IVINS
CITY COUNCIL
MINUTES
July 2, 2018

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 5:00 p.m. and announced there was a quorum present.

All present included Mayor Pro Tem Densley, Council Member Mehr, Council Member McDonald and Council Member Elliott.

STAFF: City Manager/Attorney Dale Coulam, Assistant City Manager/Director of Finance Wally Ritchie, Building and Zoning Administrator Mike Rodriguez, Parks and Recreation Director Benny Sorensen, Director of Public Safety Bob Flowers, Fire Chief Dan Nelson and Deputy City Recorder Sharon Allen.

EXCUSED: Council Member Johnson

Audience: Rich Svien, Brandon Anderson, Riley Richardson, Rich Richardson, Mike Miller, as well as others who did not sign in.

A. Acknowledgement of Quorum
B. Flag Salute
C. Invocation
D. Disclosures-None.

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Concept Report for Sage Cove, located at approximately Fitness Way and Earl Road. Development Solutions Group-Applicant. Quality Development, LLC-Owner

Mike Rodriguez stated old Washington County School District property located along Earl Road just south of Highway 91. It is a 5-acre parcel and the other is 2.65 acres with 18 lots total. This has previously been brought forward on a rezone and land use change which was approved with Single-Family RE-12.5 zoning with lot averaging. This complies with our ordinances and has been reviewed by the TRC.

B. Department Reports: Parks and Recreation and Public Safety

Benny Sorensen stated that this is a busy time. The guys are mostly working on the retaining wall at the cemetery and getting it backfilled. Stain comes today and they will start that tomorrow. It will open up options for a cremation garden under the trees that won't encroach on other areas. Tom Jorgensen is working on a proposal to get pricing for paving the cemetery roads. Then our guys will come put in the mow strip, irrigation and grass. Desert Rose is down to plumbing and figuring out why the toilets won't flush. Fire Lake has a lot going on, a lot of signage and the drinking fountains are ordered. It will be really nice when it is finally done. Flag football registration is starting. **Council Member Ron Densley** inquired when Fire Lake Park will be open to the public? **Dale Coulam** stated the Mayor has pushed hard, but the timeline of the 4th was impossible so we are trying to get the heavy machinery out of there and build a restroom and an area on the peninsula landscape for Heritage Days 100-year celebration. **Benny Sorensen** stated we have restarted to fill the reservoir and it has been treated and it will be tested tomorrow. **Dale Coulam** stated no dogs permitted. We have tried allowing them for two years and it hasn't worked out. Paving is next. When the heavy machinery is out of there for the peninsula and bringing in the heavy block, we will pave it and then stripe it and open it up. It is taking shape but right now access is closed off. **Council Member Dennis Mehr** inquired if we

have progress pictures we could post online and say that it is coming soon? **Dale Coulam** stated that was a good idea. **Dan Nelson** stated they are busy with wildland fires. There is a Type 6 engine on the West Valley Fire/Pine Valley Fire. Engine 33 is up there and the fire in Parowan is taken care of. We had a fire at Shivwits Reservation at the old Apex Mill and possibly human caused but not seeing what started on it. Right now it is undetermined. Engines are staffed during the day and we are ready. Fireworks at Tuacahn will be a good show and there will be an engine up there for that. We have the Gunlock Rodeo this weekend as well that will have an ambulance. Firework restriction is located between 400 East and 200 East where possible. **Dale Coulam** stated there is a map on our website that is coordinated with the County as well. **Council Member Cheyne McDonald** arrived and stated that he had no conflicts. **Bob Flowers** stated the end of fiscal year and we are about 12% ahead on calls for service. Halloween time we had questions on speed enforcement so traffic stops and citations have increased 46%. We had some serious construction site burglaries in Kayenta area. They tear off the doors and they seem comfortable with noise and lights. Guys leave their trailers with all their gear, but should reconsider that. We have gone around and made inquiries about tools out there for sale. The animal shelter has 17 dogs; 9 pitbulls in one call and 7 red wild looking dogs, almost like a wolf. Pitbulls were a County call from Gunlock. We have exchanged the use of their firearms range for our cost. Detectives are busy and officers are too. Zero tolerance will be used for fireworks if they are not in the correct areas. We will write citations.

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

4) PUBLIC HEARING AND ACTION ITEMS - None

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of the Planning Commission's recommendation to approve the Preliminary Plan for Sage Villas Townhomes, located at approximately 411 W Old Highway 91 Lane and Normandy Road. Neighborhood Housing Services-Owner. Riley Richardson-Applicant

Mike Rodriguez stated that the Planning Commission recommended approval of Sage Villas. This is a townhome project adjacent to Ryders off Highway 91. This was the discussion on the length of buildings for multi-family projects that are adjacent to other projects. They have redrawn their project. It has 51 units proposed on a 5-acre site RM on the norther portion of the property, with townhomes on the southern side. All buildings are 4, 5 and 6-unit buildings with 2 car garages. TRC has reviewed this and it appears to be in compliance with the City's ordinances. **Dale Coulam** stated they modified the plan and the unit that used to have 7 units. Now each one has nothing more than 6 units to meet maximum distance guidelines of the new ordinance and the larger units abut Ryders and the property between Movara and this project.

MOTION: Council Member Elliott moved to approve the Planning Commission's recommendation to approve the Preliminary Plan for Sage Villas Townhomes, located at approximately 411 W Old Highway 91 Lane and Normandy Road. Neighborhood Housing Services-Owner. Riley Richardson-Applicant

SECOND: Council Member McDonald

VOTE: The motion carried.

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

B. Discuss and consider approval of bid package for the sale of approximately 16 acres located at approximately 700 East Center Street

Mayor Hart arrived at 21:45 and stated he has no conflicts. **Dale Coulam** stated that he made the requested changes from last meeting. **Council Member Miriah Elliot** stated that grammar on required use of property A needs tweaking on open space and trail. She will email that correction to Dale Coulam.

MOTION: Council Member Densley moved to approve the bid package for the sale of approximately 16 acres located at approximately 700 East Center Street, as amended with Council Member Miriah Elliott's comments.
SECOND: Council Member McDonald
VOTE: The motion carried.

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

C. Discuss and consider approval of updated Storm Drain rates

Wally Ritchie stated that in 2016 we adopted the storm drain master plan and approved the rate study with accompanying rate table. Council then made a decision to hold off for a year on increasing rates. In 2018, non-residential increased to $2.36 so we are moving the residential rate to the 2017 rate and in 2019 we will move to the 2018 rate. We are fine on the budget with this. It is .65 cent jump which is an estimated $20k a year for the budget, and approximately $1,800.00 a month total. We discussed catching it up and we are okay budget wise so we wanted to take a smaller leap. **Council Member Dennis Mehr** inquired if this is formula driven? **Wally Ritchie** stated these are all based on the rate study when we updated our Master Plan. **Council Member Miriah Elliot** stated she perused the study and it seems that we are most concerned with big capital projects. Are we saving enough for those? **Wally Ritchie** stated yes, and if we delay a year we will still be okay.

MOTION: Council Member Elliott moved to approve the updated Storm Drain rates
SECOND: Council Member McDonald
VOTE: The motion carried.

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

D. Discuss and consider approval of Resolution No. 2018-20R, a Resolution of Ivins City, Utah, adopting an Ivins City Investment Policy

Wally Ritchie stated that this is a clean-up, but also a new issue for us. We are guided by Utah Money Management Council and Act on what we can and cannot invest in. Currently everything we have is in the Public Treasurer Investment Fund. It is not insured at all and is highly rated and short-term instruments. We feel we should invest more wisely and get a better return and have it insured. We will look put out an RFP for an advisor to invest our funds. **Council Member**

Dennis Mehr inquired who is Utah Money Management Council? Are they elected or appointed professionals? **Wally Ritchie** stated they are hired through the State Treasurer's Office and is all statute-driven on what they can and cannot invest in. They have to approve the advisor and the depositories and there are only 8 certified advisors in the state that we can use in the state. If we don't adopt this we can't invest. **Council Member Dennis Mehr** inquired if we have a surplus, it is in a checking or saving account or we give that money back to the citizens? **Wally Ritchie** stated it is all currently in the Public Treasurers Investment Fund and typically has lower returns but is governed by the same Act, and that is the default. We also have money at Zion's Bank for normal daily operations. **Mayor Hart** stated also the amount we can save or invest is governed by statute. **Wally Ritchie** stated that is just for the general fund. We have other funds like impact fee funds that we can invest in other ways. The reserves for water sewer and storm drain we can invest for other projects. We only invest a portion because some of the monies are restricted and we have to keep a certain amount available for operations. **Dale Coulam** stated that historically we had a similar policy in place that was verbal, but one of the things that is a key factor is that PTIF is uninsured. We are all careful about the banks we invest money in and making sure there is insurance on your funds. In the past we have done a ladder of investment where it comes due every few months, and CD's, and made sure they were in different institutions so we still had liquidity. We got a better return on our investment and it was insured instead of not being insured. All we are doing here is formalizing what we have been doing with a written policy to do more with the money on behalf of the citizens. **Council Member Dennis Mehr** stated this gives greater flexibility. **Dale Coulam** stated yes and more protection. It is more responsible to our citizens. We will diversify a bit and have a financial advisor that keeps us secure and liquid and keep to the maximums so we will get a better return on our money. It is beneficial to our citizens to be prudent with our money.

MOTION: Council Member McDonald moved to approve Resolution No. 2018-20R, a Resolution of Ivins City, Utah, adopting an Ivins City Investment Policy
SECOND: Council Member Elliott
VOTE: The motion carried.

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

E. Discuss and consider approval of Resolution No. 2018-21R, a Resolution of Ivins City, Utah, adopting the Utah Government Retention Schedules as Ivins City's Records Retention Schedule

Dale Coulam stated that we can use the State's retention schedule or retain our own. Up until this year in 2016 the state retention schedule was being followed verbally. Their standards have been litigated and upheld through the State Archives. You can adopt the State schedule and research what the State schedule says. It is not something he attached to the resolution because it is so voluminous. Now it is all electronic. This is to comply with the State Code regarding retention scheduled and let the Division of Archives keep abreast of what changes are and we will rely on their expertise. **Council Member Dennis Mehr** inquired what is an example of an excessive retention and something that is short? **Dale Coulam** stated employment files were never discarded for at least 65 years. Now it is 65 years while employed with us, or 3 years after

termination. Current trends like video footage from body cameras, the experts are developing the policies and then we follow them.

MOTION: Council Member Elliott moved to approve Resolution No. 2018-21R, a Resolution of Ivins City, Utah, adopting the Utah Government Retention Schedules as Ivins City's Records Retention Schedule
SECOND: Council Member Mehr
VOTE: The motion carried.

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

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for June 21, 2018

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

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

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Cheyne McDonald stated they just had a meeting because SITLA requested to reduce tipping fees and they agreed to that reduction, making sure that costs are covered. SITLA owns the old Washington City Landfill and they are moving it out to the regular landfill. It will double our intake for several weeks.

B. Mayor

Mayor Hart stated he had an opportunity to meet with members of the Shivwits band and the Washington County Water Conservancy District updating them on plans and progress at Fire Lake Park. It was a cordial meeting and Attorney Mark Echohawk was present. They have plans on some improvements on their land. He invited them to join our Heritage Days celebration. Their cultural activities director said they would be pleased to be a part of our Heritage Days and would like us to consider at some point in time allowing a tribute to their culture and select an elder to represent their history and have a Grand Marshall in our parade. It was a positive meeting, and 2-3 years ago they participated and they had Native American art, taught a lot of our kids, sold navajo tacos, and we would love to have them back.

C. City Manager/Attorney Dale Coulam

Dale Coulam stated for the Fall Conference for ULCT we need to see if anyone can say positively yes they are registering and yes they need a room. Council Member Dennis Mehr and Council Member Miriah Elliott will confirm tomorrow and get with Dale Coulam.

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 Elliott

VOTE: The motion carried.

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

The meeting adjourned at 6:19 p.m.

Respectfully,

Sharon Allen
Ivins City Deputy Recorder

DRAFT