IVINS
CITY COUNCIL
MINUTES
February 15, 2018

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 Elliott, and Council Member Densley.
STAFF: Acting City Manager/Director of Finance Wally Ritchie, Building and Zoning Administrator Mike Rodriguez, Public Works Director/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.
EXCUSED: None.
Audience: Monica Bowcutt, Shawn Denevan, DeAnne Haut, Wm Watson, Travis Sanders, Claudette Larsen, Lisa Rutherford and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present.

B. Flag Salute

Council Member Johnson led the Flag Salute

C. Invocation

Council Member Johnson 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. Presentation of Certified Municipal Clerk Award to Sharon Allen

Annette Spendlove is the City Recorder for North Ogden City and the Vice President of the Utah Municipal Clerks Association. City Recorders and Town Clerks Danice Bulloch and Tara Pentz with Washington City, Monica Bowcutt with the Town of Virgin and Kari Jimenez with Ivins City were also present from the Southwest region. **Annette Spendlove** recognized Sharon Allen for achieving her CMC (Certified Municipal Clerk) certification issued by the IIMC (International Institute of Municipal Clerks). The certification represents 240 hours of course work and is the equivalent of an Associate's Degree. She presented Sharon with a plaque and pin from IIMC and congratulated her on achieving this certification. The **Mayor and City Council** also congratulated her.

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

Mike Rodriguez reported that the City has issued 12 single family building permits for the month of January. Ivins new Code Enforcement Officer has been busy and is interacting with residents to resolve issues.
Chuck Gillette reported that construction is underway on the Kayenta Debris Basins and the subgrade has been installed at the proposed level for the 600 West and 400 South Gap Fill. He provided a report with photos depicting work that staff has been doing. A copy of the report is available by request through Ivins City Hall. **Council Member Mehr** referred to the contingency amounts that are included in project estimates and inquired if there was a way to report back to the Council on how well the City does with that. **Chuck Gillette** clarified that

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contingencies are in place in case something comes up in a project that wasn't planned on. The national average for change orders are eight to nine percent (8-9%) and Ivins contingency is only five percent (5%). The City spends a 1/3rd of that but the City doesn't use the contingency at all on the majority of the projects.

Mayor Hart recognized Wally Ritchie as the Acting City Manager for this meeting. **Wally Ritchie** referred to the Monthly Budget report, a copy of which is available by request through Ivins City Hall. He reported that things are going as planned and the City doesn't see any problems going forward. He reported that he attended the LPC (Legislative Policy Committee) meeting by webcast this past Monday reported that Utah municipalities are well represented by the Utah League of Cities and Towns. **Council Member Mehr** inquired if there was ever a time where it would help for residents to contact their Representatives. **Wally Ritchie** clarified that as a City and for the residents themselves, he didn't think there are a lot of things that will affect them. There are a number of proposed bills that would undermine or attempt to remove local authority and the Utah League of Cities and Towns is strongly opposing those. **Mayor Hart** indicated that while the Legislature is in session, things happen so quickly that it isn't feasible to include the information in the newsletter but felt that it was a good idea to get information out to the public if there was something the City Council could help with. **Council Member Mehr** commented that regardless of one's political affiliation, municipalities need to govern at a local level. **Council Member Densley** commented that The Spectrum newspaper provided the contact information for elected officials. **Council Member Elliott** suggested that the link to the Utah League of Cities and Towns that tracks the legislative session, be included on Ivins website.

C. Planning Commission Report

Mike Rodriguez reported that the Planning Commission approved a Final Plat for Red Desert Phase 1 and a Final Plat for Posovi IIG. The Planning Commission also discussed relocating overhead power lines to underground. That will be a text amendment so it will go through the Public Hearing process, beginning with the Planning Commission.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS - NONE

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing on the Planning Commission's recommendation on proposed Zoning Text Amendments regarding recreational vehicles and carport restrictions

Mike Rodriguez reported that there was considerable discussion at the Planning Commission level and at the prior City Council meeting. The changes have been included in the draft ordinance. Mayor Hart opened the Public Hearing. **Willy Watson** thanked the Planning Commission and City Council for all of the work that they did on this. There being no further comments, Mayor Hart closed the Public Hearing.

B. Discuss and consider approval of Ordinance No. 2018-04, an Ordinance of Ivins City, Utah, amending the Zoning Ordinance regarding RV Parking Restrictions and Carport Regulations

Wally Ritchie referred to section 16.12.111 (1)(b)(i) and indicated it doesn't clarify side or rear yard areas. He suggested that if the City Council adopts this Ordinance, that it be adopted to include the language "in the side or rear yard areas" so that it's clear that RVs are not in the front of the home.

MOTION: Council Member Johnson moved to approve Ordinance No. 2018-04, an Ordinance of Ivins City, Utah, amending the Zoning Ordinance regarding RV Parking

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Restrictions and Carport Regulations with the amendment to (b)(i)
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of a Preliminary Plan for Kee Stone Village, located at approximately 600 West and 280 South. B&V Investments LLC, Owner; Brett Kee, Applicant

Mike Rodriguez reported that this development is a standard subdivision, consists of 13 lots on 4.63 acres and is zoned R-1-10, (Single Family Residential, minimum lot size 10,000 sq ft). The primary access is off of 600 West and there is a secondary access through Phase 3 of the Cliffrose Subdivision. **Mayor Hart** inquired if this plan clearly takes care of the problem brought up by the existing residents. **Mike Rodriguez** clarified that it does and that there is no access off of 400 West. **Mayor Hart** inquired if there are any grading issues. **Mike Rodriguez** indicated that there was not.

MOTION: Council Member Elliott moved to approve a Preliminary Plan for Kee Stone Village, located at approximately 600 West and 280 South. B&V Investments LLC, Owner; Brett Kee, Applicant
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

B. Discussion and prioritization of Department needs

Wally Ritchie provided a presentation to the Mayor and City Council, a copy of which is available by request through Ivins City Hall. He stated that at the last City Council meeting he gave the Mayor and City Council budget priorities from Staff. At the Department Head budget retreat, they emphasized being conservative and keeping the budget flat. **Council Member Mehr** indicated that this was well thought through and commented that he'd like to continue the emphasis of what's happened with the cemetery.

C. Discuss and consider approval of Purchase Agreement for Fire Lake Park parking lot

Chuck Gillette stated the City has been working on this for a while and had an agreement that dates back to 2009. Mayor Hart met with Terry Marten and they came to an agreement.

MOTION: Council Member Mehr moved to approve the Purchase Agreement for Fire Lake Park parking lot

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SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

D. Discuss and consider approval of expenditures for the construction of the access road and parking lot at Fire Lake Park/Ivins Reservoir

Chuck Gillette indicated that the City will be using the developer's contractor and negotiating fair contract prices. The project includes installing the new access road, parking lot, utilities, retaining/privacy walls, trail, sidewalks and spillway modification. Washington County is contributing $300,000 to the total project and staff is requesting an expenditure not to exceed $236,000, which includes a 5% contingency. **Council Member Mehr** inquired how the money from the County is being applied. **Wally Ritchie** clarified that the City has to expend the funds first and then apply the County funds for the expenditures. **Council Member Densley** inquired as to the time frame for completion. **Chuck Gillette** stated that they hope to be able to open a parking lot in a couple of months, by the end of April.

MOTION: Council Member Densley moved to approve expenditures for the construction of the access road and parking lot at Fire Lake Park/Ivins Reservoir in an amount not to exceed $236k
SECOND: Council Member Elliott
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE

Council Member Mehr was excused at 6:17 p.m.

E. Discuss and consider ratification of Purchase Agreement and approval of transfer Deed for property adjacent to Red Rock Park wash

Wally Ritchie indicated that several years ago Purchase Agreements were drawn up and signed by home owners along the Red Rock Park wash who were confused about the property boundaries and placed their landscape on City property. All but one property owner paid for the City property. That property owners husband passed away recently and she found these documents. A new Deed needs to be drawn up, as well as a new Purchase Agreement because the old one is no longer valid. He recommended that the City Council table this until the next City Council meeting.

MOTION: Council Member Johnson moved to table item E
SECOND: Council Member McDonald
VOTE: The motion carried.

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Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE
Council Member Mehr	ABSENT

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for February 1, 2018

MOTION: Council Member McDonald moved to approve the Consent Agenda
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE
Council Member Mehr	ABSENT

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member McDonald reported that he attended the Washington County Solid Waste District meeting for the first time as an Executive Board Member. There's a disagreement on collection and confusion over the years about ordinances that were adopted so the District will be reviewing those.

Council Member Johnson did not have a report but requested that they cancel the City Council meeting currently scheduled on September 6, 2018 due to her and the Mayor facilitating the opening event at Fire Lake Park for Heritage Days. **Wally Ritchie** indicated that the City Council is only required to hold one City Council meeting per month so they can address cancelling that meeting on the next City Council agenda.

Council Member Elliott reported that the Southwest Mosquito Abatement and Control District are gearing up for the mosquito season. She attended the Ignite Your Influence Women's Conference at Rocky Vista University that was hosted by the female medical students.

Council Member Densley attended the Washington County Water Conservancy District board meeting. They are stressing water conservation.

B. Mayor

Mayor Hart reported that he assisted with a workshop on Public Speaking with Dr. Park at Rocky Vista University. He thanked Chuck Gillette and Tom Jorgensen for putting up a booth at the Transportation Expo. That expo is growing every year. All of the communities in the county as well as UDOT (Utah Department of Transportation) have displays showing what their planned or current road projects.

C. Acting City Manager Wally Ritchie

From Management and Staff, **Wally Ritchie** thanked the Mayor and City Council for their support and encouragement of staff. It is greatly appreciated. He reported that the Utah League of Cities and Towns Mid-Year Conference will be held April 25th through the 27th in St.

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George. If the Mayor or City Council Members would like to attend, he asked that they let him, Dale Coulam or Kari Jimenez know.

D. Items to be placed on future agendas

Council Member Densley referred to a statue or something similar being placed in the park above the Southern Utah Veterans Home and inquired if anyone knew what the status was. **Mayor Hart** clarified that he was serving on the board when that park was put in and the intent was through donations, there could be tributes to the various branches of service on those pedestals. **Council Member Densley** indicated that the Ivins Irrigation Company would like to pay for a plaque to be placed at Fire Lake Park dedicated to Kay Ence for his role in bringing water to Ivins and his involvement in the Ivins Irrigation Company. **Mayor Hart** clarified that the intent now is to put together a plaque similar to what's going to be installed on Snow Canyon Parkway and Center Street, at Fire Lake Park. He will bring that up at the next water meeting, along with the suggestion about Kay Ence.

9) CLOSED MEETING

10) ADJOURNMENT

MOTION: Council Member McDonald moved to adjourn

SECOND: Council Member Johnson

VOTE: The motion carried.

Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Densley	AYE
Council Member Mehr	ABSENT

The meeting adjourned at 6:35 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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