that he was born in Cedar City and graduated from High School in 1968. He attended Bright Young University in Fine Arts as a Graphic Designer and obtained his Masters in Psychology from the University of Utah. The colors, lines and structures of the earth represent Father, Mother and Sister. All of his artwork contains those elements. **Mayor Hart** thanked Mr. Growler and stated that he would like a photo of the piece and an article to go in the City newsletter.
Wally Ritchie provided a monthly budget report to the Mayor and City Council. A copy of the report is available by request through Ivins City Hall. **Daniel Growler** inquired as to the number of water tanks in Ivins. **Chuck Gillette** indicated there are a total of six (6) with three (3) of those located in Kayenta.

B. Planning Commission Report

No report. There was no Planning Commission meeting on February 14, 2017.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing to receive input and consider approval and adoption of the proposed Impact Fee Facilities Plans, Impact Fee Analyses and Ordinances for Police and Fire/EMS

Wally Ritchie stated that the City Council reviewed this at the previous City Council meeting. The City has undertaken an Impact Fee Study, Impact Fee Analysis and Impact Fee Facilities Plan for Police, Fire and EMS to update the Public Safety Impact Fee. The last time this was done was in 2006. The current Impact Fee for a single family home is just under $450.00. Things have changed quite a bit in the last ten (10) years with Police being combined with Santa Clara and changes in the needs for Fire. The proposed new Impact Fee for a single family home is now $95.00, down $350.00. **Mayor Hart** opened the Public Hearing. There being no comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Ordinance No. 2017-04, an Ordinance of Ivins City, Utah, adopting the Ivins City Public Safety Impact Fee Facilities Plans and Impact Fee Analyses; enactment of Public Safety Impact Fees

Council Member Densley indicated that the fire truck is 28 years old and inquired if the reduction in the Impact Fee will cover a replacement for that truck. **Wally Ritchie** stated that the City will be hiring a new Fire Chief in the near future who will look at the equipment and determine what is needed and when. **Council Member Densley** inquired if it was mandatory for the City to follow the recommendation or if the City could charge a higher fee than what is recommended. **Wally Ritchie** indicated that the City cannot charge a fee higher than what the study recommends. **Mayor Hart** commented that if the study was in error, it can be redone. **Wally Ritchie** clarified that going forward this study will be done every five (5) years but that it can be done anytime if needed.

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MOTION: Council Member Densley moved to approve Ordinance No. 2017-04, an Ordinance of Ivins City, Utah, adopting the Ivins City Public Safety Impact Fee Facilities Plans and Impact Fee Analyses; enactment of Public Safety Impact Fees
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Roll call vote. All Council Members were present and voted in favor.

C. Public Hearing to receive input and consider approval and adoption of the proposed Impact Fee Facilities Plan, Impact Fee Analysis and Ordinance for Sewer

Chuck Gillette reported that the recommended Impact Fee is $551.61. **Council Member Mehr** referred to the City of Santa Clara benefiting from Ivins sewer lines. **Chuck Gillette** stated that they are agreement to pay their portion of the cost. **Dale Coulam** clarified that the study is based only on Ivins' growth and not Santa Clara's. **Mayor Hart** opened the Public Hearing. There being no comments, Mayor Hart closed the Public Hearing.

D. Discuss and consider approval of Ordinance No. 2017-05, an Ordinance of Ivins City, Utah, adopting the Ivins City Sewer Impact Fee Facilities Plan and Impact Fee Analysis; enactment of Sewer Impact Fees

There was no further discussion.

MOTION: Council Member Johnson moved to approve Ordinance No. 2017-05, an Ordinance of Ivins City, Utah, adopting the Ivins City Sewer Impact Fee Facilities Plan and Impact Fee Analysis; enactment of Sewer Impact Fees
SECOND: Council Member Mehr
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

Roll call. All Council Members were present and voted in favor.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider the Planning Commission's recommendation to approve a Preliminary Plan for Santarra Estates Subdivision located at approximately 400 West Center. New Trend Construction LLC, Owner; Alpha Engineering, Applicant

Dale Coulam indicated that this subdivision consists of a total acreage of 4.5 acres and is a conventional subdivision with Lot Averaging Overlay. There is an enlarged detention basin area where water flows will drain into. Additional water will need to be taken to the street on 400 West or provide an additional detention basin. Chuck Gillette has reviewed the drainage

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study. The storm drain issues have to be engineered and reviewed and that should improve the existing water issues. **Chuck Gillette** stated that the trail along Center Street will be raised which will make the berm that has been there permanent and they will complete the pipe. As part of their development, they will remove a power line and then go underground with it.

MOTION: Council Member Densley moved to approve the Preliminary Plan for Santarra Estates Subdivision located at approximately 400 West Center. New Trend Construction LLC, Owner; Alpha Engineering, Applicant
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

B. Discuss and consider the Planning Commission's recommendation to approve a Preliminary Plan for Red Desert Subdivision located at approximately 350 North and 600 East. Rob Roush, Owner/Applicant

Dale Coulam stated that the concept showed an alternative road to the East but the applicant is mirroring a road to the West. This is a phased development consisting of 18 lots on a total of 9.67 acres. The next agenda item addresses the phasing. The average phasing is two (2) lots per year and is a Kayenta type progression that has been allowed in the past. This subdivision is a conventional subdivision with a Lot Averaging Overlay. **Council Member Densley** referred to a roundabout being required. **Dale Coulam** clarified that it's a gated development and there is a turnaround for public safety.

MOTION: Council Member Roberts moved to approve the Planning Commission's recommendation to approve a Preliminary Plan for Red Desert Subdivision located at approximately 350 North and 600 East. Rob Roush, Owner/Applicant
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

C. Discuss and consider approval of a Development Agreement for the Red Desert Subdivision Development Agreement

Dale Coulam indicated that there two corrections in the Development and a correction of a typo. The phasing in paragraph C was duplicated and that was removed. Any substantive changes have been agreed to by all parties. Initially there was language in the agreement that the developer may provide drainage on the rear of the south side of the property. That has been clarified so that there will be drainage on the rear lots and a drainage pipe is mandatory. **Mayor**

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Hart inquired if the developer will be required to manage the drainage. **Chuck Gillette** stated, yes

MOTION: Council Member Densley moved to approve the Development Agreement for the Red Desert Subdivision
SECOND: Council Member Roberts
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

D. Continued discussion to consider vacation leave policy for lateral hires

Dale Coulam stated that nearby cities and throughout the state, they are across the board. It varies from the employee is a new-hire and starts at the beginning level to if the employee has enough years, they could receive the maximum leave. There are several cities, including St. George, that come in at the three (3) weeks mark that he previously recommended. St. George says it's a negotiated item up to three (3) weeks. Under Ivins' formula, a lateral hire would be defined as someone with ten (10) years of experience or more in that type of position. The City could negotiate up to three (3) weeks of vacation for a lateral hire to start at. He felt that was a good way to address it. **Council Member Densley** inquired if this would be for one town or City to another and not from the private sector. **Dale Coulam** clarified that it would be equivalent experience and negotiable. **The Mayor and City Council** agreed. **Dale Coulam** indicated he will amend the policy handbook and bring it back.

E. Discussion and prioritization of Department needs

Wally Ritchie stated that the numbers in the five (5) year plan aren't set in stone until they start going through the budget. The idea here is if there are other projects they would like to ask about, he needs feedback on those. **Council Member Roberts** referred to a shade structure over the playground equipment at Unity Park. The request for that has been ongoing. He inquired if that's not happening or what the status is. **Wally Ritchie** clarified that was a question for Benny. He and Benny have been discussing a shade structure for another park but he will ask him. The City has money we can use for it. **Council Member Densley** indicated that the Council discussed that a year or so ago and offered to provide references for individuals or companies that do that. **Mayor Hart** recalled that was budgeted a year or more ago and the fact that it wasn't expended, it needs to be brought up in this new budget if it's going to happen. **Wally Ritchie** stated that he will add it in the budget and follow-up with Benny. **Council Member Mehr** commented that the shade structures are not equal and suggested that the City look at that and choose the best structures because some of those actually raise the temperatures under the shade structure. **Mayor Hart** referred to the extension of the secondary water system and inquired if that would be an impact fee project because he did not see it in the budget. **Wally Ritchie** indicated that is under Irrigation Implementation and there are question marks regarding the amount because that isn't known yet. Now that the City has adopted the two impact fees addressed earlier on this agenda, the only remaining study is for

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the secondary water impact fee and that is well under way and the City will be current on all of its Impact Fee Studies.

6) CONSENT AGENDA

A. Approval of expenditure for construction of Cliff Rose 2 MG Tank - Connection Pipeline

Chuck Gillette stated that when the City approved the water he mentioned that the City would be interested in doing this change order because the City had budgeted more money than what the bids came out to be. The City knows that it needs to extend a 16" pipeline in the system to account for growth. It's in the Master Plan and Impact Fee Study. Recognizing the opportunity to get a portion of that pipeline installed with this project, he has asked for this change order. When the change order costs were received last week, it made him nervous because the change amounted to just over $533,000. Staff realized that in order to justify not bidding this out, the City needed to watch the costs. He required that the contractor provide all of their information on how they came up with their amounts. Two-thirds of their costs were materials or sub-contracts and they looked high. He asked Scholzens to revise their bid and he asked the contractor to obtain bids from Mountainland Supply and Ferguson's. He did the same with the other amounts and was able to lower the change order by just under $62,000. He felt confident in recommending the change order and not bidding it out.

MOTION: Council Member Densley moved to approve the expenditure for the construction of Cliff Rose 2 MG Tank Connection Pipeline for the amount not to exceed $525,000
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

B. Approval of City Council Meeting Minutes for February 2, 2017

MOTION: Council Member Johnson moved to approve the City Council Meeting Minutes for February 2, 2017
SECOND: Council Member Mehr
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

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7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Mehr no report

Council Member McDonald reported that he was not able to attend the Solid Waste District meeting but there was nothing on their agenda of consequence.

Council Member Roberts reported that he attended the Southwest Mosquito Abatement board meeting. They have a five (5) year plan. The mosquito traps that they have put out, they create them themselves in their office. They take a computer fan and they have a 3D printing machine that creates a plastic housing that goes around the fan and they use that to collect mosquitoes in a bucket. The mosquitos are already in Washington County and they are trapping them. In the Las Vegas area, they have found encephalitis in the mosquitoes that they're trapping. Washington County has not been testing encephalitis, only West Nile. They used to test for encephalitis are going to beginning testing for that again and West Nile. There have not been any animal or human cases of encephalitis in Nevada yet but they anticipate there will be with the high concentrations being trapped. Washington County has been using larvicide more extensively and that has been quite effective. They are looking at purchasing the building that is across the street that may be coming up for sale for future expansion and lease it out until they need it.

Council Member Densley reported that the new road in Snow Canyon State Park has been constructed and the park is open.

B. Mayor

Mayor Hart thanked Chuck Gillette and Tom Jorgensen for putting together Ivins booth for the Transportation expo. It was the best attended expo and it keeps getting better every year. He attended the Transportation Executive Community meeting that was held on February 15, 2017, they approved a new TIP (Transportation Improvement Project) list and the extension of improvements on Highway 91 from where they ended on 200 East to the Shivwits border, which is anticipated to occur in the year 2021.

Mayor Hart reported that the Steven's Henagar College has a Mayor's Choice Scholarship that they make available to cities across the state. Last year a $15,000 scholarship went to an Ivins resident attending Steven's Henager College. That opportunity was made available to him again this year. He asked them to review their applicants to see who would be attending their school from Ivins and whether or not that person would qualify. A young single mother named Aubrey Campbell who lives in Ivins and has three (3) or four (4) children and is trying to elevate herself and provide for her children. She is pursuing a degree in Computer Programming. The City doesn't provide the funding for the scholarship but Aubrey is going to receive a $25,000 scholarship that will to get her to the end of her program.

C. City Manager/Attorney Dale Coulam

Dale Coulam reported that the new Building Official and Zoning Administrator will be starting on Monday, February 27, 2017. He reported that Ivins' most skilled Public Works Operator, Matt Cooper, had an accident over the weekend that was not work related and he will be off for three (3) months. He referred to the discussion regarding a policy for arts projects and an accumulated fund. It was suggested that the City could possibly provide some additional funding in addition to RAP tax for future art projects. He and Wally Ritchie have worked on a

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Resolution for that but they need direction from the City Council so they can finalize a Resolution.

D. Items to be placed on future agendas

9) CLOSED MEETING

10) <u>ADJOURNMENT</u>

MOTION: Council Member McDonald moved to adjourn

SECOND: Council Member Mehr

VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Roberts	AYE
Council Member Densley	AYE

The meeting adjourned at 7:08 p.m.

Respectfully,

*Kari Jimenez, MMC
City Recorder

*Deputy City Recorder Sharon Allen was in attendance at this meeting. City Recorder Kari Jimenez prepared these Minutes.

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