IVINS
CITY COUNCIL
MINUTES
November 21, 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 McDonald, Council Member Johnson, Council Member Elliott, and Council Member Densley.
STAFF: City Manager/Attorney Dale Coulam, Director of Finance Lane Mecham, Building and Zoning Administrator Mike Rodriguez, Public Works Director/City Engineer Chuck Gillette, and City Recorder Kari Jimenez.
EXCUSED: Council Member Mehr
Audience: Claudette Larsen, L. Johnson, Sharon Barton, Shelley Moeller, Paul Bryson, Gery Bryson, Jon Haderlie, Gwen Harrington, Mary Beth & David B., D. Perkins, Judith Kapuscinski, Boyd Livingston, Kathy Johnson, Sue Gordhammer, Becky & Chuck Warren, Breck McArthur, Maddix McArthur and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present. Council Member Mehr was excused.

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 AND PRESENTATIONS

A. Fiscal Year Ending 2019 Audit Report – Larsen & Company

Lane Mecham reported that the audit is complete was conducted by Larsen & Company. **Jon Hadley** with Larsen & Company reported that it has been a good working relationship with Ivins since Lane (Mecham) took over for the former Director of Finance Wally Ritchie. The auditors received whatever was asked for and received it generally within half an hour to an hour. He referred to their report, a copy of which is available by request through Ivins City Hall and indicated that the purpose of the report is to describe the scope of their testing of internal control and compliance and the results of that testing. In their opinion, Ivins City complied in all material respects with the compliance requirements. There was one immaterial finding where the City reported an incorrect balance of one of their accounts on the deposits and investments report required by the Utah Money Management Council (UMMC). The cause was just an oversight and the auditors recommended that the Treasurer double check all balances prior to submission to the UMMC verify that the balances of all accounts match year-end statements from the respective financial institutions.

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

Mike Rodriguez reported that they are continuing to issue building permits as they have all year long and they have issued over 100 permits thus far for new residential homes and multiple family homes. The six (6) single wide trailers that were on 600 South and 100 East have been

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removed and that property cleaned up. Permits were just issued for that property and two (2) buildings will be under way soon. He reported that the townhomes that are being built are selling well and solar permits are up. He also reported that the City is obtaining good compliance in code enforcement.

Chuck Gillette reported that City crews have completed the Shinava pump station project and saved half the cost by using City employees. The Public Works crew is now catching up on sewer cleaning, crack seal maintenance and similar maintenance projects. The Public Works department is working on the RPP (Recreation Public Purpose) application. An environmental team has been hired and they will likely report in late Spring to Summer 2020. The environmental work for the RPP application is approximately a one (1) year process. The City is making progress on 200 East and working to resolve some right-of-way issues. The 200 West and Highway 91 projects have been awarded to Royal T. Enterprises and work on 200 West should be completed and paved towards the end of November. The contractor will then begin work on the Highway 91 portion and work began on the Tuacahn Wash access improvements project earlier this month.

Lane Mecham reported that the City finished open enrollment and that went well. The City also completed a municipal election and both of those items were heavy on the Administration department. He thanked Kari Jimenez and Char Raine for their professional work handling those item. He reported that he is working on the CAFR (Comprehensive Annual Financial Report)

C. Planning Commission Report

Mike Rodriguez reported that the Planning Commission approved Final Plats for Taviawk 9-DD, Taviawk XI-T and Indigo Trails 1-E.

3) CITIZEN COMMENT REQUESTING FUTURE AGENDA ITEMS

Mayor Hart indicated that there was one request by Randy Johnson regarding the water conservation ordinance. Randy Johnson was not present. **Mayor Hart** read the request as follows: "New Development and the need for water ordinances and incentives to reduce or control usage. Utah's Water Conservancy expects a 25% reduction in use and expects local governments to implement new restrictions on new development." **Mayor Hart** stated that all of that is covered in Ivins conservation ordinance and billing structure. **Dale Coulam** indicated that the City recently received an award from the State of Utah for water conservation because the City went above and beyond what other cities are doing.

4) PUBLIC HEARING AND ACTION ITEMS - NONE

A. Public Hearing to receive public comment and consider amendments to the Ivins City FYE 2020 General Fund, Sewer Fund, Storm Drain Fund, Street Impact Fees, Capital Projects Fund and the Water Fund

Lane Mecham reported that the amendment is to incorporate the architectural costs for the new City Hall. **Mayor Hart** opened the Public Hearing. There being no comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Resolution No. 2019-23R, a Resolution of Ivins City, Utah, amending the Budgets for Fiscal Year Ending June 30, 2020

Council Member McDonald thanked Lane for his efforts. He commented that the City had Wally Ritchie as the Finance Director and now the City has Lane Mecham and stated that it was nice to not worry about the pocketbook being overseen by him. **Mayor Hart** stated that he appreciated the job that Lane is doing. **Council Member Elliott** requested clarification when

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the budget is amended and how that impacts the funds. **Lane Mecham** clarified that if there's a bigger expense in a fund, the City pays more out of that fund from existing revenues and that either offsets the expenditure or uses fund balance.

MOTION: Council Member McDonald moved to approve Resolution No. 2019-23R, a Resolution of Ivins City, Utah, amending the Budgets for Fiscal Year Ending June 30, 2020
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

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

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of an amount for Kayenta Arts Foundation RAP Tax Distribution

Mayor Hart introduced Roger Head who is the Funding Committee Chair and thanked him for propelling the work of the Kayenta Center for the Arts. **Roger Head** provided a history of the Kayenta Center for the Arts and receipt of RAP tax funds. He stated that they have approximately 60 programs with 35% of attendees being Ivins residents. They are requesting the full RAP tax amount of $10,000 to assist with marketing and outreach. **Council Member McDonald** stated that he would hope that they would accept any money sent their way and commented that in general he has been in favor of the full amount. This year seems to be better than in years past and he supported the request for $10,000. **Council Member Johnson** provided a belated "thank you" on behalf of the Heritage Days Committee with the tours that the Kayenta Arts Foundation gave for Heritage Days.

MOTION: Council Member Elliott moved to approve the full amount of $10,000
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

B. Discuss and consider approval of a final street light standard detail

Chuck Gillette stated that they are exploring the idea of eliminating the glass globe and thought that makes sense because the globe degrades over time. **Council Member Johnson** inquired if not having the globe would hurt the light itself at all. **Chuck Gillette** commented that it didn't and the reason they use the globe is for light to disperse out but that is not what the City wants so it's shielded for the light to disperse downwards. **Council Member McDonald** referred to the hat shield and wondered if the wind would catch it like a frisbee. **Chuck Gillette** indicated that

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he had concerns with that too but stated that they are designed to meet a certain wind speed and are anchored.

MOTION: Council Member Densley moved to approve the final street lighting standard
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

C. Discuss and consider approval of street sign standard revisions

Chuck Gillette indicated that the Ivins standard has included a logo on the street signs that are on arterial street, major collectors and when collector streets intersect with other collector streets. With the newer City logo, he inquired if the Council would like to continue doing that as they replace street signs. The purpose of the logo is to help people know where they are but he wasn't sure they needed the logo on the signs. **Council Member Densley and Council Member Johnson** inquired as to the cost to have the logo on the signs. **Chuck Gillette** stated that it is approximately 25% more and the sticker doesn't last as long so they are replacing the signs more often. **Council Member McDonald** inquired if they could just replace the sticker rather than the whole sign when that occurs. **Chuck Gillette** indicated that he would ask the sign company. He showed the Mayor and City Council some logo options on the signs. **The Mayor and City Council** like option #3B. **Council Member McDonald** suggested that the logo be left on the sign and then get a replacement sticker rather than the whole sign. **Mayor Hart** commented that he has spoken with Rainbow Sign and Banner and Yesco signs regarding Ivins logo and it is becoming really recognizable. **Chuck Gillette** referred to whether or not they should painting the sign posts. **Council Member Densley** was concerned about having to maintain the paint. Chuck Gillette indicated that if they are powder-coated they will last longer. The **Mayor and City Council** inquired as to the cost. **Chuck Gillette** did not know for sure. **Council Member Elliott** stated that the cost of the painting might be relevant and suggested that the sign poles match the street light polls throughout the City if possible. **Council Member McDonald** was opposed to painting the border around the stop signs. **The Mayor and City Council** agreed that they wanted the new logo to be used on the street signs, using option 3B, and to find out the cost of painting the polls and then bring it back to the City Council at the next meeting.

D. Presentation of proposed standard specifications update

Chuck Gillette provided the Mayor and City Council with a copy of the proposed changes, a copy of which is available by request through Ivins City Hall. **Mayor Hart** inquired as to what the origin of this was. **Chuck Gillette** indicated that they are things that he has been marking for years and they are mostly clarifications. He'd like the City Council to take the document home, read it and see if there is anything else that they would like changed and then discuss it at the next City Council meeting. He would then like to put it out for comment to the development community and then hold a public hearing and eventually have it approved by a Resolution. **Council Member Densley** inquired about requiring fees to be paid when improvements are installed. **Dale Coulam** explained litigation associated with that and that

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those have been considered illegal in some cases unless the property owners who may be required to share in the costs at the time of the pioneering agreement. **The Mayor and City Council** agreed to review the information and address this again at the next City Council meeting.

E. Discuss and consider approval to surplus City vehicles and equipment

Lane Mecham reported that the City would like to surplus three (3) vehicles and some miscellaneous equipment. **Mayor Hart** commented that in the past vehicles have been passed down to other departments and inquired if these vehicles could be used in other departments. **Lane Mecham** clarified that they would not serve their purpose in other departments. **Council Member Densley** inquired if the Fleet Mechanic has a City vehicle to drive to pick up parts and similar or if he's paid mileage. Lane Mecham clarified that he drives an older GMC that was previously used by another department. **Council Member McDonald** stated that he reviewed this and agreed with it and commented that the City needs to keep the Public Safety vehicles up to date.

MOTION: Council Member Densley moved to approve surplussing City vehicles and equipment
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

F. Discuss and consider approval of renewing the Employment Agreement for the City Manager

Dale Coulam indicated that this is a four (4) year renewal which is the same agreement as before. **Council Member McDonald** commented that in years past the Mayor has performed an interview and inquired if he had done that. **Mayor Hart** stated that he had not but commented that over the years that Dale has served as City Manager, they have all watched him grow into that position. The Mayor was so impressed in the way Dale invests himself in the City. He is very proactive and the Mayor could not think of a single instance where, no matter what the Mayor was asking for, Dale wasn't demonstrating his commitment to represent the City and the City's best interest. He indicated that's a fantastic thing to have in a City Manager and commented that Dale has done a fantastic job. **Council Member Densley** added that Dale wears a lot of different hats and juggles his time very well. He thanked him for his work. **Council Member McDonald** stated that Dale has done very well switching back and forth between the City Manager and City Attorney responsibilities and has proven that he is able to do that. He commented that Dale does a great job at both positions and has saved the City a great deal of money doing that.

MOTION: Council Member Densley moved to approve the renewal of the Employment Agreement for the City Manager
SECOND: Council Member Elliott
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

Council Member Elliott would like the City Council Minutes from November 7th removed.

MOTION: Council Member Elliott moved remove the November 7, 2019 City Council Minutes from 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

B. Approval of City Council Special Meeting Minutes for November 13, 2019

MOTION: Council Member McDonald moved to approve Consent Agenda item 6)B
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

A. Approval of City Council Meeting Minutes for November 7, 2019

Council Member Elliott stated that she reviewed the Minutes pretty carefully and thought that there could be some clarifications on Mike Scott's presentation and explanation of the Ivins Night Sky proposals. She requested that a red-lined version be prepared and provided at the next City Council meeting. **Dale Coulam** inquired if she was wanting more of a verbatim type of Minutes as it related to that, rather than the typical summary type of Minutes. **Council Member Elliott** indicated "yes". **Council Member McDonald** referred to the City Council audio and inquired since that is available, if the Minutes need to be so detailed? **Dale Coulam** stated that typically Minutes are a summary and are not verbatim. If the Council is talking about one agenda item, that is a reasonable request but clarified that typically the City provided minutes as a summary and the availability to listen to the audio of the meeting. **Mayor Hart** inquired if Council Member Elliott was talking contextual. **Council Member Elliott** clarified that what Mike Scott was talking about was so specific that she would like to have that in the Minutes. **Council Member McDonald** suggested that the changed be made and then if there are changes that the Council would like, those can be submitted in advance and received with the

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next City Council agenda. The City Council agreed. **Dale Coulam** clarified that for that agenda item (6A) the Minutes be more verbatim and then circulate those for comment.

MOTION: Council Member Elliott moved to continue approval of City Council Meeting Minutes for November 7, 2019
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

8) REPORTS

A. Council

Council Member McDonald reported that the Washington County Solid Waste District is working on renewal of contracts with Republic. They still are not sure about recycling. Republic did propose some number that if they retain recycling with roughly the numbers that they have currently in the County, it would cost each household approximately $2 per month to maintain the recycling program. The good thing about their current provider for recycling is the majority of what's going into the recycling bins is being sorted appropriately and getting recycled. The biggest issue is people putting things in the bins that are not recyclable. They heard from the German company regarding recycling and that company is now called project looked into Nulixo and they claim they won't increase fees so they are moving forward reluctantly. That should be up and running in approximately 36 months. He reported that the skate park will be opening this Saturday, November 23, 2019.

Council Member Johnson no report

Council Member Elliott reported that she attended a Southwest Mosquito Abatement meeting. There are fewer mosquitoes but in higher concentrations. She attended the 100 year annual celebration of Zion National Park.

Council Member Densley no report

B. Mayor

Mayor Hart reported that he is making progress on the entrance signs and cost information. The Neighborhood Meetings are coming up in January on the 28th, 29th and 30th at 7:00 p.m. at Ivins City Hall. That information will be in an upcoming newsletter article.

C. City Manager/Attorney Dale Coulam

Dale Coulam referred to Lane Mecham and stated that as a new Director of Finance for Ivins City, he is required to take and pass an exam put on by GFOA (Government Finance Officers Association). **Lane Mecham** did that and successfully passed on the first try and is working on wrapping up the CAFR (Comprehensive Annual Financial Report). He is also acting as the Supervisor for the Administrative Services Department and is doing an excellent job there as well. Dale Coulam reported that there will be two elected officials trainings offered by the Utah League of Cities and Towns - one on December 14, 2019 that will be live in Salt Lake City and the other on January 4, 2020 that will be a webinar.

D. Items to be placed on future agendas

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9) CLOSED MEETING

10) <u>ADJOURNMENT</u>

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 7:28 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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