IVINS
CITY COUNCIL
MINUTES
November 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 Council Member Mehr, Council Member McDonald, Council Member Johnson, Council Member Elliott, and Council Member Densley.
STAFF: City Manager/Attorney Dale Coulam, Building and Zoning Administrator Mike Rodriguez, Public Works Director/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.
Audience: Frankie Fleming, Chris Haddad, Claudette Larsen, Michael & Sharon Barton, Shelley Moeller, Lisa Rutherford, Regina Roper, Ellen & Bill Wentworth, CJ Koharcheck and others who did not sign in.
EXCUSED: None.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present**.**

B. Flag Salute

Council Member Mehr led the Flag Salute

C. Invocation

Council Member Mehr 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. Final Audit Report for the Fiscal Year Ending 2018 – Larson & Company

Jon Haderlie with Larson & Company reported that they audited the City's financial statements, each major fund and the aggregate remaining fund information. They performed tests of the City's compliance with certain provisions of laws, regulations, contracts and grant agreements. The results of their tests disclosed no instances of noncompliance or other matters that are required to be reported. In their opinion, Ivins City complied in all material respects with the compliance requirements and there were no findings related to state compliance or internal controls.

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

Mike Rodriguez reported that permit activities have been tapering off this time of year but that there are some multi-family projects underway. Code Enforcement continues with the City being responsive to complaints and contacting individuals to resolve complaints.
Chuck Gillette reported that he'll be bringing forward some items in December, including sewer and culinary water master plans, studies and bids on the Red Mountain dams' rehabilitation projects, issuing RFPs (Requests for Proposals) for engineering on some gap fill projects along with other similar projects. The City is still working on the storm water master plan and will need an Engineer to conduct a FEMA (Federal Emergency Management Agency) flood plain study. The Public Works crew has been helping at the Ivins Reservoir and had four (4) water

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services that they repaired. He suggested looking at old subdivisions that have faulty pipe and replacing those.

C. Planning Commission Report

Mike Rodriguez reported that there were only three (3) Planning Commissioners present. They discussed and made a recommendation on a zoning text amendment regarding districts and overlays. They had to table the approval of the Final Plat for Taviawk XI-R because Commissioner Lance Anderson was the applicant and he was one of the three (3) Commissioners present and wasn't able to vote on his own item.

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 Letter Agreement regarding Rocky Vista University Student Housing

Dale Coulam reported that when Rocky Vista University put in the student housing buildings, the Development Agreement allowed them at that time, to not install all of the parking that would normally be required for a multi-family type project. The students have access to the Rocky Vista University parking lot and they have not seen any issue regarding parking. Rocky Vista University faculty are looking to secure housing themselves and would like to rent rooms in student housing building number two. Tuacahn has approached Rocky Vista University regarding leasing rooms to their actors in student housing building number three. Rocky Vista University is asking that faculty and family members associated with Rocky Vista University be treated as Rocky Vista University students and be allowed to rent the dorms. They would also like to allow Tuacahn to house their actors in building number three temporarily while Tuacahn builds their own actor housing. Rocky Vista University wants to make sure that doing these two things won't trigger the requirement to install all of the parking before it's needed. **Mayor Hart** commented that as it relates to Tuacahn, that would be a one year temporary use by Tuacahn because their own actor housing is scheduled to be completed by the 2020 season. Their actors rarely come with their own transportation so they wouldn't be adding many cars. The **Mayor and City Council** agreed that faculty and family members associated with Rocky Vista University could be treated as Rocky Vista University students and be allowed to rent the dorms and that Tuacahn would be allowed to house their actors in building number three while Tuacahn builds their actor housing.

MOTION: Council Member Densley moved to approve the Letter Agreement regarding Rocky Vista University Student Housing
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

B. Presentation and discussion regarding the draft Water Conservation Plan

Chuck Gillette provided a presentation to the Mayor and City Council, a copy of which is available by request through Ivins City Hall. The City is required to update the Water Conservation Plan every 5 years. The City's current efforts include developing a comprehensive water conservation plan, ensuring all connections are metered, implementing pricing that encourages water conservation, adopting ordinances that promote water conservation, designating a water conservation coordinator, promoting public information programs, reducing leaks in the system, promoting large landscape conservation, providing water audit programs, ensuring plumbing standards and codes to support conservation, promoting school education programs, promoting conservation programs for commercial, industrial and institutional users, using reclaimed or recycled water and using "smart" controller technology. **Mayor Hart** suggested that there be an easier path on Ivins website to get to water related information. He commented that the water bill says that the newsletter is included but it isn't so he suggested that language be removed and provide a link to the website instead. **Chuck Gillette** indicated that in the future the City may implement a restricted watering schedule where certain addresses only water on certain days i.e. odd days for odd addresses, even days for even addresses, or certain addresses water on Tuesdays and Thursdays or Mondays and Wednesdays and similar. Check system sensors could also be placed that know how much water is needed for a lawn. **Mayor Hart** stated that it is smart for the City to lead the charge on water conservation and suggested that new developments be required to use a recirculating hot water line pump that is more efficient than waiting for the water to get hot and wasting that water. The pumps cost approximately $500-$700 but are difficult to retrofit so they would only be for new construction. He has been pressing the Washington County Water Conservancy District to adopt a rebate program towards that but would like to see Ivins City require that in the future. He'd like to see an ordinance brought forward right away regarding that and the smart controller issue. The **Mayor and City Council** requested more time to review the information and will continue this discussion at the next City Council meeting.

C. Presentation and discussion regarding future storm water requirements for low impact development

Chuck Gillette provided a presentation to the Mayor and City Council. A copy of the presentation is available by request through Ivins City Hall. Low impact development are systems that mimic natural processes. They promote infiltration, evapotranspiration or reuse of storm water as close to its source as possible. LID practices preserve, restore and create green space using soils, vegetation and rainwater harvest techniques. These systems and practices are referred to as Best Management Practices. He referred to the percentile rule, which is a goal to retain the volume generated from the 90th percentile storm event on site. **Council Member Elliott** inquired if these are things the City has to do or come up with a plan by September, 2019. **Chuck Gillette** clarified that Ordinances need to be in place by September, 2019.

D. Discuss and consider small welcome signs at minor entrances to the City

Chuck Gillette indicated that the old welcome sign on Pioneer Parkway near 400 East was removed and they are working on replacing it. **Dale Coulam** stated that staff is looking for direction of which color they like. **Council Member Mehr** inquired if the colors have a meaning. **Chuck Gillette** indicated that the colors mean something. Green means movements permitted and direction guidance. Blue means road user services, tourist information and evacuation route and brown means recreational and cultural interest area guidance. Three (3) City Council Members preferred the color green. **Mayor Hart** referred to the entrance sign that Terry Marten designed and is proposing to be placed at the City entrance near Kayenta. He

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stated that Terry Marten is offering to do that for $6,000 and inquired if that was something the City Council would like Terry Marten to do. **Council Member McDonald** was concerned that once it was installed, it would be difficult to have it removed and commented that installing it would be bypassing what the Council is trying to do by going through the Arts Commission. **Council Member Densley** indicated that he thought it would cost more than $6,000 to install that sign. **Council Member Mehr** suggested that the City Council continue to go through the process of having the Arts Commission review and make recommendations for the entrance signs off of Highway 91. The **Mayor and City Council** agreed.

E. Discuss and consider approval of Memorandum of Understanding regarding proposed ranch road and irrigation water pipeline to be built on property owned by Black Desert Land Company

Chuck Gillette stated that the purpose of this agreement is to allow the Owner and Developer to construct a road to bring a water line that the City of St. George promised to deliver to Entrada for their golf course. The agreement allows them to come through Ivins and build it. If it conflicts with future development, they may have to relocate it.

MOTION: Council Member McDonald moved to approve Memorandum of Understanding regarding proposed ranch road and irrigation water pipeline to be built on property owned by Black Desert Land Company
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

F. Discuss formation of Affordable Housing Task Force

Mayor Hart indicated that he sent an email to the City Council with recommendations for this Task Force. At this point he is proposing that liaisons be Council Member Miriah Elliott and Council Member Ron Densley, Planning Commission Member Bryan Pack and Planning Commission Member Lance Anderson. He's recommending that Ivins City employees Wally Ritchie and Mike Rodriguez act as advisors and that Alan Oviatt and Charlene Wilde act as alternate advisors. He recommended that the members of the Task Force be Ed Haworth as Chair, David Gee who is Attorney in Land Use, Linda Baker who is the Executive Director of Habitat for Humanity and Erik McDonald who is a lifelong resident of Ivins and is Council Member McDonald's older brother. **Mayor Hart** stated that Attorney Ron Hill is also interested in serving on the Task Force. **Council Member Elliott** indicated that another possible individual would be Carol Hollowell who is the Director of Switchpoint. **Mayor Hart** would like the meetings to be conducted at Ivins City Hall from 4:00 p.m. to 5:00 p.m. He will extend the invitations.

G. Discussion regarding Zoning Text amendments

Dale Coulam stated that this is introductory in nature and cleans up Chapters 3, 5 and 6. If the City Council agrees with the changes, a Public Hearing will be held at the next City Council meeting. **Council Member Elliott** commented that the overlays are for Single Family Residential and suggested that the Task Force look at overlay incentives for other types of

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housing. **Dale Coulam** indicated that the timing would be to pass the ordinance for single family residential now to get it cleaned up and then consider recommendations of the Task Force at a later time. The **Mayor and City Council** agreed.

Council Member Mehr was excused from the meeting at 8:00 p.m.

H. Discuss and consider approval of Ordinance No. 2018-17, an Ordinance of Ivins City, Utah, adopting the City Council Meeting Schedule for the Calendar Year of 2019

There were no questions or comments.

MOTION: Council Member McDonald moved to approve
SECOND: Council Member Elliott
VOTE: The motion carried.

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

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

6) CONSENT AGENDA

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

MOTION: Council Member Johnson moved to approve the Consent Agenda
SECOND: Council Member McDonald
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 board meeting regarding the Letter of Intent for the recycling process they saw in Germany. The County Attorney was present at the meeting and had concerns about signing the Letter of Intent indicating that he felt like it was premature and could put them in a predicament. **Council Member McDonald** opposed the Letter of Intent as a matter of principle but the Letter of Intent was signed. The recycling commodities are still being subsidized at approximately $25,000 per month but is still less expensive than cancelling the contract.

Council Member Johnson - no report

Council Member Elliott reported that she attended the Southwest Mosquito Abatement and Control District meeting where they are implementing new technology that uses less product and is more effective. So far this year, there have been no positive tests of West Nile where there were ten (10) last year. She reported that she may not be in attendance at the December 20th

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City Council meeting.

Council Member Densley - no report

B. Mayor

No report

C. City Manager/Attorney Dale Coulam

Dale Coulam reported that it is open enrollment for employee benefits. The City selected Cigna last year and selected a plan that allowed the City to receive a rebate in the event of good claims experience. It looks like the City will be receiving a rebate this year, along with the rebates from the Utah Local Governments Trust for Workers Compensation and Liability. He referred to the City Council's request to review renting accessory dwelling units and what would be involved. That starts with the Planning Commission reviewing Chapter 12 and the Table of Uses in the Zoning Ordinance. He informed the Planning Commission of that request and they will be addressing that after they address the overlay changes in Chapters 7 and 8 of the Zoning Ordinance.

D. Items to be placed on future agendas

None

9) CLOSED MEETING

None

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 8:18 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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