IVINS
CITY COUNCIL
MINUTES
July 15, 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 Mayor Hart, 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, Assistant Public Works Director Thomas Jorgensen, Director of Finance Lane Mecham, and City Recorder Kari Jimenez.

EXCUSED: None.

A. Acknowledgement of Quorum

Mayor Hart acknowledged that there was a quorum present

B. Flag Salute

Council Member Densley led the Flag Salute

C. Invocation

Council Member Densley gave the Invocation

D. Disclosures

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

Mayor Hart introduced the Ivins City Princess Pageant Royalty. The following young women introduced themselves: **Callie Horne** is Miss Ivins for the 2019-2020 year. She is 16 years old and attends Tuacahn High School. She works with teens and started a chapter of Students Against Destructive Decisions (SADD) at Tuacahn High School. She is also a volunteer at the Five County Youth Court and played the Cello for her talent in the pageant. **Lydia Hanners** is the First Attendant, is 17 years old and will be a Senior at Tuacahn High School. She sang as her talent. **Taija McDonald** is the Second Attendant, is 14 years old, almost 15 years old and will be a Sophomore at Tuacahn High School. She also sang as her talent. **Ruby McDonald** is Miss Congeniality, is 14 years old and will be a Freshman at Tuacahn High School. She also sang as her talent. **Mayor Hart** commented that this is an amazing group of young ladies and the City was proud to be represented by them.

2) REPORTS AND PRESENTATIONS

A. Presentation from Dixie Regional Medical Center – Mark Evans

Mark Evans is the Operations Officer for Dixie Regional Medical Center. He provided a PowerPoint presentation, a copy of which is available by request through Ivins City Hall. He reported that the Health Care Advisory Board is over healthcare facilities and systems across the nation and they conducted some surveys of more than 300 healthcare facilities. Dixie Regional Medical Center is in the top 5 of those surveys for innovation and delivering high quality care at a sustainable cost. Dixie Regional has a lot of great equipment but it's the people that provide the experience. Some local innovations Dixie Regional has included receiving the Governor's Award for Genomics, National Recognition for NICU, iMRI and TAVR (MRI guided cardiac surgery of the aortic valve), Connect Care (accessing care through a mobile device) and the Access Center for mental health. Dixie Regional has an economic impact in Washington County, with it being the County's largest private employer with 354 total Physicians; 163

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Advanced Practice Clinicians, 773 Nurses, 2,290 other caregivers and 392 volunteers. The expansion project was just completed in the fall of 2018 which doubled the size of the campus and Dixie Regional is the 3rd largest property tax payer in Washington County. Mark Evans thanked the community for their support. **Mayor Hart** commented that there are a lot of retirees who have moved to Southern Utah and the facilities offered through Dixie Regional Medical Center weigh into the equation of living in Southern Utah. **Council Member Densley** inquired if there was a plan for a child trauma center in Southern Utah. Mark Evans stated that Primary Children's Hospital is building a location in Utah County but a location in Southern Utah is not part of the five (5) year plan. Dixie Regional Medical Center has a six (6) bed pediatric unit that is rarely full, which is a positive thing.

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

Mike Rodriguez reported that there are some developments that are nearly built out and some that are just starting. Code Enforcement has been steady and they just hired a new Code Enforcement officer by the name of Jack Keith, who is also an Ivins resident.

Tom Jorgensen reported that the Public Works Department has been busy cleaning the sewer lines and exercising valves. The Red Mountain Dams rehabilitation projects is complete, with the exception of the re-vegetation, which will occur later this fall. The 200 West Sewer Diversion, Highway 91 Sewer line and Tuacahn Wash Access improvement projects have been bid out and bids will be received by Tuesday, July 30th.

Lane Mecham provided a PowerPoint presentation for the 4th quarter, a copy of which is available by request through Ivins City Hall. He reported that unemployment continues to be low at a rate of 3.12% and there's continued growth in taxable sales, with a recent declining trend. General Fund revenue and expenditures are as expected and the Enterprise Funds are performing as expected and Capital Projects are moving forward.

C. Planning Commission Report

No report. The Planning Commission meeting will be held tomorrow, Tuesday, July 16, 2019.

3) CITIZEN COMMENT REQUESTING FUTURE AGENDA ITEMS

Mayor Hart indicated that he received a Citizen Request for a future agenda item but clarified it wasn't requesting an agenda item. **CJ Koharcheck** stated that there are nine (9) people running for City Council and she would like to know where they stand and what their vision is. She suggested holding a town hall at City Hall where those questions can be addressed. She also suggested that the information be in the newsletter and on the City website. **Mayor Hart** clarified that the elections are handled by the County and not by the City. The candidate profiles are sent to the Lt. Governor's Office by the candidates. He would love to see one or two events of some type but the City doesn't coordinate that. **Council Member Mehr** commented that he recalled with the last election there being something like that held at the Southern Utah Veteran's Home that was sponsored by a third party. He has reached out to former Council Member Steven Roberts who is affiliated with that entity to see if that can be set up again. **Mayor Hart** commented that he was aware of an effort in Kayenta to sponsor an event and that Ivins City has election information on Ivins website www.ivins.com under the "Government" tab and then the "Election" tab. The Lt. Governor's website also has candidate information if a candidate submitted their information to the Lt. Governor's Office. **Council Member Johnson** stated that the Chamber of Commerce sent out a questionnaire to the candidates and that information was provided back to the Chamber of Commerce. **Mayor Hart** indicated that the public is welcome to put together an event and let the City know.

4) PUBLIC HEARING AND ACTION ITEMS - NONE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss issues regarding the sale of the City's 15.52 acres of real property located at approximately 750 East Center Street

Dale Coulam stated that the conditions expressed in the two offers the last time, neither offer correctly expressed the conditions. He referred to the offer from Vista School that may involve a land swap and the issues with enforcing a third party to adhere to the conditions. NAI Commercial Broker Neil Walter previously suggested recording a road dedication plat but that isn't as simple as it sounds. If one records a plat, it may require going through the subdivision process. He indicated that the City's Public Works Director Chuck Gillette suggested amending the Trails and Street Master Plan maps to show the roads and trails that are required. Neil Walter had commented back that that was a great idea. With these issues that need to be addressed, the City has asked both parties to hold off on making any further offers until the City goes through the process of amending the Trails and Street Master Plan maps, which has to start with the Planning Commission at the beginning of August. There will be a little bit of a delay by doing this, but not as much as the subdivision process. It will also ensure that the road and trail are required and permanent.

B. Discuss and consider approval of a Memorandum of Understanding between Southwest Behavior Health Center and Ivins City

Lane Mecham stated that the Southwest Behavior Health Center has requested that the City provide funding to provide a full-time license prevention specialist to coordinate the suicide prevention program. The request is for $2,660 per year for five (5) years which is based on population estimates. **Council Member Johnson** inquired where the population numbers were obtained from. **Lane Mecham** clarified that they came from the U.S. Census and stated that the rate locked in for five (5) years and is in the budget. **Council Member McDonald** indicated that this was appropriate. **Council Member Elliott** commented that Utah has a very high rate of suicide compared to the rest of the Nation so she thought this was great.

MOTION: Council Member Elliott moved to approve a Memorandum of Understanding between Southwest Behavior Health Center and Ivins City
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

C. Discuss and consider approval of Resolution No. 2019-18R, a Resolution of Ivins City, Utah, amending the Ivins City Culinary Water Rate to Pass-Through Washington County Water Conservancy District's Wholesale Water Rate Increase of $0.10 per 1,000 gallons

Tom Jorgensen stated that the Washington County Water Conservancy District is passing on the 10% increase. This was passed by them in June of this year and effective in July of this year. **Council Member Densley** inquired if this was just for maintenance and not capital improvements. **Tom Jorgensen** indicated that he understood that it was for maintenance but may be for capital improvements as well. **Mayor Hart** stated that it's part of the whole plan

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where these increases will occur year for the next approximately six (6) years to build some reservoirs. **Tom Jorgensen** commented that it is an increase of approximately $12 per year, per resident. **Council Member Elliott** wanted clarification that this was a straight pass through. **Mayor Hart** clarified that the cost is more punitive with higher water use.

MOTION: Council Member McDonald moved to approve Resolution No. 2019-18R, a Resolution of Ivins City, Utah, amending the Ivins City Culinary Water Rate to Pass-Through Washington County Water Conservancy District's Wholesale Water Rate Increase of $0.10 per 1,000 gallons
SECOND: Council Member Densley
VOTE: The motion carried.

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

All Council Members were present and voted in favor.

D. Approval of expenditure for engineering services for 450 North Detention Basin and Pipeline Design and Bid Period Services for the Storm Water Improvements Project

Tom Jorgensen reported that the City approved several storm water related projects in 2016 that are part of the Storm Water Master Plan. **Mayor Hart** inquired as to the amount of the expenditure. **Tom Jorgensen** indicated $30,984. **Council Member Mehr** referred to the staff report and indicating that this has been budgeted for and will be paid from a bond.

MOTION: Council Member Johnson moved to approve an expenditure for engineering services for 450 North Detention Basin and Pipeline Design and Bid Period Services for the Storm Water Improvements Project 31k
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

E. Discuss and consider approval of Ordinance No. 2019-06, an Ordinance of Ivins City, Utah, amending the Purchasing Ordinance

Lane Mecham stated that the reason for the change is that the current policy has a requirement for a purchase order to be created for an expenditure amount of $1,000 or more but the department heads currently have the authority to spend $5,000 on their City credit card without a purchase order and fairly routine expenditures are over $1,000 so this change to $5,000 would be consistent.

MOTION: Council Member Densley moved to approve Ordinance No. 2019-06, an Ordinance of Ivins City, Utah, amending the Purchasing Ordinance

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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

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

F. Discuss and consider amendments to Title 16, Chapter 7 of the Ivins City Code, except Part 5 regarding Subdivision Enhancement Overlay, as recommended by the Planning Commission in Ordinance No. 2018-16

Dale Coulam introduced this and commented that it's been awhile since the City Council has seen and talked about this after the Planning Commission made its recommendations. This chapter addresses overlays. He requested that the City Council read through this in preparation for discussing this further at a future City Council meeting.

MOTION: Council Member Elliott moved to continue this discussion to the next City Council meeting
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

6) CONSENT AGENDA

A. Approval of City Council Meeting Minutes for June 6, 2019
B. Approval of City Council Meeting Minutes for June 20, 2019

MOTION: Council Member Johnson moved to approve the Consent Agenda
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

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Mehr referred to the upcoming Primary election and inquired if someone wants to drop off their ballot at City Hall, if they could do that. **Dale Coulam** clarified that they could.

Council Member McDonald - no report

Council Member Johnson reported that with the Princess Pageant Director resigning, she

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suggested that there be a Princess Pageant Committee established. **Mayor Hart** referred to the Heritage Days Committee and how well that has worked. He suggested that something be included in the newsletter inviting those who might be interested to respond. The City Council Members agreed.

Council Member Elliott that the Legislative Task Force held a town hall in the St. George area regarding State Tax Reform

Council Member Densley reported that the meeting for the Snow Canyon Joint Management Committee was cancelled.

B. Mayor

Mayor Hart reported that the project that was proposed on SITLA land has undergone a fairly significant change of direction with Patrick Manning proposing to develop the Black Desert Resort. They were in attendance at Ivins (TRC) Technical Review Committee and provided a presentation, addressing some of the residents' concerns. The developers are now looking at single-family homes on the perimeter of the resort that would include deed restrictions so that nightly rentals would not be allowed in those single-family homes. The developers are very sensitive to residents' concerns. **Mayor Hart** referred to the City Emergency Preparedness plan and reported that the City has been divided into 13 areas by geographical feature that is recognizable and carefully broken into zones. An invitation was extended to residents within those zones to identify gathering locations and locations where a binder of information can be picked up from a weather type box that is mounted onto a street sign. That will take away the need to train a large number of people. There will also be training on CERT (Community Emergency Response Team) in Ivins in September.

C. City Manager/Attorney Dale Coulam

Dale Coulam reported that the Affordable Housing Task Force has been dormant but Mike Rodriguez is attempting to schedule a meeting for this week.

D. Items to be placed on future agendas

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 Elliott	AYE
Council Member Densley	AYE

The meeting adjourned at 7:15 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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