

City of La Verkin

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La Verkin City Council Meeting Minutes

Wednesday, April 5, 2023, 6:00 pm.

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

Present: Mayor Kelly Wilson; Council Members: Patricia Wise, Micah Gubler, Chuck Hardy, and Richard Hirschi;
Staff: Kevin Bennett, Kyle Gubler, Derek Imlay, Chief Nick Nuccitelli, and Christy Ballard; Public: Bette Duncan
Councilman Blair Gubler was excused

A. Called to Order –The invocation/thought and Pledge of Allegiance were given by Richard Hirschi at 6:00 pm.

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: March 1, 2023, regular meeting
4. Checks & Invoices: \$749,612.63

The motion was made by Councilman Chuck Hardy to approve the consent agenda as written, including the minutes of March 1, 2023, regular meeting, and checks and invoices in the amount of \$749,612.63, second by Councilwoman Patricia Wise. Roll Call Vote: Wise-yes, Hirschi-yes, Micah Gubler-yes, Hardy-yes. The motion carried unanimously.

C. Business:

1. Discussion and possible action to approve Ordinance No. 2023-05, an ordinance amending and making a technical correction to Ordinance 2023-02 (the "height of tourist transient lodging facilities" ordinance).

Kevin explained that Section B was inadvertently left out of the ordinance, and an extra number was included in Section III. This ordinance removes that number and includes Section B back under Section III.

The motion was made by Councilman Richard Hirschi to approve Ordinance No. 2023-05, an ordinance amending the making a technical correction to Ordinance 2023-02, the height of tourist transient lodging facilities ordinance, second by Councilman Chuck Hardy. Hardy-yes, Micah Gubler-yes, Hirschi-yes, Wise-yes. The motion carried unanimously.

2. Discussion and possible action to approve the estimate from Bighorn Archaeological Consultants LLC for the Rim to River Trail Project.

Councilwoman Wise explained environmental work is required when you get a state grant and use federal money. The environmental contract was approved previously; this is the paleontology/cultural report.

This is a local company and came highly recommended.

She explained the location of the trail and trailhead. The project is going well. It still needs to be approved by the State, but Trials Utah is confident they have all the right trail connections.

Councilman Hardy thanked Councilwoman Wise for her effort in this project.

The motion was made by Councilman Chuck Hardy to approve the estimate from Bighorn Archaeological Consultants LLC for the Rim to River Trail Project, second by Councilman Micah Gubler. Roll Call Vote: Wise-yes, Micah Gubler-yes, Hirschi-yes, Hardy-yes. The motion carried unanimously.

3. Discussion and possible action to approve a purchase agreement between La Verkin City and Kyson and Stefani Spendlove for property located along Main Street and the south property line at 711 N 50 E for a city trail access.

Derek explained the City would do the work instead of cash payment for the property. If that work is not completed within eight months, the City will pay the Spendloves for the property up to \$23,556.06, depending on how much work was able to be completed.

Councilwoman Wise disagrees with the ending of the fifth paragraph, which begins with "knowing that at a later date, the City will add an additional privacy wall along the existing subdivision to the East subdivision line with the improvements to the trail due to the "Zion corridor" project."

When the City spoke with Interstate Homes, that was a wish on their part. It was discussed, but the City never decided one way or the other. This would be a great expense for the City. She mentioned this concern to Kyle, the Mayor, and Derek.

Derek explained he spoke to Kyson Spendlove about this item, and he is okay with removing that section from the letter. Kyson initially anticipated this trail to be a small local trail. If it becomes a major portion of the regional trail, he would like the City to consider installing a privacy wall for them.

Councilwoman Wise pointed out that Cottonwood Hollow is not the only subdivision interested in a privacy wall from the regional trail; Zion View Estates would also want one. She suggested looking for a grant that would include public walls for trails.

The motion was made by Councilwoman Patricia Wise to approve a purchase agreement between La Verkin City and Kyson and Stefani Spendlove for property located along Main Street and the south property line at 711 North 50 East for a city trail access as amended to remove the last sentence of the fifth paragraph beginning with knowing that at a later date, second by Councilman Chuck Hardy. Roll Call Vote: Hardy-yes, Hirschi-yes, Micah Gubler-yes, Wise-yes. The motion carried unanimously.

4. Presentation, discussion, and possible action to accept the FY 2023-2024 tentative budget and set the public hearing for Wednesday, May 3, 2023.

Kyle reported there were several things brought up by Chief Nuccitelli and Derek Imlay that will be addressed in the year-end budget amendment. Some special projects and requests have been discussed but not included in the tentative budget. He anticipates several of those items will be added in the first budget amendment of the upcoming fiscal year. Riverwood Park restrooms, block wall on the cemetery's north side, and increasing the 111 South Main renovation budget are examples of those projects/requests.

Kyle began with the General Fund, which has an estimated balanced budget of \$2,465,672.

Street Improvements received a boost. Salaries and Wages have increased as well.

Debt Service Fund-this is the bond payment account and is a balanced fund of \$92,000.

Water Fund has a balanced budget of \$1,042,000.

Sewer Fund-this is a pass-through account with the City keeping 5% for administrative fees. It is a balance fund of \$720,000.

Irrigation Fund-is a balanced budget of \$155,250.

Garbage Fund-this is a pass-through account as well. It is a balanced fund of \$360,000.

Drainage Fund has a balanced budget of \$180,000.

Cemetery Fund-this fund increased over last year. Nothing is paid out of this fund; it is transferred into the General Fund and spent from there for cemetery maintenance. This is a balanced budget of \$12,000.

Councilwoman Wise would like the Council to consider allocating money for a downtown feasibility study. We have so much interest in land development with the hot springs coming in, and the City doesn't have a solid handle on how to handle a downtown area if we want one or future traffic.

Chris Hall with UDOT gave a presentation several meetings ago regarding a feasibility study. The next step is to plan for form base coding. This is looking at the entire footprint of a city and making it more cohesive rather than having individual zoning for areas. This process is expensive but not as expensive as doing nothing would be in the long run.

Kyle reported the City has money in savings that could be used, but it was not included in the current tentative budget. He will find out the cost and grant availability for a feasibility study.

The earlier the City gets involved, the more say we will have. If UDOT does it, they will determine how traffic will be in La Verkin.

Mayor Wilson said a feasibility study would be the next step in determining how to move forward. Form base coding will also be necessary. UDOT wants La Verkin City to do the study and be part of the planning process. They will help financially with that study as well.

Kevin reported that the Utah League of Cities and Towns has been discussing form base code for years. It is a whole different look to zoning than what La Verkin currently does and would likely require us to redo the entire city code. He can start looking into it.

Kyle reported Jones & DeMille have already talked to him about additional funding. The CIB should also have money for that, but they require a 50/50 match.

He also mentioned that as of July 1, 2023, the Victims Advocate will be housed with the County. That line item is \$0, and the police budget has \$5,000 included for La Verkin's portion of that service.

The Councilmembers were in favor of moving forward with a possible feasibility study.

The motion was made by Councilman Chuck Hardy to accept the FY 2023-2024 tentative budget and set a public hearing for Wednesday, May 3, 2023, second by Councilman Richard Hirschi. Roll Call Vote: Wise-yes, Micah Gubler-yes, Hirschi-yes, Hardy-yes. The motion carried unanimously.

D. Mayor & Council Reports:

Wise- Reported on the March 8th Planning Commission meeting.

Interstate Rock Products (IRP) will donate 18 concrete bollards for the Overlook. They will also sell the City some rock retaining walls to replace the berm and give us a seating area. The purchasing cost for the rock and chains would be about \$11,000, we would be responsible for installation. The City would also need to notify SITLA of the improvement. The Overlook monument has been defaced and needs to be repaired.

Micah Gubler-The Easter Festival is this Saturday.

Hirschi-Fire District-Chief Kuhlmann is resigning; his last day will be April 23rd. The District will be hiring for that position.

Ash Creek SSD-Leeds may be coming into the District.

DTEC-Discussed improving SR 9 up the La Verkin Hill.

Kyle reported the DTAC meeting asked for the general feel from the City Council on the transit system in La Verkin. The current plan does have one stop in our community. As the hot springs come online, that may get the City a second stop. They also want Council opinion on a transit authority for Washington County. A transit authority would be its own governing body and handle the operations. It would be funded by a tax levied on the citizens. He believes most of the communities should have representation on that transit authority board.

Logan has a transit authority who reported to the DTAC. He recommended a "free ride" system because the buses get used more. Our situation would be different. They cater to a college, and we have tourists.

The consensus in the meeting was the free ride option.

Councilwoman Wise pointed out the alternative would be for the City of St. George to run a County-wide system, which would be a considerable expense for them.

Mayor Wilson stated funding is something that also needs to be worked out.

Hardy-Mosquito Abatement will be hiring a seasonal employee and continue to remind citizens that if they have an infestation to notify them.

Things are moving forward with filling the Historical Preservation Committee seats.

E. Citizen Comment & Request for Future Agenda Items:

Bette Duncan-She has lived in La Verkin since 2008. She and her friends are interested in helping with the homeless population. She wants to know what the City of La Verkin is doing with the federal money for people experiencing homelessness. This money is available to every community.

She is aware of homelessness and feels it will be a growing problem.

Kyle reported he is unaware of any federal money given to La Verkin specifically for the homeless population.

He will look into the process of getting that money.

Mayor Wilson reported that water remains a big problem in the County. He meets with the Washington County Water Conservancy District almost weekly while they figure out how to have enough water to keep the economy going. The minute you put a moratorium on building, everyone will suffer.

F. Adjourn:

The motion was made by Councilman Richard Hirschi to adjourn, second by Councilman Chuck Hardy. The motion carried at 6:54 pm.

April 19, 2023
Date Approved

Kelly B. Wilson
Mayor Kelly B. Wilson

ATTEST: Christy Ballard
Christy Ballard
City Recorder