IVINS
CITY COUNCIL
MINUTES
October 7, 2021

***NOTICE: This meeting was held electronically and in person, with limited seating to observe social distancing. City Hall was the anchor location for the electronic meeting. You may listen to the audio feed by going to www.ivins.com under "City Council" on the right of the home page and selecting "Audio".**

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 Gordhammer, and Council Member Larsen.
STAFF: City Manager/Attorney Dale Coulam, Director of Finance Cade Visser, Parks and Recreation Director Benny Sorensen, Fire Chief Randy Hancey, and Deputy City Recorder Sharon Allen.
EXCUSED: None.
Audience: Wilson and Kari Jimenez, Mariah Allred, Garrett Allred, Kati Reddish, Ryan Reddish, Mike Haycock, Pam Gardiol, Patrick Manning, Stephenie Nast, Claudette Larsen, Kent Cook, Bill and Mary Ingals, Dave Williams, Paul Wheeler, Judith Kapuscinski, Jo Nebeker, Nathan Muno, Karen and William Klenke, Stuart and Tricia Sochrin, Kristy Pike, Mari Krashowetz, Bob Nickerson, Doug Little, Forsyne Mensendick, Chris Reed, Lance Anderson and others who did not sign in.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present. Council Member Gordhammer was in attendance via the Zoom application. Council Member Mehr, Council Member McDonald, Council Member Johnson and Council Member Larsen were present in the Council Chambers.

B. Flag Salute

Council Member Johnson led the Flag Salute

C. Invocation

Council Member Johnson gave the Invocation

D. Disclosures

Council Member Larsen disclosed that he and a business partner have a $1,000 refundable deposit down on Black Desert Resort. There were no other disclosures or conflicts of interest with items on this meeting's agenda.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Discuss and consider approval of Resolution No. 2021-11R, a Resolution of Ivins City, Utah, Honoring the Emergency Preparedness Committee and Ivins City Staff as the 2021 Mayor's Award for Community Service

Mayor Hart stated that these awards are not given out lightly. He reported that three (3) years ago the City began to develop an emergency plan for Ivins residents, should a disaster occur within Ivins City. The plans were developed to follow the pattern of FEMA and their CERT program. A committee was organized and over the last two and a half years) (2 1/2), they have worked diligently to put a plan together. Ivins residents were recently invited to walk to the

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nearest hub box and go through an exercise to see what kind of response there might be. The siren on top of the fire station was going to be sounded but it was broken and is currently being repaired. Approximately 450 residents responded to the exercise and nearly all 75 of the hub boxes that are placed around the City had individuals who made contact from the boxes. The City will duplicate the exercise on April 15, 2022 with the siren on top of the fire station. The Committee and those involved, worked extremely hard and put in a tremendous amount of effort on this project. **Mayor Hart** read the Resolution, a copy of which is available as an attachment to this agenda. The Resolution recognized the Emergency Preparedness Committee, consisting of Paul Wheeler, Bill Ingols, Karen Sewell, Doug Little, David Williams, Claudette Larsen and Doug Clifford. The Resolution also recognized two Ivins City employees, Kent Cook and Wilson Jimenez, for their invaluable assistance.

MOTION: Council Member Mehr moved to approve Resolution No. 2021-11R, a Resolution of Ivins City, Utah, Honoring the Emergency Preparedness Committee and Ivins City Staff as the 2021 Mayor's Award for Community Service.
SECOND: Council Member Johnson
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE

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

C. Discuss and consider approval of a Proclamation regarding Domestic Violence Awareness Month

Mayor Hart introduced Kristy Pike, Director of the Washington County Children's Justice Center. **Kristy Pike** stated that October is National Domestic Violence and Prevention Awareness month. Many different agencies come together to see how we can best address the issues that are happening here and across the county. She thanked the Mayor and City Council for taking the time and making the effort to help the community deal with this difficult issue. **Mayor Hart** thanked all of those who work on this issue and raising awareness. The City wants everyone to know that the City supports the Dove Center and other organizations that help restore a sense of peace. He then read the Proclamation.

MOTION: Council Member Johnson moved to approve a Proclamation regarding Domestic Violence Awareness Month
SECOND: Council Member Larsen
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Department Reports: Parks and Recreation; Public Safety

Park and Recreation Director Benny Sorenson reported that Heritage Days went and bingo will be starting again. The Parks crew is working on all of the normal things and the plants have

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all been planted at the new City Hall. The Cemetery side of things have been busy with people planning ahead. The City is working on having samples taken of the area where they will be expanding the cemetery and hope to have that section open within a year or two **Council Member Johnson** thanked Benny and his assistant Sarah for all that they do. All of the vendors were pleased and there was good attendance.

Fire Chief Randy Hancey reported that September was a busy month. They assisted with a wildland fire for several days and then every weekend there was something occurring, including Heritage Days and the Emergency Communications drill. He looked forward to seeing that program progress. The Ironman went through Ivins and the medical crew assisted with that. There are several members who are training in an officers class, as well as engineers apparatus training so the department is making progress in getting them more trained.

Dale Coulam stated that Public Safety Director Bob Flowers was excused but had provided a report electronically. A copy of the report is available as an attachment to this agenda.

B. Planning Commission Report

Commissioner Anderson reported that the Planning Commission held four (4) Public Hearings. The first Public Hearing was a request for a Concurrent Land Use Amendment from Low Density Residential to High Density Residential with a zoning amendment to Multi-Family on just under four (4) acres, located at approximately 400 West and Highway 91. The Planning Commission recommended approval of the Land Use Amendment but recommended approval of Townhomes rather than High Density Residential, as the zoning amendment. The second Public Hearing was a request for a Concurrent Land Use Amendment from Low Density Residential to High Density Residential with a zoning amendment to Townhomes on seven (7) acres, located at approximately 200 West and Highway 91. The Planning Commission recommended approval of the Land Use Amendment but recommended approval of Single Family Residential, minimum lot size 5,000 sq ft, rather than Townhomes, as the zoning amendment. The Planning Commission held a third Public Hearing and recommended approval of a Preliminary Plan for Unity Village, located at approximately 400 South and 200 West. They also held a Public Hearing and recommended approval of Accessory Dwelling Units. Those agenda items will move forward to the City Council for consideration and approval. The Planning Commission also approved a Final Plat for Sentierre Padre Canyon, Phase 1-B. Commissioner Bryan Pack indicated that he would be taking a job out-of-state and announced his resignation from the Planning Commission.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS

None

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing to receive input on, and adopt, the proposed Impact Fee Facilities Plan and Impact Fee Analysis for Public Safety

Dale Coulam stated that the Impact Facilities Plan and Impact Fee Analysis are clearly laid out. The City is talking about remodeling the current Ivins City Office building to become the SCI (Santa Clara Ivins) police station, as well as a new firehouse, half the cost of a fire ladder truck and a future expansion of the Animal Shelter when the City exhausts what is in use now. Based on the square footage for the buildings and the number of ERUs (equivalent residential units), the Impact Fee is $1,425.00, which is a big jump from just under $100 but the City combined law enforcement back when that fee was reduced and the City was not thinking about needed projects down the road. Santa Clara's impact fee is similar and they are thinking about a fire station as well as paying for half the fire ladder truck. Max Gross with Sunrise

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Engineering was here at the last meeting and gave a presentation that walked the City through a plan. They were hired by Ivins City to conduct a study to see where we were at and where the City needs to be in the future and big part of the plan was using growth rates to determine what things could potentially look like in Ivins a few years down the road. If more people move into Ivins quicker than expected, the projects could occur sooner. **Max Gross** commented that they used the 2020 Master Plan as a basis for the growth projections and for the ERU numbers, they obtained that data from the County for Ivins City and Santa Clara and breaking down what needs to be built to maintain service, that is how they arrived at the impact fee of $1,425. per ERU. **Dale Coulam** clarified that the fire ladder truck will be needed for the Black Desert Resort, which will be in both Ivins and Santa Clara, as well as other projects in both cities, which is why the fire ladder truck expense is being shared. **Mayor Hart** opened the Public Hearing. **Mari Krashowetz** with the Southern Utah Home Builders Association (SUHBA) inquired what the current Public Safety impact fee was. **Dale Coulam** stated it is $94.87 and that study was done when Ivins City and Santa Clara combined the police Department and when both cities were looking at combining Fire and Rescue services. The projects and new stations were not in mind. They have been very specific in the current study about what is needed right now with the fire ladder truck, fire station, police and animals, all of which are expensive. **Mari Krashowetz** indicated that she resides in Dammeron Valley and appreciated all that they do to keep the communities safe. She stated that SUHBA is in the building industry and are supportive of impact fees. Their role is to perform checks and balances and in the future indicated that they can be a resource, as they have consultants to help review these things. They were surprised at the increase because it is significant. She referred to the Impact Fee Act and commented that a fire suppression vehicle cannot be imposed as an impact. **Dale Coulam** stated that was correct, unless the cost was $500,000 or more, which the fire ladder truck is. **Mari Krashowetz** argued that commercial can but that residential cannot, per the State of Utah Ombudsman. She also questioned if a residential impact fee could be used for animal shelters. **Dale Coulam** clarified that Ivins City has a contract with Washington County and trades services with public safety. **Mari Krashowetz** commented that St. George's Public Safety impact fee is $415.00, Washington City's is current $385.00 and going to increase by $31.00 next week. Santa Clara's is currently $850 and increasing so Santa Clara and Ivins Public Safety impact fees are significantly higher. They were concerned they are increasing too much, which impacts housing affordability. This is just one part of overall impact fees and she suggested that the City not adopt 100% of the proposed fee. She also recommended that a study be done and then in 5 years, increase it then. **Dale Coulam** indicated that the City should wait to take final action in order to check a few things that have been brought up in tonight's discussion. In the meantime, the City can reach out to Mari Krashowetz and discuss this before the next meeting, as well as look at the statute. **Lance Anderson** stated that losing the fire station location in the Kayenta are affects insurance so he appreciated the ability to work on putting a station in that area and indicated that he will do what he can to facilitate that. There being no further comments, **Mayor Hart** closed the Public Hearing.

B. Discuss and consider approval of Ordinance No. 2021-18, an Ordinance of Ivins City, Utah, adopting the Ivins City Public Safety Impact Fee Facilities Plan and Impact Fee Analysis; Enactment of Public Safety Impact Fees

Dale Coulam stated that the City Council does not have to adopt the maximum number for the impact fee. That number is the maximum the City could charge but they could also decide to charge less than the maximum amount. The City will conduct another study in five (5) years and

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likely all of the expenses discussed, except the growth of the animal shelter, may occur within five (5) years. **Council Member Mehr** inquired if the projects are part of the Master Plan because the City cannot spend money unless it is following the plan and if they are not part of the plan, they should be. **Dale Coulam** clarified that they are included in the Master Plan and they are now asking how to fund those. **Council Member Mehr** inquired if it would be helpful to include Santa Clara in this process. **Dale Coulam** stated no because each City conducts their own study. The current City Hall will be vacated by the end of this month and then the City will be entering into a contract to remodel the current City Hall building but the City Council can hold off on approving this to look into making sure the Capital Facilities Plan and the Master Plan match.

MOTION: Council Member Mehr moved to continue this discussion to a later meeting
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

B. Discuss and consider approval of Resolution No. 2021-13R, a Resolution of Ivins City, Utah, appointing a Building Official/Zoning Administrator

Mayor Hart stated that Mike Haycock was present. **Mike Haycock** introduced himself and indicated that he has been inspecting for 23 years. Twelve (12) of those years were as a Building Official in a rural area. He has been reading Ivins Zoning Ordinance to get up to speed on how Ivins does**. Mayor Hart** commented that Mike comes to Ivins from the City of St. George where he did plan reviews. Ivins culture is to be helpful and indicated that Mike has the skills and character to do that. **Councilmember Dennis Mehr** stated that we trust the Mayor, so made a motion to approve resolution. 2nd by Cheyne McDonald. Unanimous.

MOTION: Council Member Mehr moved to approve Resolution No. 2021-13R, a Resolution of Ivins City, Utah, appointing Mike Haycock as the Building Official/Zoning Administrator
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE

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

D. Discussion regarding art in the Snow Canyon/Tuacahn Drive roundabout

Mayor Hart indicated that the Council needs to give some direction about what they want to see at the Snow Canyon/Tuacahn Drive roundabout location. **Judith Kapuscinski** indicated that a maquette of a piece of artwork by artist Craig Harrison was presented to the City Council a few years ago and is a statue of a bristle cone pine made out of wire and the Mr. Harrison's son had

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helped him with the wire in the peace when his son passed away. The approximate price for the piece at the time was $225,000. She contacted Mr. Harrison and he indicated that he was still interested in commissioning the piece but that the cost would be more than it was in 2014. That could be considered for purchase and he understood that a Request for Proposal was not required because it is a single source. Craig Harrison lived in Ivins at the time but splits his time between Northern Utah and George. The Arts Commission does not make recommendations on cost and they are not recommending that they purchase this now but what Craig needs from the Council is before he spends more time working on the 27 foot piece, the cost has gone up 65% because of material expenses so the cost would now be $371,000. Craig Harrison would like to have the piece placed in Ivins and he is aware that the City is discussing this but the Arts Commission needs some guidance. **Mayor Hart** stated that the other component to this that because it is in close proximity to Black Desert Resort and Sentierre, representatives from both of those resorts have voiced their willingness to consider an art piece and that may take the sting out of the price tag. It boils down to whether or not the City wants a permanent piece there. **Judith Kapuscinski** inquired if there was interest in having Craig Harrison present at an Arts Commission meeting. His fee is 1/3rd due at beginning, 1/3rd due when the clay model is done and then the final 1/3rd when it is installed or it could be half and half, depending on the timing and could be over a fiscal year. It would take approximately a year to complete. **Mayor Hart** referred to completing an RFP (Request for Proposals). **Judith Kapuscinski** indicated that if they went with an RFP, they would likely be looking at a hefty price tag. **Council Member Mehr** commented that art is personal and the price tag was scary to hear with the uncertainty with the national economy. To him, having a permanent piece means the City is not in a rush and he liked the idea of having people propose ideas. He felt that the City needed to be cautious about engaging with developers because that could be misconstrued and the should avoid a potential conflict of interest. **Council Member Gordhammer** commented that it sounded like there was an artists' rendering at one point. **Judith Kapuscinski** indicated that it has been five (5) years since Craig Harrison made the presentation but to request him to make another presentation and then decide to go with an RFP seemed unfair but that was for the Council to decide. **Council Member Gordhammer** indicated that without seeing the proposed piece, it makes it hard to say it is okay to move forward. Rather than a single source, an RFP could be written that Mr. Harrison could respond to. **Mayor Hart** stated that this is not an emergency but it does look bare in that roundabout. The Council needs to determine when or how they budget for this. Since it would take a year, it can be anticipated and included in the budget process. Sending out an RFP suggests the City is looking to get this done. **Council Member McDonald** referred to the RAP tax and the purpose of saving that for this occasion. He was disappointed that the City had not done a better job and the original cost was around $250,000. When the Council had the proposal for the roundabout the first time, they were presented with mockups. **Mayor Hart** indicated that another idea would be to put an award out there to obtain 1000 for ideas for what should go there and then pick one and then start planning for that piece and save more RAP tax for art. **Judith Kapuscinski** stated that the Arts Commission will come back to the Council in December with information on the Art-on-Loan program and suggested that whatever selection process is used, the City needs input from the community. **Mayor Hart** suggested this be brought back to the Council in December and that they consider the RFP process. The Council agreed.

E. <u>Discuss and reconsider the Planning Commission's recommendation to approve a Special Height Exception within the Resort Commercial Zone for Black Desert Resort</u>

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Mayor Hart stated that the Council has been presented with an additional deed restriction, which addresses the concerns of a couple of City Council members. **Council Member Gordhammer** inquired if Black Desert Resort is the reason that a ladder truck is needed and commented that citizens may wonder if the reason for the ladder truck is because of the height of the buildings that Black Desert Resort is proposing. **Dale Coulam** stated that was part of the reason. A hotel fire would typically have a ladder truck respond and not only would a ladder truck be beneficial to Black Desert Resort, it would also be beneficial to Rocky Vista University, the Rocky Vista student housing buildings, as well as the Tuacahn actor housing buildings. All of those locations can easily be accessed from Snow Canyon Parkway. **Council Member Gordhammer** inquired if the buildings proposed in Black Desert Resort are so tall that is forcing the purchase of a new fire ladder fire truck or if it is growth in the community. **Council Member Johnson** commented that even if the Council did not change the height restriction, the City would still need a fire ladder truck. The hotel in the Black Desert Resort would benefit from a fire ladder truck, as would several structures in Ivins City and Santa Clara. **Council Member Gordhammer** stated that her primary concern regarding allowing a height exception was that she would like to prevent public access to the roof so as not to create a potential public nuisance. She commented that since that public access has been removed from the developer's request, she was okay with the special height exception. **Council Member McDonald** inquired what the highest point was now proposed to be. Developer **Patrick Manning** clarified that the main roof line without the elevator enclosure, is 40 feet, with another 4 to 6 feet for the stairwell on the backside, to maintain the HVAC system. **Council Member McDonald** commented that the proposed buildings will be sitting down in a depression. **Patrick Manning** clarified that was correct and commented that it is an average of 25 feet below the current grade of Snow Canyon Parkway in Ivins.

MOTION: Council Member Johnson moved to approve the Planning Commission's recommendation to approve a Special Height Exception within the Resort Commercial Zone for Black Desert Resort
SECOND: Council Member Gordhammer
VOTE: The motion carried.

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

F. Discussion regarding the proposed Development Agreement for Black Desert Resort

Dale Coulam indicated that Damon Georgelas, Attorney for the Black Desert Resort, drafted this Development Agreement and this is the first meeting that the Council is reviewing and discussing it. There is no pressure to pass it tonight but rather to comment, ask questions, and obtain answers. He stated that Ivins Public Works Director/City Engineer Chuck Gillette had a concern relating to the Western Corridor but it was not mentioned in the current Development Agreement and inquired if the developer would be putting in any portion of the Western Corridor. **Patrick Manning** stated that would be a lot to consider. They understand the routing and they would like to drop the road but there will be considerable expenses to the drop that road 14 or 15 feet, which would be required to get below the sound line. They were not prepared, nor did he feel it was fair or equitable, for Black Desert to bear all of that expense. The burden of that road is on SITLA property and he felt that SITLA should be responsible for a portion of that.

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Additionally, the Western Corridor does not service Black Desert Resort in any way that they can tell. They want to be good neighbors and good residents and are willing to participate. **Dale Coulam** stated that he will let Chuck Gillette know that Black Desert Resort may be willing to participate in some way, but it is not yet defined, and it isn't addressed in Development Agreement. He also suggested that Patrick Manning reach out to Chuck Gillette for further discussions regarding the Western Corridor. **Patrick Manning** indicated that his concern with lowering the road now, would be having a big swath of ugliness and they do not even know when the Western Corridor will be completed. It could be another 10 to 15 years before it's completed and he would rather bring machines back to cut in the road, instead of scarring the land. **Mayor Hart** stated that the Western Corridor really is not doing anything for Black Desert Resort because it is planned to be west of the resort and the access of that is primarily a regional road, access to the SITLA property, as well as the corridor is adjacent to a parcel the was formally controlled by Alan Layton. **Patrick Manning** indicated that was correct. They do not have any access to the Western Corridor from anywhere on Black Desert Resort. Black Desert Resort has its own entry, ingress, and egress. To the south, Black Desert Resort is funding the road from Pioneer Parkway, which is the Red Mountain extension. That goes from Red Mountain Parkway all the way up to where it connects to the roundabout at the south end of the SITLA property, that then extends to the Western Corridor. Black Desert Resort has not need for the Western Corridor. **Mayor Hart** commented that he went through the Development Agreement and noted that the protections that the City Council asked for, were addressed in the document. **Dale Coulam** clarified that they have covered what has been discussed and that the Development Agreement, including a disclaimer regarding water, which has been discussed and included in all Development Agreements. **Council Member Gordhammer** referred to the Deed of Conservation Easement being subject to the parties' agreement and the use of the term "vertical construction". She inquired what that refers to and felt that it was vague. She was glad to see the drought statement in the document although further in the document it refers to water features. She was concerned with that because the next City Council agenda item is a discussion regarding coming up with an ordinance for water conservation and the Water Conservancy District has specifically indicated that decorative water features should be prohibited. She was not in favor of allowing decorative water features. She referred to aggregate and lava processing in the Development Agreement and commented that from the verbiage, it sounds like the developer may have a processing plant and sell the products within and outside of the project. She inquired if that is intended and if so, if that would be an allowed use in Resort Commercial. To her, that seemed like it would be something that would generate a lot of dust and noise. She also referred to the height restrictions for the driving range and commented that those are incredibly unsightly. **Council Member McDonald** stated that he understood that there would not be any nets that go up. **Council Member Gordhammer** indicated that nightly rentals are an intended use in Resort Commercial but referred to the number of units in the resort, there could be the potential for 500 of the properties that could each have a private pool. She inquired if that was something that could occur and if so, she was not in favor of that. **Patrick Manning** referred to the Conservation Easement and indicated that the "vertical construction" verbiage was older language and that the Conservation Easement does need to be dictated to the City and would be limited to trails, foot trails and a single ranch road that goes to Santa Clara but more detail is needed for that. The Conservation Easement has always been the intention. Regarding the water feature, that was a feature years ago that was thought to be a cool thing on the boardwalk but he has since spoken with the General Manager of the Washington

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County Water Conservancy District and although Black Desert Resort would be allowed to have a prominently placed water feature, they have since gotten rid of that and will be doing something that does not use of water. As far as pools, the developers have not contemplated many single-family homes having pools in Ivins. That would be in Santa Clara. If the single-family homes are located in Black Desert Resort, it is not fair to single them out and say no one can have a pool. He did not want the home owners in Black Desert Resort to be singled out to say that that they cannot have a pool. He understood water conservation but did not think that the Black Desert Resort should be singled out doesn't want to single out the project. **Council Member Gordhammer** commented that her main concern was more about the potential number of pools. She inquired if the plan was still to have a reservoir or a body of water by the hotel. **Patrick Manning** stated yes. That would be required in order to have an irrigation lake, to be able to pump out water for the golf course. Regarding the aggregate processing, they would like to create a spot with no dust but the plan is not for export, it is to create the structured parking. They would be creating the concrete on-site but it is not meant for export. They do want the right to sell the salt or dirt if needed, just like any other developer. **Council Member Gordhammer** inquired of Dale Coulam if that needed to be an approved use. **Dale Coulam** clarified that it is related to the construction of the resort. They are digging big holes to put in the parking garages and they will need to get rid of rock so whether it is hauling it off themselves or if someone else buys it, it does not change the nature of the use. They would be getting rid of some excess material, similar to what occurs on a residential project. It would not be an industrial type of quarry. It is related to the constructing of garages as part of the resort. **Mayor Hart** referred to pools and other water considerations and stated that when the City ultimately passes a water conservation ordinance, they can incorporate features that would not be allowed and then adopt other conservation measures like no grass allowed or whatever it may be. **Council Member Gordhammer** commended Patrick Manning on the resort he intends to create. She appreciated that she would not be pulling into the resort and seeing a huge water feature. That would conflict with the name of Black Desert. She would appreciate them being smart with were they use the water. **Patrick Manning** indicated that they have consulted with experts Cloward H2O. They are one of the largest groups on Hydrologists for water saving measures and they are consulting with them across the entire project, including the golf course, the lake and how they construct a pool.

G. <u>Discussion regarding presentation made by the Washington County Water Conservancy District to create an Ordinance for water conservation in new development</u>

Dale Coulam commented that the City is trying to be proactive and he has heard of a model ordinance that may be coming from the Washington County Water Conservancy District, although he has not seen that yet. He referred to the Washington County Water Conservancy Districts PowerPoint presentation, a copy of which is available as an attachment to this agenda. The District recommends time of day watering, which Ivins City already has. They also recommend a wastewater ordinance, which Ivins City has to some extent, although they have not discussed enforcement. The District recommends water efficiency standards for all new construction but that is vague and would need to be more specific on residential standards. **Mayor Hart** commented that the presentation was intended to be taken to all of the communities because whatever ordinance is passed, it has generally been agreed that each community needs to pass something similar, otherwise it will not be very effective. The District has one more City to get to before there will be a draft ordinance is available. He proposed that

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Ivins wait for the model ordinance to come from the Washington County Water Conservancy District. The **City Council** agreed.

H. Continued discussion and consider approval of Ordinance No. 2021-15, an Ordinance of Ivins City, Utah, regarding Small Wireless Facilities

Dale Coulam stated he has corrected the items that were brought up from the last meeting. It has been changed to say that the equipment will be hidden in the landscape buffer or underground in a vault. It is important to get this in place now because 5G is coming. **Mayor Hart** stated everything that was recommended was done and changed. **Council Member Mehr** thanked Dale Coulam for being proactive rather than reactive.

MOTION: Council Member Johnson moved to approve Ordinance No. 2021-15, an Ordinance of Ivins City, Utah, regarding Small Wireless Facilities
SECOND: Council Member McDonald
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE

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

I. Discuss and consider approval of Resolution No. 2021-12R, a Resolution of Ivins City, Utah, approving Employee Core Benefits

Dale Coulam indicated that the City is proposing to stay with the same benefits as last year and the previous year.

MOTION: Council Member Mehr moved to approve Resolution of Ivins City, Utah, approving Employee Core Benefits
SECOND: Council Member Larsen
VOTE: The motion carried.

Council Member Mehr	AYE
Council Member McDonald	AYE
Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE

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

6) CONSENT AGENDA

A. Appointment of Poll Workers for Ivins City Municipal General Election
B. Approval of expenditure for purchase of water meters in FY 2022

Dale Coulam stated they have annualized the water meters to just do one purchase order throughout the year. Previously they did that quarterly and would have those approved separately. It was more transparent to do this in an annual purchase order.

C. Approval of City Council Meeting Minutes for September 16, 2021

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

Council Member Mehr	AYE
Council Member McDonald	AYE

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Council Member Johnson	AYE
Council Member Gordhammer	AYE
Council Member Larsen	AYE

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

There were no reports by the Council Members.

B. Mayor

Mayor Hart stated that Constitution Day was awesome. There weren't a lot of people in attendance but they did have some really devoted people attend. They rang bells and involved some of the resident Veterans. He appreciated Council Member Mehr attending with no notice and making a few great remarks. He referred to the Utah League of Cities and Towns conference that was held recently in Salt Lake City. The courses he attended were very informative and covered water, growth, affordable housing and similar topics. Those courses can be accessed by going to the Utah League of Cities and Towns website.

C. City Manager/Attorney Dale Coulam

No report

D. Items to be placed on future agendas

9) CLOSED MEETING

10) <u>ADJOURNMENT</u>

MOTION: Council Member Mehr 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 Gordhammer	AYE
Council Member Larsen	AYE

The meeting adjourned at 8:14 p.m.

Respectfully,

*Kari Jimenez
City Recorder

*Deputy City Recorder Sharon Allen was in attendance at this meeting. City Recorder Kari Jimenez prepared these Minutes.

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