IVINS
CITY COUNCIL
MINUTES
February 7, 2019

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.
EXCUSED: None.
Audience: Lynne Johnson, Bonnie Kline, Matt Riordan, Claudette Larsen, Shelley Moeller, Michael Barton, Sharon Barton, CJ Koharcheck, Dan & Jan Brown, Regine Roper, Lisa Rutherford, Chris Haddad, Teresa Fife, Sandy P., David Robinson, Doug Little and others who did not sign in.

A. Acknowledgement of Quorum

Council Member Elliott was excused.

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.

An * indicates this item has been added or changed on this amended agenda

2) REPORTS AND PRESENTATIONS

Mike Rodriguez reported that this is a flag lot subdivision located across from the cemetery and consists of 1.61 acres. They intend to a build another home to take care of the elderly individual that resides in the current home. **Mayor Hart** referred to affordable housing and inquired if there's a process where they wouldn't have to go through the subdivision process. **Dale Coulam** stated that before he was here, it was the City Council's decision all subdivisions would go through the full subdivision process. **Mike Rodriguez** clarified that each dwelling has to be on its own lot and by subdividing the lot, that creates a new parcel number.

B. 6 month extension of Final Plat for Phase 1 of Red Desert Subdivision

Dale Coulam reported that this is the subdivision that is north of the Palisades subdivision. This request was received timely. Per Ivins Code, a one time six month extension can be granted. There were no objections from the Mayor and City Council members.

C. Department Reports: Parks and Recreation and Public Safety

Benny Sorensen reported that the paving has been completed at the cemetery and lighting at the roundabout where the horse statutes are when from 10 lights to 57 lights. Basketball season is here and they finished some concrete at Fire Lake Park.
Fire Chief Randy Hancey reported that they responded to 93 calls for fire and medical service. They responded to a call on the Shivwits Reservation where an abandoned warehouse building was destroyed and is likely arson. They also responded to a fire in St. George where an

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LDS Stake Center that was under construction caught fire. Eight (8) more recruits were recently certified through the Wildland Fire Fighter course. Those same eight (8) recruits plus sine Paramedics have certified through the Fire 1 Academy. All of the instruction has been done in-house with their own instructors. He and the Captains that are full-time are working on the annual business license renewal fire inspections for Santa Clara and Ivins. **Mayor Hart** commented that he received a complimentary letter thanking Fire Chief Hancey and the EMTs for they service they provided for this individuals father. **Fire Chief Randy Hancey** appreciated that and commented that they have a great crew.

Chief Bob Flowers complimented Chief Randy Hancey. He reported that he received a phone call today from an individual expressing appreciation for Ivins response time and the care they received. **Chief Flowers** was recently riding with an officer and they were right in the middle of a medical emergency when the power went out but the crew handled it well and stayed calm. He asked a friend of his that is an Emergency Room Doctor regarding Ivins ambulance care and inquired what patients look like when they come into the ER from Ivins and Santa Clara. The doctor commented that he doesn't worry about those patients because they're well taken care of by that crew. **Chief Flowers** stated that that isn't the case everywhere. The department has been receiving a lot of complaints regarding speeding in general, running stop signs and speeding in school zones. The City will be making that an assignment and there won't be any more warnings. Citations will be issued. He reminded the Mayor and City Council that along with heavy traffic enforcement, comes the complaints regarding that. He reported on Ivins new K9 and reported that the training is going well. That training will be done in three (3) weeks and they'll bring the K9 in to introduce her to the Mayor and City Council. **Mayor Hart** referred to the flashing speed signs that are in St. George and commented that those seem to slow people down. He inquired if those are expensive or would that be a solution for the speeding. **Chief Flowers** indicated that they are good as an immediate remedy but people become blind to them after a while and they're flashing constantly at night near neighborhoods can be seen for miles. He preferred the speed trailers that can be moved from place to place.

D. Planning Commission Report

Chairperson Loris reported that they had a presentation on the Concept Plan report for the Turner Subdivision. They held a Public Hearing on a Class V Conditional Use Permit for actor housing at Tuacahn. The housing is four (4) stories, is still under the 35' height limit and the Planning Commission recommended approval of that. They had a long discussion regarding Overlay Amendments to Chapters 7 and 8 of the Zoning Ordinance. He reminded the Mayor and City Council that Commissioners Adele Murphy and Mike Scott's terms will expire in April of this year.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

Lisa Rutherford commented that the Dixie Transportation Expo will be held on February 12, 2019 at the Dixie Center.

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing to receive input and consider approval and adoption of the proposed Impact Fee Facilities Plan and Impact Fee Analysis for Culinary and Irrigation Water

Aaron Anderson with Bowen Collins provided a PowerPoint presentation, a copy of which is available by request through Ivins City Hall. Culinary quality water sources are becoming more limited. The Washington County Water Conservancy District (WCWCD) facilities are located

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far away from Ivins, which requires long transmission lines. Sources are also shared between multiple municipalities. A pressurized secondary irrigation system would open access to additional water sources. Implementation of the plan in Phase 1 from 2019-2021 would extend the system to the City's parks, schools and large non-residential locations with high outdoor water demand. It would service 415 residential units with an estimated phase 1 construction cost of $6.5 million. **Council Member Densley** referred to existing subdivisions that have the infrastructure already in place and inquired if they would be required to connect to the secondary irrigation and if so, how would that be enforced? **Aaron Anderson** stated yes and indicated that the impact fee includes the cost of installing a meter for the user. **Council Member Densley** inquired as to installing a back-flow valve. **Chuck Gillette** indicated that wouldn't be needed because there is no cross contamination between the culinary and irrigation water. **Aaron Anderson** referred to the WCWCD impact fee for Ivins City. **Chuck Gillette** commented that he's working with the District and negotiating a reduced impact fee because of the irrigation system because the District wouldn't have to create a new treated water source. The District is meeting internally this week and he was going to follow-up with them next week. The **Mayor and City Council** discussed bonding for projects. **Chuck Gillette** anticipated that the City will be issuing an RFP (Request for Proposals) in a couple of weeks and include that in the next budget year for 2020. **Mayor Hart** opened the Public Hearing. **Candice Koharchech** resides in Ivins and inquired if the City is counting on 200 new homes per year to cover the cost of the bond. **Aaron Anderson** stated no. Estimates are based on historic growth and estimated growth for the future. The impact fee revenue through the bond or reserve funds pay for a project and that project is on the books and then as the City collects impact fee revenue, that goes back into that reserve fund and the project is built. **Lisa Rutherford** resides in Ivins and stated she was in support of this but was still confused. She inquired if there's any exposure on the part of the existing Ivins resident to have to pay for the bond. She also inquired if the proposed impact fee applies to every home, no matter the size of the home and how does that tie into affordable housing. **Chuck Gillette** clarified that the usage is taking an average of what a residential usage is and assigning a number of ERU's (Equivalent Residential Units) to be equitable. **Mayor Hart** referred to Multi-Family housing and affordable housing where the landscape area is greatly reduced and suggested that the Council come to some sort of an agreement to account for that so that each unit in a Multi-Family unit may be less than 1 ERU. **Lisa Rutherford** referred to growth and loan payments on the bond. **Dale Coulam** indicated that is a budgeting issue. Ivins is budgeting for flat growth and budgets conservatively and clarified that there is no property tax increase proposed in the current budget. **Regina Roper** resides in Ivins and referred to the residential ERU and inquired how that is figured for resorts. **Chuck Gillette** clarified that there are tables that give them an idea of what they use based on studies. The City doesn't look at vacancy rates because the County performed a study and found that second homes use more water than primary homes, theorizing that they're not adjusting their watering timers when they're gone. **Lance Anderson** referred to the implementation table and would like to see the western side of the City connect to the secondary irrigation where there are irrigation lines in the roads already. **Chuck Gillette** stated that Kayenta is not in the service area because they have their own water system but that didn't mean the City couldn't consider that. **Lisa Rutherford** referred to the State table being used for calculations and inquired if that's based on the new 2015 state water use numbers. **Chuck Gillette** didn't think so but the table is provided by the State and is a way to estimate the number

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of ERU's. **Mayor Hart** clarified that the table isn't used for single family residential. There being no more comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Ordinance No. 2019-02, an Ordinance of Ivins City, Utah, adopting the Ivins City Water (Culinary and Irrigation) Impact Fee Facilities Plan and Impact Fee Analysis; enactment of Water (Culinary and Irrigation) Impact Fees

Mayor Hart stated that after all of the work and previous City Council meetings, it has come to this. **Council Member Densley** inquired if the impact fee is for any new resident in Ivins and not just subdivisions. **Aaron Anderson** clarified that it is for anyone within the City culinary water system service area. **Council Member Densley** inquired when this would be fully adopted. **Aaron Anderson** stated that it goes into effect 90 days after adoption. **Mayor Hart** inquired of Dale Coulam regarding any adjustment that the WCWCD would make and if he'd recommend that the City proceed. **Dale Coulam** stated yes, proceed. He complimented Bowen Collins for their work and commented that impact fees are reviewed every three (3) to five (5) years so they can be updated. **Mayor Hart** thanked Bowen Collins as well for their detail and assessment. **Council Member Densley** inquired if it would be good for the City to hold off on adopting the impact fee and wait and see what the WCWCD does. **Chuck Gillette** indicated he didn't want to delay this. **Mayor Hart** stated that whatever the WCWCD does is totally separate from Ivins impact fee.

MOTION: Council Member Densley moved to approve Ordinance No. 2019-02, an Ordinance of Ivins City, Utah, adopting the Ivins City Water (Culinary and Irrigation) Impact Fee Facilities Plan and Impact Fee Analysis; enactment of Water (Culinary and Irrigation) Impact Fees
SECOND: Council Member McDonald
VOTE: The motion carried.

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

Roll call vote. All Council Member who were present voted in favor.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. *Discuss and consider approval of Resolution No. 2019-04R, a Resolution of Ivins City, Utah, adopting the Water (Culinary and Irrigation) rate study and recommended rates

Aaron Anderson commented that the water rates are what new users will pay and will be what everyone pays as part of their water bill. The rate study is very detailed. **Mayor Hart** stated that the City need to move forward with conservation. **Council Member Mehr** asked Aaron to define what 7,000 gallons of water use per month translates into. **Aaron Anderson** stated that's enough for a normal family of four (4) to live life comfortably. **Mayor Hart** indicated that the larger the family, the more the basic need there is. **Aaron Anderson** commented that it's not a perfect science. They try to set estimates for what numbers should be. **Mayor Hart** stated that there's incentive to conserve and those that are excessively using water are penalized. **Aaron Anderson** indicated that the purpose is to allocate the actual costs. Higher water users are the reason why larger pipes have to be in the ground. Higher water users will see a difference in their bill with the new rates.

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MOTION: Council Member Johnson moved to approve Resolution No. 2019-04R, a Resolution of Ivins City, Utah, adopting the Water (Culinary and Irrigation) rate study and recommended rates
SECOND: Council Member McDonald
VOTE: The motion carried.

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

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

B. *Discuss and consider approval of Resolution No. 2019-05R, a Resolution of Ivins City, Utah, adopting the Sewer rate study and recommended rates

Council Member Densley referred to individuals being gone June, July and August and not using water and inquired if the City should look at that and not charge when they're not using water. **Chuck Gillette** clarified that Ivins is charged by the City of St. George so in order to not charge Ivins residents, the City of St. George would have to be willing to do that. **Mayor Hart** commented that the point is that Ivins is being charged a flat fee from St. George. **Council Member Mehr** had some concerns about rates for commercial users and inquired how often the rates are reviewed. **Dale Coulam** stated the City Council can review them anytime. **Chuck Gillette** clarified that the intent of the City is to review them every time the City reviews a Master Plan and that is done every five (5) years.

MOTION: Council Member Johnson moved to approve Resolution No. 2019-05R, a Resolution of Ivins City, Utah, adopting the Sewer rate study and recommended rates
SECOND: Council Member Densley
VOTE: The motion carried.

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

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

C. *Discussion regarding Storm Water rates

Chuck Gillette stated that in 2016 when the City passed the Resolution regarding Storm Water rates, the increases were supposed to be automatic but that didn't happen. He inquired if the Council would like to proceed with the increases to be on schedule for 2019 or scale back and use the 2018 schedule. **Council Member Mehr** inquired if the City has violated anything by not collecting. **Dale Coulam** indicated no. The rates were approved and the question is does the City want to stay behind or get on schedule. **Mayor Hart** commented he didn't know why the City would want to stay behind. **Chuck Gillette** suggested using the 2019 schedule and get on track. The **Mayor and City Council** agreed.

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D. Discuss and consider approval of Resolution No. 2019-03R, a Resolution of Ivins City, Utah, appointing a Director of Finance

Dale Coulam stated that he told the new Director of Finance that he didn't need to be present because he resides up north in the Layton/Kaysville area and works for the State of Utah. He and the Mayor interviewed the finalists and Lane Mecham is a very qualified individual and a good fit with City staff and the Administrative department. Wally Ritchie left some big shoes to fill but he recommended appointing Lane Mecham as the Director of Finance. If he's appointed, he would start on February 19, 2019.

MOTION: Council Member Mehr moved to approve Resolution No. 2019-03R, a Resolution of Ivins City, Utah, appointing a Director of Finance
SECOND: Council Member McDonald
VOTE: The motion carried.

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

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

E. *Discuss and consider approval of the Memorandum of Understanding between participating entities in the Washington County Drug Task Force

Dale Coulam indicated that this is a formality and similar to the previous MOU (Memorandum of Understanding) that has been in place with the County and the cities within the County, to participate jointly. Because of the extended term and the requirement for the Mayor's signature, he thought it would be best to bring this forward for the City Council for approval, authorizing the Mayor to sign. **Council Member Mehr** referred to the duration of the agreement being 50 years and the Executive Committee and requested an explanation. **Dale Coulam** clarified that 50 years isn't an issue because there's an opportunity to withdraw and Ivins is on the Executive Committee. **Council Member McDonald** inquired if there were any police departments in the County that don't participate. **Dale Coulam** wasn't sure about the smaller ones but stated that all of the more active police departments participate. **Council Member McDonald** referred to Ivins representing two (2) cities and inquired if there needed to be two (2) people representing both cities. **Dale Coulam** stated that the City has just provided one as a department.

MOTION: Council Member McDonald moved to approve Memorandum of Understanding between participating entities in the Washington County Drug Task Force
SECOND: Council Member Mehr
VOTE: The motion carried.

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

F. Discuss budget priorities for Fiscal Year Ending (FYE) 2020

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Dale Coulam referred to a presentation that Wally Ritchie prepared before he left. A copy of the presentation is available by request through Ivins City Hall. He reminded the City Council that the City is projecting revenues as flat and is budgeting conservatively. There is a consent agenda item regarding the purchase of two vehicles for the Public Safety department. One purchase would be from Santa Clara and has 18,000 miles on it, is one year old and the purchase price is $37,000. The new truck was ordered from the dealer in November, 2018 and just arrived. It cost $35,000 but the vehicles from Santa Clara are more fully equipped with options. He referred to the performance pool and indicated that the last two (2) years was 4% and is based on pay for performance. It is not an automatic COLA (Cost of Living Adjustment). He will be coming forward this spring with updated salary ranges based on market data. He reported that Officer Matt Stoker has given notice that he's retiring at the end of this month. **Council Member Mehr** appreciated the conservative approach and inquired if the City Council will have an opportunity to look at some items more closely. **Dale Coulam** stated yes. They will see a revised budget in the future.

6) CONSENT AGENDA

Council Member Mehr requested that Consent Agenda items C and D be removed for discussion.

A. Approval of purchase of storm drain piping for Highway 91 drainage near Ivins Reservoir
B. Approval of State of Utah Division of Water Resources funding agreement regarding Ivins Dams 1 through 6
E. Approval of City Council Meeting Minutes for January 17, 2019

MOTION: Council Member McDonald moved to approve the Consent Agenda excluding items C and D
SECOND: Council Member Mehr
VOTE: The motion carried.

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

7) CONSENT AGENDA ITEMS FOR DISCUSSION

C. Approval of purchase of second vehicle for Public Safety in an amount not to exceed $37,000 (vehicle 2 of 2 in current budget)

Council Member Mehr commented that the City was to purchase a new vehicle for less than what Santa Clara is selling an older vehicle for. He inquired why Santa Clara is disposing of the vehicles and commented that the VIN number is incomplete on the Bill of Sale. **Council Member McDonald** was also concerned. He understood that Santa Clara's vehicle has more options but the City is paying more for an older vehicle with more miles on it. **Dale Coulam** clarified that the Chief of Police Bob Flowers preferred more options. Santa Clara is disposing of the vehicles because they do this every year. They purchase their vehicles through the State Contract, use them for one (1) year and then turn around and sell them for approximately what they paid for them. **Council Member Mehr** inquired what would happen if the City doesn't buy the truck from Santa Clara. **Dale Coulam** clarified that it took approximately four (4) months to get the new truck so they'd have to wait four (4) months to get

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another vehicle and the City might not get the same features as the vehicle from Santa Clara and might pay more. **Mayor Hart** inquired if the purchase of two vehicles is budgeted. **Dale Coulam** clarified that two (2) vehicles are and one is not; the second vehicle from Santa Clara would be paid for in the next budget year in July. **Council Member Mehr** was comfortable with what's on the agenda because he trusts Chief Flowers but was concerned with the second purchase from Santa Clara in July because that vehicle would be almost two (2) years old. **Council Member Mehr** referred to the Parks Department truck purchase and inquired if the Parks Department could use one of the Public Safety trucks. **Dale Coulam** clarified that the Parks Department uses the smaller trucks to access the trails and the Public Safety trucks are full-sized. **Council Member McDonald** stated that they need to consider budget timing since it's taking four (4) months to get a truck. To him, vehicles with more options are just more problems.

MOTION: Council Member Mehr moved to approve 6)C purchase of second vehicle for Public Safety in an amount not to exceed $37,000 from Santa Clara
SECOND: Council Member McDonald
VOTE: The motion carried.

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

D. *Approval of purchase of mid-size truck, previously budgeted, for the Parks Department in an amount not to exceed $24,683.00

Council Member Mehr commented that the current truck is older. **Dale Coulam** stated that the Parks Department uses their vehicles well and they get the use out of them. **Council Member Johnson** inquired if the vehicle would be surplussed. **Dale Coulam** indicated yes and stated that anything that is replaced is surplussed unless the City finds a way to keep it for a continued use.

MOTION: Council Member Mehr moved replace it
SECOND: Council Member Johnson
VOTE: The motion carried.

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

8) REPORTS

A. Council

Council Member Mehr commented that the speed limit signs make a difference and didn't think that the lights are as obtrusive at night as has been described. He would like the City to consider the permanent speed signs in key locations, especially on the Snow Canyon Parkway. He reported that he will need to excuse himself early at the next City Council meeting and requested that the agenda be prioritized if he needs to be present to vote on something.

Council Member McDonald - no report

Council Member Johnson reported that Heritage Days will be held on September 5, 6 and 7,

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2019.

Council Member Densley no report

B. Mayor

Mayor Hart thanked the City Council for attending the Neighborhood Meetings.

C. City Manager/Attorney Dale Coulam

Dale Coulam referred to Heritage Days and stated that September 5th is a City Council night. **Council Member Johnson** stated that it will not interfere with City Council. **Dale Coulam** referred to the sale of City property on Center Street. He spoke with the Mayor regarding the Council wanting to place it for sale by owner. The City is not equipped to handle and take calls and similar with the current staff and situation. He confirmed that there are Realtors who will list it at a reduced rate commission. The Mayor indicated that he has spoken with an individual who had some interest in the property and let that individual know that the City would remove the discussion from the agenda if the individual was truly interested. That individual came in later that day and picked up some materials and potentially represents a few potential buyers who are out of town. He is waiting to hear what happens with that. **Council Member McDonald** referred to the status of plans for a new City Hall. **Mayor Hart** stated that an RFP (Request for Proposals) needs to go out. **Dale Coulam** indicated that they are finishing the draft and will get the RFP out.

D. Items to be placed on future agendas

Dale Coulam indicated that the Vote-by-Mail issue needs to be discussed in the near future because it will affect the budget and the City needs to pin down the cost. The City Recorder, Kari Jimenez, will be in contact with other Clerks and the County and put a report together for a future agenda item.

9) CLOSED MEETING

10) ADJOURNMENT

MOTION: Council Member McDonald moved to adjourn

SECOND: Council Member Johnson

VOTE: The motion carried.

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

The meeting adjourned at 8:18 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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