IVINS
CITY COUNCIL MEETING
MINUTES
October 17, 2024

NOTICE: This meeting was held electronically and in person. City Hall was the anchor location for the electronic meeting. You may watch the audio and video feed by going to www.ivinsutah.gov 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 Scott, Council Member Smith, Council Member Barton, and Council Member Gillespie.
STAFF: City Manager Dale Coulam, Building and Zoning Administrator Mike Haycock, Public Works Director/City Engineer Chuck Gillette, Finance Director Cade Visser, and City Recorder Kari D. Jimenez.
EXCUSED: Council Member Anderson

A. Acknowledgement of Quorum

Mayor Hart acknowledged that there was a quorum present. Council Member Anderson and City Attorney Bryan Pack were excused.

B. Flag Salute

Council Member Barton led the Flag Salute

C. Invocation

Council Member Barton gave the Invocation

D. Disclosures

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

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

A. Ivins Acknowledgement of Featured Student Artist Nevaeh Thompson

Mayor Hart introduced student artist Nevaeh Thompson, whose artwork is currently displayed in the Council Chambers. He highlighted the City Council's tradition of periodically featuring exceptional youth artists and praised Nevaeh's winning piece, *Death is Still Life,* which was selected by the Ivins Arts Commission during the Heritage Days art competition. **Nevaeh Thompson** explained the inspiration behind her 3D artwork, combining themes of horror and nature. Influenced by her father's friend, a taxidermist, she incorporated an animal skull, dried moss, leaves, and tree branches to symbolize the balance between life, death, and nature.
The **Mayor and City Council** commended her creativity and acknowledged her family for supporting her artistic journey. Nevaeh's art teacher at Vista School, Eva Lorentzen, was also recognized. **Ms. Lorentzen** described the student art project, where each student developed a theme and created monthly pieces aligned with it, noting the excellence of Nevaeh's submission. The Arts Commission presented Nevaeh with a certificate to honor her achievement.
MOTION: Council Member Barton moved to suspend the rules and bring agenda item 5)A discuss and consider approval of a proclamation regarding the 2024 2025 school year as an alcohol free school year for youth, forward to this point in the agenda
SECOND: Council Member Gillespie
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. <u>Discuss and consider approval of a Proclamation regarding the 2024-2025 School Year as an Alcohol-Free School Year for Youth</u>

A prevention specialist with Southwest Behavioral Health Center and a coordinator of the Washington County Youth Coalition presented the proclamation. They highlighted the coalition's efforts to prevent underage substance use through evidence-based strategies, community education, and legislative advocacy. The proclamation emphasized the risks of underage drinking, including its negative impacts on health, brain development, and mental well-being, as well as its contribution to addiction and risky behaviors. The proclamation commended youth who remain drug- and alcohol-free and invited community members, families, schools, and organizations to support efforts to discourage underage drinking. The **Mayor and City Council** praised the initiative, emphasizing the importance of raising awareness about the long-term harm of substance abuse and the need to support preventive measures.

MOTION: Council Member Gillespie moved to approve a Proclamation regarding the 2024-2025 School Year as an Alcohol-Free School Year for Youth

SECOND: Council Member Barton

VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

2) REPORTS, PRESENTATIONS AND APPOINTMENTS

B. <u>Department Reports: Building Department; Public Works/Engineering; Finance/ Quarterly Report</u>

Mike Haycock reported that his department has been busy with the PGA and are in the process of preparing an after-action report with Black Desert Resort. The **Mayor and City Council** thanked Mike Haycock and City staff for their work representing Ivins City.

Chuck Gillette and Tom Jorgensen were not present. Their electronic reports are available as attachments to this agenda.

Cade Visser provided updates on the City's financial health and operational highlights. The Auditors completed their fieldwork and are reviewing the financials, with a report expected by November 7. The City is doing well financially, with the General Fund savings projected to reach nearly $4 million by the end of the fiscal year, doubling over the past five years. The City is nearing the state's 35% savings cap, reflecting strong fiscal health. He reported that during the first quarter of fiscal year 2025, tax revenues, including sales and use taxes, demonstrated encouraging growth, partially influenced by timing and projected commercial activity later in the year. Impact fees and licenses lagged due to slower building activity but are expected to stabilize. Enterprise funds, including water and sewer, are performing within budget expectations, though capital expenditures for significant projects like Highway 91 Phase 2 and sewer upgrades are

anticipated later in the fiscal year. The Defenders of Greater Ivins donated $40,000 to the City for the canine unit, helping offset expenditures. Parks and Recreation reported water usage costs tracking with budget expectations, while Fire and EMS expenses came in below budget. Overall, the City remains financially on track, with strong reserves and thoughtful planning for upcoming projects. The **Mayor and City Council** thanked Cade for his understandable presentations and accessibility in answering their questions.

C. Planning Commission Report

Planning Commission Chair Pam Gardiol reported that the Planning Commission addressed two primary topics during their meeting, those being Title 16, Chapter 14 concerning Class 1 temporary use applications, and the Annexation Plan. Regarding temporary use applications, they discussed who should oversee their review, noting that the Building and Zoning Administrator currently handles them per ordinance, without involvement from the Planning Commission or City Council. The Planning Commission recommended shifting responsibility to the Technical Review Committee (TRC), given its comprehensive representation of relevant departments. They emphasized the need for consistent standards across events of all sizes. The Sensitive Lands Committee involvement was also discussed. The Planning Commission proposed reviewing related ordinances and better define "special events" in Chapter 14. Regarding the Annexation plan, the Planning Commission recommended zoning newly annexed land as open space to minimize impact and allow flexibility for future zoning changes. Alternatively, specific zoning could be applied upfront to attract developments like multifamily housing. The Planning Commission emphasized the importance of respecting current landowners and planned to work with city staff to further review the annexation map.

3) CITIZEN COMMENT & REQUEST FOR FUTURE AGENDA ITEMS - None

4) PUBLIC HEARING AND ACTION ITEMS - NONE

5) DISCUSSION AND POTENTIAL ACTION ITEMS

B. *Discuss and consider approval of Resolution No. 2024-17R, a Resolution of Ivins City, Utah, re-appointing Chris Blake to the Sensitive Lands Committee

Mayor Hart indicated that this was procedural and it was his recommendation to re-appoint Chris Blake to the Sensitive Lands Committee. The City Council agreed.

MOTION: Council Member Smith moved to approve Resolution No. 2024-17R, a Resolution of Ivins City, Utah, re-appointing Chris Blake to the Sensitive Lands Committee
SECOND: Council Member Barton
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

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

C. *Discuss and consider approval of Resolution No. 2024-18R, a Resolution of Ivins City, Utah, re-appointing David R. Black to the Sensitive Lands Committee

Mayor Hart indicated that this was procedural and it was his recommendation to re-appoint David R. Black to the Sensitive Lands Committee. The City Council agreed.

MOTION: Council Member Gillespie moved to approve Resolution No. 2024-18R, a Resolution of Ivins City, Utah, re-appointing David R. Black to the Sensitive Lands

Committee
SECOND: Council Member Smith
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

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

D. *Discuss and consider approval of Resolution No. 2024-19R, a Resolution of Ivins City, Utah, approving employee core benefits

Dale Coulam noted that the core benefits provided to employees remain the same as last year, with only a 3% overall cost increase, indicating that employees are utilizing the benefits package as intended.

MOTION: Council Member Gillespie moved to approve Resolution No. 2024-19R, a Resolution of Ivins City, Utah, approving employee core benefits
SECOND: Council Member Barton
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

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

E. *Discuss and consider approval of expenditure and Federal Aid Agreement for Shared Use Path Network Gap Fill Project Phase 2

Mayor Hart indicated that Chuck Gillette was not present in the Council room but was available by phone if there were questions. The **Mayor and City Council** discussed completing gaps in the city's trail system, a project supported by grant funding. Questions were raised about funding sources, with options including RAP (Recreation, Arts, and Parks) funds, the capital project fund, or general fund savings. While RAP funds are available, concerns were expressed about the uncertain future for RAP funds, prompting consideration of alternative resources. Priorities for the project included widening a sidewalk on 200 East to a 10-foot trail, extending a gravel trail in the same area, and addressing gaps on Center Street and near Vista School, though the latter involved right-of-way challenges. The efforts focused on connecting and completing much of the existing trail network. The project, which benefits from nearly $1 million in grant funding, received strong support from the Mayor and City Council, with discussions emphasizing fiscal responsibility and strategic prioritization.

MOTION: Council Member Scott moved to approve an expenditure and Federal Aid Agreement for Shared Use Path Network Gap Fill Project Phase 2
SECOND: Council Member Barton
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE

Council Member Gillespie	AYE
Council Member Anderson	ABSENT

F. <u>Discuss and consider approval of landscape install and plan in the roundabout on Highway 91 and Kwavasa</u>

The **Mayor and City Council** reviewed bids for landscaping installation at the Highway 91 and Kwavasa Drive roundabout, prioritizing the project to enhance the area around recently installed art. The budgeted funds for Highway 91 landscaping will also address gaps between the road and trail to reduce weeds, with the roundabouts designated as top priorities. Seven bids were received, ranging from $29,800 to $62,900. Although the Parks Department was capable of installations, outsourcing was preferred to avoid overburdening staff and disrupting regular maintenance schedules. Material costs alone would be $16,600 if handled in-house. Future projects may explore resident donations for plants and materials to support smaller landscaping efforts.

MOTION: Council Member Smith moved to approve an expenditure in the amount of $29,800, for Good Ol' Boys Landscaping to complete a landscape project and the roundabout on Highway 91 and Kwavasa Drive
SECOND: Council Member Barton
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

G. <u>Discuss and consider bid award for the Old Highway 91 Phase 2 project</u>

The **Mayor and City Council** discussed approving an award for the Old Highway 91 Phase 2 project from the end of Phase 1, to the Ivins City and Shivwits Band of Paiutes reservation border. The amount slightly exceeds the original estimate of $3,550,000 due to unplanned sewer infrastructure, which is partially eligible for sewer impact fees. Funding sources include $1 million from the County, $150,000 from the State, $1.1 million in street impact fees, and $1.3 million from capital project savings. The contractor, JP Excavating, has been screened and has a history of working with the City. The project is expected to be completed by May of 2025.

MOTION: Council Member Gillespie moved to approve the expenditure of $3,748,101.20 for construction on Old Highway 91 Phase 2 project
SECOND: Council Member Barton
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

H. <u>Continued discussion regarding proposed amendments to the Ivins City General Plan</u>

The **Mayor and City Council** continued their discussion on amendments to the General Plan, incorporating feedback from the public hearing and resident emails. **Council Member Gillespie** compiled comments and guided the review process. Key topics included population projections, zoning consistency, and the removal of certain areas from the annexation plan. The

Council discussed terms like "incentivized" and adjusted phrasing to better reflect planning principles, such as encouraging family-friendly developments and addressing heat islands with vegetation to mitigate heat. Regarding water conservation, updates were made to emphasize drought-resistant landscaping and tree planting. In transportation, updates clarified the importance of extending Hamblin Parkway to improve regional access. The Council also refined language around roundabouts, pedestrian safety, and infrastructure projects, with the goal of improving community connectivity and safety. Economic development discussions balanced promoting small businesses with planning for larger-scale commercial developments to meet community needs. Adjustments were made to support current tourism options and manage its impact on resources. Final revisions focused on aligning the General Plan with the state's requirements for moderate-income housing and ensuring clarity in policies and actions. The Council approved the General Plan as amended. A copy of the General Plan will be available to the public on Ivins City's website once it is finalized.

MOTION: Council Member Scott moved to approve the General Plan as amended tonight
SECOND: Council Member Gillespie
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

I. <u>Discussion of valuable take-aways from the Utah League of Cities and Towns convention</u>

The **Mayor and City Council** discussed several key topics, including the rising cost of homeowners insurance and affordable housing strategies. Former St. George Mayor John Pike highlighted the dramatic increases in Utah homeowners insurance premiums, which have risen 19% year over year, driven by inflation, climate risks, and similar. In high-risk areas like Ivins, where traditional insurance providers are pulling back, premiums in surplus line markets can reach as high as $6,400 a year. John Pike emphasized the importance of fire-safe landscaping and buffer zones to mitigate risks and improve insurability, encouraging cities to consider those factors in future development and landscaping regulations. They also reflected on affordable housing, citing successful deed restriction programs in Summit County as a valuable model. The **Mayor and City Council** expressed interest in learning from that and seeing how successful that may be. Another key take-away was that the Utah Division of Community Parks offers grants ranging from $50,000 to $200,000 for parks departments, with a strong likelihood of approval for applicants. The Ivins Youth Council, in collaboration with Marc Christensen in Ivins Parks department, plans to apply for a grant to fund an ADA-compliant swing set and possibly additional park improvements, potentially obtaining the upper limit of $200,000.

6) <u>CONSENT AGENDA</u>

A. Approval of City Council Work Meeting Minutes for September 19, 2024
B. Approval of City Council Meeting Minutes for September 19, 2024

MOTION: Council Member Scott moved to approve the Consent Agenda
SECOND: Council Member Smith
VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE

Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

Council Member Gillespie reported that SITLA (School and Institutional Trust Lands Administration) issued a Request for Proposals (RFP) for affordable housing development, including parcels in Ivins, La Verkin, Warner Valley, and Toquerville. The RFP requires purchasing the land, installing infrastructure, and developing it for affordable housing. The effort is seen as a positive step toward addressing affordable housing but there is skepticism about its feasibility under current conditions. **Council Member Smith** reported that Promised Land production is a film series being filmed in Ivins on State and Tuacahn land and is drawing attention to Ivins City and is a significant event. Snow Canyon State Park Manager Kristen Comella played a key role in facilitating the filming. There were no other reports.

B. Mayor

No report

C. City Attorney Bryan Pack

Excused

D. City Manager Dale Coulam

Dale Coulam reported that progress has been slower than expected for the roof repairs at the Ivins Firehouse. The initial quotes for repairs suggested simply adding a new layer of membrane, but this was rejected because the underlying wood was already damaged and could not support additional weight. Instead, the plan is to strip the old material, replace damaged plywood, and install a new membrane. In the short term, a patch job will be done to address cracks in the current membrane, which range from a quarter inch to six inches, exposing wood underneath. Once the patch is completed, the next phase will involve removing the solar arrays, replacing the membrane, and repairing a vandalized solar panel. The total cost for the repairs is expected to exceed $100,000. Regarding the RV Resort issue, which was scheduled for the work meeting on November 7th, the City was made aware that the Grafs are unavailable on that date but are available on November 21st instead. On the 7th, a work meeting will focus on discussing the comprehensive plan for the Public Works yard, with more details to be provided during that session.

E. Items to be placed on future agendas

Status of compliance with Conditional Use Permit for Hidden Springs RV Resort

9) CLOSED MEETING

10) ADJOURNMENT

MOTION: Council Member Smith moved to adjourn

SECOND: Council Member Barton

VOTE: The motion carried unanimously.

Council Member Scott	AYE
Council Member Smith	AYE
Council Member Barton	AYE
Council Member Gillespie	AYE
Council Member Anderson	ABSENT

The meeting adjourned at 8:04 p.m.

Respectfully,

Kari D. Jimenez, MMC
Ivins City Recorder