

City of La Verkin

435 North Main St., La Verkin Utah, 84745
(435) 635-2581 Fax (435) 635-2104
www.laverkin.org

La Verkin City Council Meeting Minutes

Wednesday, July 7, 2021, 6:00 p.m.

Council Chambers, 111 S. Main, La Verkin, Utah

Present: Mayor Richard Hirschi, Council Members: Kelly Wilson, Patricia Wise, and Chuck Hardy; Staff: Chief Ben Lee, Christy Ballard, Kevin Bennett, Derek Imlay, and Kyle Gubler, Public: Blair Gubler, John Valenti, and Cody Roberts.

Councilmen Micah Gubler and Ray Justice were excused.

A. Called to Order –The invocation/thought and Pledge of Allegiance were given by Chief Ben Lee at 6:02 pm.

The Hugh Howard music video of the song he wrote for La Verkin was played.

B. Consent Agenda: (Items on the consent agenda may not require discussion. These items will be a single motion unless removed at the request of the Mayor or City Council.)

1. Declarations of conflict of interest
2. Agenda
3. Minutes: June 2, 2021, regular meeting

The motion was made by Councilman Chuck Hardy to approve the consent agenda as written, including the minutes of the June 2, 2021, regular meeting, second by Councilwoman Patricia Wise. Roll Call Vote: Hardy-yes, Wise-yes, Wilson-yes. The motion carried unanimously.

C. Citizen Comment & Request for Future Agenda Items:

No comments.

D. Business:

1. Discussion and possible action to approve a dedicated private street for Valle Vista Subdivision, a subdivision located directly north of 74 North 100 East.

Kyle read through the requirements that will need to be completed before the preliminary plat can go to the planning commission. The infrastructure is already installed. This subdivision is like Chaco Ridge and has a substandard road width. Approving this item will accept the smaller width road and dedicate the private street to the City. The staff is in favor of moving forward with this project.

This will be a five-lot subdivision with no on-street parking allowed.

The motion was made by Councilman Kelly Wilson to approve and accept the forty-three-foot private road as a public street for Valle Vista Subdivision, second by Councilwoman Patricia Wise. Roll Call Vote: Wilson-yes, Wise-yes, Hardy-yes. Motion carried unanimously.

2. Discussion and possible action to approve Resolution R-2021-17; a resolution setting the Certified Tax Rate for La Verkin City for Fiscal Year beginning July 1, 2021.

Kyle explained this resolution is approving the Certified Tax Rate we received from the County.

He explained how the tax rate is established. It is based on the property value in our community which can change year to year.

The motion was made by Councilwoman Patricia Wise to approve Resolution R-2021-17, a resolution setting the Certified Tax Rate for La Verkin City for Fiscal Year beginning July 1, 2021, second by Councilman Chuck Hardy. Roll Call Vote: Hardy-yes, Wise-yes, Wilson-yes. Motion carried unanimously.

3. Consideration for and adoption of a Parameter Resolution authorizing the issuance of Sales Tax Revenue Bonds of La Verkin City, Washington County, Utah, and the calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project.

Kyle reported that on June 3, 2021, the Community Impact Fund Board (CIB) Fund awarded La Verkin City a loan/grant. The grant portion is \$321,000 and the loan portion is for \$1,245,000 with a 1% interest rate over 25 years. The annual payments of \$57,000 would begin June 1, 2023.

Part of the loan requirement is the parameter resolution that sets the terms of the loan. The parameter of this loan is to not exceed \$1,950,000 in amount or a 3% interest rate.

Once the parameter resolution is adopted there will be a public hearing for citizens to comment.

He has never heard of CIB loans changing from the originally discussed terms, which is the 1% interest rate in this case.

That doesn't mean it couldn't happen. Accepting this resolution will lock it in at no more than 3% interest.

The project this loan/grant will cover is the improvement of 100 South, a section of 100 East, 470 West, and 500 West.

This may change if the bids come in higher than inspected.

Councilwoman Wise would like to include a map of the project in the information for the public hearing.

Kevin pointed out the public hearing will be for the bond, not the project. The extent of the project will determine how much money the City is awarded.

Kyle will have a map and the priority list available for citizens during the public hearing.

Kevin passed out a packet with some corrections made today. The original paperwork represented that the City did not have any indebtedness but we had pledged sales tax before with two bonds.

He highlighted those changes on the paperwork. This shouldn't affect anything with the parameters.

He recommends approval of the resolution.

Councilman Hardy asked where the money for the payment comes from and why a public hearing is necessary.

Kevin explained there are two ways to bond. A general bond, which pledges the full faith of the city and involves the property tax, and a special bond which is tied to an income source. This is a special bond and is tied to the sales tax.

Kyle stated the first payment has been included in the FY 2022 budget. The public hearing is a bond requirement.

Kevin explained the public hearing requirement was included about 5 years ago and gives the public the right to voice their opinion. After the public hearing, the master resolution, which is an exhibit in the parameter resolution, is adopted. **The motion was made by Councilman Kelly Wilson to approve Resolution R-2021-18, a resolution authorizing the issuance of Sales Tax Revenue Bonds of La Verkin City, Washington County, Utah, and the calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of the Project, second by Councilman Chuck Hardy. Wilson-yes, Wise-yes, Hardy-yes. Motion carried unanimously.**

4. Presentation and discussion on implementing Stage 1 Water Conservation.

Mayor Hirschi reported this item is going to be tabled to the next meeting.

Derek was not able to attend because he is attending a public hearing at the Washington County Water Conservancy District (WCWCD). He hopes to get additional information from that meeting to report back to the Council.

Councilwoman Wise mentioned she is in favor of moving to Stage 2, depending on the information Derek brings back.

Kevin stated the City Council would need to declare the water stage. He will find out if that requires a resolution.

5. Presentation and discussion on a yearly \$.10 water rate increase.

Mayor Hirschi reported this item will be tabled to the next meeting.

Councilwoman Wise said she thought a water rate increase was already built into the last increase the City did.

Kyle explained this increase is a pass-along increase from the WCWCD. That is what the public hearing Derek is attending was for.

The increase the City built into the water rate is an annual 2% on the base water rate.

Kyle reported the WCWCD is also considering an increase specifically for high water users. The increases that are being discussed are for culinary water.

Councilwoman Wise asked if La Verkin City had an issue with people filling swimming pools and not being charged for the water.

Kyle explained all the water that goes through a construction meter is paid for by the person who rented the meter. He also mentioned Water Days is scheduled for the first Friday in August. It is a popular event; however, culinary water is used. The water all goes onto the lawn, but it may not look too good for the City to be having water days during a drought. He wondered if the Council was interested in canceling the event. He was not sure of the amount of water used during the event.

Councilwoman Wise suggested not watering the lawn in that area for a day after the event to help offset the use.

Councilman Hardy mentioned he feels the event is a good thing. If perception is the only real worry, trees and grass need a deep soaking occasionally.

Kyle said this will be on the agenda for the first meeting in August.

Kevin said some communities encourage this type of party to cool off.

Councilwoman Wise said she is in favor of the event and suggested preparing a consistent message, so people realize the benefits of the event.

The Council decided to move forward with the event unless there is an issue with water availability.

E. Mayor & Council Reports:

Wilson-Ash Creek Special Service District is moving forward with the treatment facility. It should probably be out to bid in a year.

Blair reported the treatment plant is moving north, closer to the houses. If the treatment is going well, there should not be any odor.

He reported the District is on the second cutting of hay. The drought has increased the hay sales for the District. They have increased the number of goats they have.

The Bench Lake project has been completed.

The cost of material has made them put some projects on hold until later in the year.

Wise: She reported on the June 9th planning commission meeting.

Hardy-Southwest Mosquito Abatement is going well. There have not been a lot of issues so far this year.

The Washington County Historical Preservation Society has rescheduled a historic tour in La Verkin from June 5th to the 18th of September.

F. Adjourn:

The motion was made by Councilman Kelly Wilson to adjourn, second by Councilman Chuck Hardy. The motion was carried unanimously at 7:05 pm.

July 21, 2021
Date Approved

ATTEST:

Christy Ballard
Christy Ballard
City Recorder

Richard M. Hirschi
Mayor Richard M. Hirschi

