IVINS CITY COUNCIL
MEETING MINUTES
JUNE 19, 2025

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 Council Member Mike Scott, Council Member Kevin Smith, Council Member Sharon Barton, Council Member Sharon Gillespie, and Council Member Lance Anderson.
STAFF: City Manager Dale Coulam, City Attorney Bryan Pack, Fire Chief Dan Cazier, Building and Zoning Administrator Rob Dalley, Director of Finance Cade Visser, Public Works Director and City Engineer Chuck Gillette, and City Recorder Kari D. Jimenez.
EXCUSED: None.

A. Acknowledgement of Quorum

Mayor Hart acknowledged there was a quorum present.

B. Flag Salute

Council Member Sharon Barton led the Flag Salute

C. Invocation

Council Member Sharon Barton gave the Invocation

D. Disclosures

Council Member Sharon Gillespie referred to agenda item 5)B regarding the Ivins Inspired donation agreement and recused herself due to her sitting on the Ivins Inspired Board of Directors. She had no financial interest but is a volunteer board member. Council Member Lance Anderson did not initially disclose a conflict but later referred to agenda item 5)C regarding the Chinle Cliffs Development Agreement and disclosed that he was involved in that piece of property years ago.

2) REPORTS AND PRESENTATIONS

A. Swearing in/introduction of new Public Safety Personnel - Fire Chief Dan Cazier

Fire Chief Dan Cazier introduced six (6) fire service personnel and conducted the oath of office ceremony. The introduction and oath may be accessed at time stamp 00:03:42.

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

Electronic reports are available as attachments to this agenda and verbal reports given by Building and Zoning Administrator Rob Dalley, Public Works Director and City Engineer Chuck Gillette and Director of Finance Cade Visser, may be accessed at the following time stamps:
Building and Zoning Administrator Rob Dalley: 00:12:36
Public Works Director and City Engineer Chuck Gillette: 00:13:50
Director of Finance Cade Visser: 00:27:20

C. Planning Commission Report

A report was provided to the Mayor and City Council. The report provided by Commissioner Pam Gardiol may be accessed at time stamp 00:28:56.

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

4) PUBLIC HEARING AND ACTION ITEMS

A. Public Hearing regarding the reauthorization of the Environmental Mitigation Impact Fee required to fund the Washington County Habitat Conservation Plan

BACKGROUND and RECOMMENDATION: This document authorizes developers in the City to develop without having to go through the endangered species analysis for the Desert Tortoise because the development is mitigated through the Habitat Conservation Plan. Mayor Hart opened the Public Hearing. There being no comments in person or through the Zoom application, Mayor Hart closed the Public Hearing. The explanation of this agenda item may be accessed at time stamp 00:38:04.

B. Discuss and consider approval of Ordinance No. 2025-12, an Ordinance of Ivins City, Utah, authorizing the Environmental Mitigation Impact Fee required to fund the Washington County Habitat Conservation Plan

There was no discussion.

MOTION: Council Member Kevin Smith moved to approve Ordinance No. 2025-12, an Ordinance of Ivins City, Utah, authorizing the Environmental Mitigation Impact Fee required to fund the Washington County Habitat Conservation Plan

SECOND: Council Member Sharon Barton

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

There was no discussion. The Motion may be accessed at time stamp 00:40:12. Roll call vote. All Council Members were present and voted in favor.

5) DISCUSSION AND POTENTIAL ACTION ITEMS

A. Continued discussion to consider approval of the Planning Commission's recommendation to approve the Amended Preliminary Plan for Canyon Crossing, located at approximately 1175 Snow Canyon Parkway and Snow Canyon Drive

BACKGROUND and RECOMMENDATION: The law has changed Regarding Preliminary Plans since this Preliminary Plan was submitted so they are addressing this through the prior process. The City does not sign this agreement but approves the Preliminary Plan that then goes to Final Plat, with a condition that this agreement is in place. A cross access agreement is a solution that is used in these situations. A Council Member recalled that the main issues that came up some time ago where that both properties had parking access and addressing the underground gas tanks because those are located right on the property line. The City Attorney clarified that there is a requirement to address that and he thought that the original Conditional Use Permit addressed that. The owner of the property indicated that there is a construction and maintenance easement and the intent is for the property to function as a whole.

MOTION: Council Member Mike Scott moved to approve the Planning Commission's recommendation to approve the Amended Preliminary Plan for Canyon Crossing, located at approximately 1175 Snow Canyon Parkway and Snow Canyon Drive

SECOND: Council Member Lance Anderson

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

The Motion may be accessed at time stamp 00:51:48.

B. <u>Discuss and consider approval of a donation agreement with Ivins Inspired</u>

Council Member Sharon Gillespie recused herself and sat in the audience.

BACKGROUND and RECOMMENDATION: The **City Attorney Bryan Pack** explained that Ivins Inspired would be the holding group for the funds. There isn't a way to draft an agreement that fully protects the City. There is the risk of individuals donating to Ivins Inspired, thinking that they are donating to Ivins City and the possibility of any representations made by Ivins Inspired, falling back on the City. There is also a small risk of funds disappearing for whatever reason, a donor asking where the money went and the City not having any control over the money. **Mayor Hart** clarified that those concerns would be the same as with any 501(C) 3 non-profit. The City Council previously supported fundraising for the purchase of the Whitaker wind sculptures and Ivins Inspired has insurance policies in place wherein Ivins City can be named. One **City Council Member** had a concern with the City's side of the agreement in the first paragraph where it read that the City would attempt to use any funds donated by Ivins Inspired for the purposes donated but retains full discretion to direct where the funds are used, as well as there being no deadline identified for the expiration of the agreement. It was also suggested that the agreement define that this is for the Whitaker sculptures. The **Mayor and City Council** agreed that the language that was of concern in paragraph one (1) be removed, add that either party can terminate this agreement and include a timeframe for the agreement to expire. The **City Council** requested that they receive a report as to the status of this agreement, as part of the Arts Commissions annual report.

MOTION: Council Member Lance Anderson moved to approve a donation agreement with Ivins Inspired, as amended

SECOND: Council Member Sharon Barton

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

The Motion may be accessed at time stamp 01:27:26.

C. <u>Discuss and consider approval of Development Agreement for Chinle Cliffs</u>

BACKGROUND and RECOMMENDATION: The City is not ready to approve this Development Agreement because there is no application at this point. The purpose of this being on the agenda was to give the Council notice that this may be coming forward in the future and that costs for the detention basin would be shared. The discussion may be accessed at time stamp 01:28:20.

D. <u>Continued discussion regarding updating the Master Plan, Impact Fee Facilities Plan, Impact Fee Analysis and repair and replacement cost estimates for Sewer</u>

There was an in depth discussion at the Work Meeting earlier today but no further discussion at the regular meeting.

MOTION: Council Member Lance Anderson moved set the Public Hearing date for July 17, 2025

SECOND: Council Member Kevin Smith

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

The Motion may be accessed at time stamp 01:46:34.

E. <u>Discuss and consider approval of Resolution No. 2025-06R, a Resolution of Ivins City, Utah, Adopting the Final Budgets for Fiscal Year Ending June 30, 2025</u>

BACKGROUND and RECOMMENDATION: All of the departments have done well to stay within budget. There are two minor amendments for some public safety expenditures and for the remodel of the fire station. The discussion may be accessed at time stamp 01:47:50.

MOTION: Council Member Lance Anderson moved to approve Resolution No. 2025-06R, a Resolution of Ivins City, Utah, Adopting the Final Budgets for Fiscal Year Ending June 30, 2025

SECOND: Council Member Sharon Gillespie

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

The Motion may be accessed at time stamp 01:48:56.

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

F. <u>Continued discussion regarding Fiscal Year Ending 2026 Budgets and Truth in Taxation</u>

BACKGROUND and RECOMMENDATION: The trend for the June disbursement is 5% less than the prior year but it was unknown why at this point. The Mayor and City Council need to determine a number tonight for the Truth in Taxation process. The estimated shortfall is approximately $470,000 but the City is still relying on other revenue that is not reliable, making the shortfall number closer to $860,000 in the long-term. The **Mayor and City Council** discussed the number for the Truth in Taxation process, ranging from $470,000 to $860,000. The Mayor and the majority of the City Council agreed with the number being $860,000 as the cap number. One **Council Member** agreed to go along with that number if the Council agreed to go with a lower number if the shortfall comes in at a lower number than $860,000.

MOTION: Council Member Sharon Barton moved to approve a Truth in Taxation amount of $860,000

SECOND: Council Member Lance Anderson

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**

Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

G. <u>Discussion regarding permanent design for the speed bump/table at the horse roundabout in front of The Reserve subdivision</u>

BACKGROUND and RECOMMENDATION: A presentation was provided by Chuck Gillette regarding a permanent speed bump/table at the horse roundabout in front of The Reserve subdivision. A copy of the presentation is available as an attachment to this agenda. Chuck Gillette will determine the in-house cost for this project versus bidding the project out. The discussion may be accessed at time stamp 02:12:14.

H. <u>Discuss and consider approval of Resolution No. 2025-07R, a Resolution of Ivins City, Utah adopting the Pass-Through of the increase in the St. George Regional Water Reclamation Facility Rate Increase</u>

BACKGROUND and RECOMMENDATION: This is a formality for a pass-through cost.

MOTION: Council Member Sharon Gillespie moved to approve Resolution No. 2025-07R, a Resolution of Ivins City, Utah adopting the Pass-Through of the increase in the St. George Regional Water Reclamation Facility Rate Increase

SECOND: Council Member Sharon Barton

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

Roll call vote. All Council Members were present and voted in favor. The Motion may be accessed at time stamp 02:25:52.

I. <u>Discuss and consider approval of Resolution No. 2025-08R, a Resolution of Ivins City, Utah adopting the Pass-Through of the increase in the Washington County Water Conservancy District's Regional Water Rate</u>

BACKGROUND and RECOMMENDATION: This is a formality for a pass-through cost.

MOTION: Council Member Lance Anderson moved to approve Resolution No. 2025-08R, a Resolution of Ivins City, Utah adopting the Pass-Through of the increase in the Washington County Water Conservancy District's Regional Water Rate

SECOND: Council Member Kevin Smith

VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

Roll call vote. All Council Members were present and voted in favor. The Motion may be accessed at time stamp 02:31:02.

6) <u>CONSENT AGENDA</u>

A. Approval of City Council Meeting Minutes for June 5, 2025

MOTION: Council Member Sharon Gillespie moved to approve the Consent Agenda
SECOND: Council Member Sharon Barton
VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

The Motion may be accessed at time stamp 02:31:54.

7) CONSENT AGENDA ITEMS FOR DISCUSSION

8) REPORTS

A. Council

The City Council reports may be accessed at time stamp 02:32:05.

B. Mayor

Dale Coulam is retiring and his last day will be July 17, 2025. The Mayor and City Council thanked Dale for his service.

C. City Attorney Bryan Pack

No report.

D. City Manager Dale Coulam

Dale Coulam expressed gratitude for his time with the City and thanked the Mayor, City Council and staff.

E. Items to be placed on future agendas

Items to be placed on future agendas are identified throughout the meeting and will be included on upcoming City Council agendas.

9) CLOSED MEETING

There was no cause to adjourn to a Closed Meeting.

10) ADJOURNMENT

MOTION: Council Member Lance Anderson moved to adjourn
SECOND: Council Member Kevin Smith
VOTE: The motion carried unanimously.

Council Member Mike Scott	**AYE**
Council Member Kevin Smith	**AYE**
Council Member Sharon Barton	**AYE**
Council Member Sharon Gillespie	**AYE**
Council Member Lance Anderson	**AYE**

The Motion may be accessed at time stamp 02:46:08.

The meeting adjourned at 8:16 p.m.

Respectfully,

Kari D. Jimenez, MPA, MMC
Ivins City Recorder