IVINS
CITY COUNCIL
MINUTES
May 21, 2020

***NOTICE: This meeting was held electronically, with some staff located at City Hall as the anchor location. The audio feed of the meeting is available to the public and can be accessed by going to www.ivins.com, clicking on the "Government" tab, clicking on the word "HERE" under the words City Council, and under the "City Council" tab at the top of that page.**

1) WELCOME AND CALL TO ORDER

MAYOR AND COUNCIL: The meeting was called to order at 5:34 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 Gordhammer.
STAFF: City Manager/Attorney Dale Coulam, Director of Finance Lane Mecham, Building and Zoning Administrator Mike Rodriguez, Public Works Director/City Engineer Chuck Gillette, Assistant Public Works Director Tom Jorgensen , and City Recorder Kari Jimenez.
EXCUSED: None.

A. Acknowledgement of Quorum

Mayor Hart acknowledged that a Quorum was present, attending via the electronic "Zoom" platform. Each City Council Member acknowledged their presence.

B. Invocation - Rajan Zed, President, Universal Society of Hinduism

Rajan Zed gave the Invocation

C. Disclosures

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

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

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

Mike Rodriguez reported that the City has issued four (4) new single family building permits this week, as well as two (2) additional townhome units. The City is still on track for the fiscal year. They have issued permits for a number of home additions, home remodeling and garages. Code Enforcement consists primarily of weed complaints and he, Cody Mitchell and Sharon Allen in the Building Department are addressing those.
Chuck Gillette referred to the sewer acoustical technology that the City is now using and reported that it is standard to clean the system at least once every three (3) years, with a goal to clean the system every two (2) years. With this technology, they were able to determine that 95.4% of the City's pipes are in good shape and do not need to be cleaned. After cleaning the remaining pipes, the data indicates that less than 2% of the pipes may or may not have a problem and they are working on determining that. There has been a significant reduction in labor costs for cleaning the entire sewer system and allows the Public Works crew to address other items. **Mayor Hart** inquired what has been saved financially, compared to what would have been routinely done prior to this technology. **Chuck Gillette** indicated that according to the technology companies numbers, the City has saved $100,000 per year but even if that is not entirely accurate and the savings is half of that, but still an amazing savings. Staff has also been helping the Park department install grass in the detention basin south of UNITY Park. He

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referred to the application that the City made to the BLM (Bureau of Land Management) regarding obtaining property from the BLM near Highway 91 for the new Public Works yard, cemetery and other City facilities. The environmental assessment of that area has found several tortoises so it very unlikely that the BLM will deed over the land if there are tortoises on it, unless the City is able to provide some kind of mitigation. The 200 East gap fill project will be starting soon and they are finishing the detention basin for storm water. **Council Member Gordhammer** inquired when Kwavasa road will be open again. **Chuck Gillette** indicated likely the end of June but hopefully sooner than that.

Lane Mecham reported that they are proceeding as they normally would as it relates to the budget. The sales tax for Washington County increased in March and he was surprised by that.

B. Planning Commission Report

Mike Rodriguez reported that the Planning Commission held a Public Hearing and recommended approval of an amended Preliminary Plan for the Kanta Village townhouse project that is adjacent to Movara Resort and Ryders Automotive. Discussion regarding density allowances for Multi-Family was tabled because information was needed from Commissioner Loris and he was not present. They discussed the Table of Uses in Nonresidential Zoning Districts and set a Public Hearing on that before the Planning Commission at the next meeting.

Mayor Hart referred to a proclamation that recognized and acknowledged seniors graduating from High School in Washington County. Mayor Hart read the proclamation, of copy of which is available on Ivins website www.ivins.com and attached to this agenda.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

A. Citizen requests to be placed on a future agenda

None

4) PUBLIC HEARING AND ACTION ITEMS - NONE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider the City acting as the lessee of a loan obtained by the Municipal Building Authority

Dale Coulam indicated that this was discussed at the prior City Council meeting where the City Council was about to make a motion but it was determined that was premature because the Council had not gone through the formality process of approving this through the Municipal Building Authority (MBA), which occurred earlier tonight. It is now appropriate to make a motion. He clarified that the MBA will apply for the loan and the lease payments generate a revenue stream that is the security for the loan with the City acting as the lessee.

MOTION: Council Member Elliott moved authorize the City to act as a lessee for a lease of the new City Hall with the Municipal Building Authority
SECOND: Council Member Gordhammer
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member Johnson	AYE
Council Member Elliott	AYE
Council Member Gordhammer	AYE
Council Member McDonald	NAY

B. Discuss and consider approval of Resolution No. 2020-05R, a Resolution of Ivins City, Utah, adopting the Amendment to the Ivins City Cafeteria Plan for the CARES Act

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Dale Coulam stated that this is a formality.

MOTION: Council Member Elliott moved to approve Resolution No. 2020-05R, a Resolution of Ivins City, Utah, adopting the Amendment to the Ivins City Cafeteria Plan for the CARES Act as set forth
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 Gordhammer	AYE

Roll call vote. All Council Members voted in favor.

C. Discussion regarding updates on Ivins new City Hall

Tom Jorgensen reported that over the past month, the City has had several meetings with the architects, electrical engineers, civil engineers and most of the other parties involved with the process. The City is hoping for final construction drawings to be completed by the middle to end of July, with anticipation that construction on the building would begin in September. **Mayor Hart** stated that the Council will have a chance to ask detailed questions at the next City Council meeting.

D. Continued discussion regarding the proposed and/or amended FYE (Fiscal Year Ending) 2020 Budgets to complete and FYE (Fiscal Year Ending) 2021 Budgets

Lane Mecham stated that they discussed the scenarios earlier tonight regarding financing for City Hall. The first scenario is that the City finances $1 million on its own and pursues a loan for $3.5 million and the other scenario is that if sale of the City property closes on June 5, 2020, as scheduled, the City would use all of the net proceeds of that sale, approximately $2.2 million, and obtain a loan for the balance. **Dale Coulam** indicated that tonight is a general discussion regarding the budget and then at the second City Council meeting in June, they will adopt the budget. We will know by then if the property has sold.

E. Discussion regarding issues, policies and/or procedures related to coronavirus (COVID-19)

Mayor Hart reported that there are Council meetings in some of the cities in the area that are going back to live meetings, as well as hybrid meetings where some Council Members are attending in person and others are attending electronically via the Zoom platform and that is an option for the City Council if they are not comfortable attending in person. He requested that Dale Coulam explain the number of individuals that could be accommodated at City Hall. **Dale Coulam** stated that the number of individuals who could attend in person with social distancing in place, would likely be less than 20 people. There will need to be at least one less person on the dais in order to be social distanced. **Mayor Hart** commented that could be accomplished by him attending the meeting at City Hall and the other Council Members attending the meeting through the Zoom platform and indicated that for the foreseeable future, if anyone was not comfortable attending in person, they would not be required to attend in person. Regarding the Public Hearing at the next City Council meeting, individuals could attend in person or through the Zoom platform.

Council Member Johnson had a question from the Heritage Days Committee regarding whether or not to proceed with Heritage Days in September because the planning phase has to occur now

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and requested that they provide a recommendation on that. **Council Member Mehr** suggested that they move forward with Heritage Days and watch the recommendations and guidelines and keep an eye on that. **Mayor Hart** indicated that if vendors use the appropriate protections and are distanced, the event could happen. **Council Member Gordhammer** stated that Utah League of Cities and Towns has an events committee that might be able to provide some suggestions about what other cities are doing with parades and festivals. She will email Council Member Johnson the contact information. **Council Member Elliott** inquired what the comfort levels were of the committee members. **Council Member Johnson** indicated that they are okay with moving forward, in hopes that things will be back to more normal but they are willing to listen to what the City Council says.

Council Member McDonald indicated that he would need to be excused soon but would like to provide a report on the Solid Waste District. He reported that Solid Waste District was moving forward with the contracts but was disappointed in the direction that the board chose to go. A recommendation was made for the Solid Waste District to take over the landfill operation, which is what every other landfill does in the State, saving residents money, but that recommendation was denied because they felt it was better to let a private entity run it. There will be an approximately increase of $5 this year and likely continued increases over the years and he felt that was going to affect the City substantially. The Solid Waste District Board is dominated by the St. George City Council with six (6) members on the board, where every other City only has one (1) Council member on the board. He felt that Neil Schwendiman, the District Manager, was more than capable of operating the landfill and that would save the district approximately $700,000-$800,000 per year.

There were no other Council Member reports. Council Member McDonald was excused from the meeting at 6:45 p.m.

Dale Coulam referred to the Council's discussion regarding COVID-19 and inquired if they had any instructions on opening City Hall. Some of the staff would like a plexiglass shield put up and a few of those have been ordered but they will not be available until Thursday or Friday the week of May 25th. **Mayor Hart** indicated that other City Halls are also going to start opening. **Dale Coulam** inquired if the Council agreed with a re-opening date of June 1, 2020. **Mayor Hart** inquired how staff felt about it. **Dale Coulam** stated that staff has done a remarkable job providing a very efficient level of service even though City Hall has been closed. Phone numbers have been posted on the door for the public to call and arrange to meet with staff and most of the public have read that the drive-thru is open and they have taken advantage of that. Recently, he has sensed from the public's body language, that they are frustrated with things not being open but staff prefers to have shields in place before opening. **Mayor Hart** recommended that there be a sign on the door that indicates that if business can be conducted through the drive-thru, that ought to be done and if they need to come into City Hall, that they be required to wear a mask and that the City have some on hand to provide to the public if they do not have one. **The City Council** agreed. Dale Coulam clarified that no reservations for the pavilions or the UNITY Park recreation room are being taken at this time. **The City Council** agreed.

6) <u>CONSENT AGENDA</u>

A. Approval of City Council Meeting Minutes for May 7, 2020

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

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

Council Member Mehr inquired if there was going to be a program for Memorial Day. **Mayor Hart** indicated that there would not be a program due to the majority of those who would attend, being in the high risk category.

7) CONSENT AGENDA ITEMS FOR DISCUSSION
8) REPORTS
A. Council
B. Mayor
C. City Manager/Attorney Dale Coulam

Dale Coulam reported that the new entrance signs are in place and look great. He has received several positive comments regarding them. Regarding the sale of the property, he has had some positive discussions with Gardner Plumb as they're doing their due diligence. **Council Member Johnson** referred to the entrance signs and commented that the election signs that are in front of the entrance signs obstruct the signs. **Dale Coulam** commented that he has seen some of those in the City roundabouts as well and is aware that at least one of the signs is in violation of the maximum allowed size. Mike Rodriguez will be checking on the election signs tomorrow. Placement of election signs are limited to the right-of-way and the City will restrict signs in front of the entrance sign.

D. Items to be placed on future agendas
9) CLOSED MEETING
10) ADJOURNMENT

Mayor Hart requested a roll call of the City Council members. All City Council Members were still present via Zoom, with the exception of Council Member McDonald, who was excused at 6:45 p.m.

MOTION: Council Member Johnson moved to adjourn
SECOND: Council Member Gordhammer
VOTE: The motion carried.

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

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The meeting adjourned at 6:53 p.m.

Respectfully,

Kari Jimenez
Ivins City Recorder

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