

**SANTA CLARA CITY COUNCIL MEETING
WEDNESDAY, APRIL 10, 2019
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Regular Meeting on Wednesday, April 10, 2019 at 5:00 p.m. in the City Council Chambers of the Town Hall at 2603 Santa Clara Drive, Santa Clara, Utah.

Notice of the time, place and agenda of the meeting was provided to the Spectrum and to each member of the governing body by emailing a copy of the Notice and Agenda to the Spectrum and also, along with any packet information, to the mayor and each council member, at least two days before the meeting.

Present: Mayor Rick Rosenberg
Council Members: Herb Basso, Jarett Waite, Mary Jo (Tode) Hafen, Ben Shakespeare and Wendell Gubler
City Manager: Edward Dickie
City Recorder: Chris Shelley

Others Present: Brock Jacobsen, Assistant City Manager; Jack Taylor, Public Works Director; Corey Bundy, Building Official; Brad Hayes, Parks & Trails Director; Ty Hansen, Interim Assistant Fire Chief; Jeriah Threlfall; Cindy Frei

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:04 p.m.

2. **Opening Ceremony:**

- Pledge of Allegiance: Wendell Gubler
- Opening Comments: Wendell Gubler

3. **Communications and Appearances:** None.

4. **Conflicts and Disclosures:** None.

5. **Working Agenda:**

A. **Public Hearing(s):** None.

B. **Consent Agenda:** None.

C. **General Business:**

1. St. George Economic Development Presentation. Presented by Jeriah Threlfall.

- Jeriah Threlfall came to give Council an update as to the things happening over the past year and some of the projects going on. He said they appreciate the financial and other support that Santa Clara City gives to the Economic Development Office. He wanted to

report how the money is being spent and some of the result of it. The main purpose of the Economic Development Office is to raise money. Two thirds of the money comes from the private sector. The summit is a big part of that. They have a goal of adding new partners. They were able to add new partners and increase the profit of the summit. One of the goals they added in this year was to make 45 local company visits. They visited companies and toured their facilities and talked to them about if they had any needs that EDO could help with. They were able to make some connection, provide some training and have some projects come out of it. They felt that was a big success. They are going to continue to do that. He talked about the new partners and sponsors. They did a study called the area sector analysis study. This study has helped identify what industries in this area that they need to focus on. They will have the final results of the study at the end of this month and they will share that. They hope to use this information to guide their recruiting efforts. He said that the summit is a big financial fundraiser for them. They have also tried to build it up to use it as a recruiting tool. He said last year they had the CEO of Love Sac come and be the keynote speaker. Some of the results of the summit over the last few years is they have been able to reduce expenses and increase revenue. He talked about the site visits. They had five different companies come last year on extended day site tours looking at properties. They have had two already this year. He also said that last year they completed three large expansions, which represents 450-560 new jobs, \$63.7 M capital investment and 260,000 sq. ft added. Each year \$857,000 from property tax from companies they have brought in goes back into our school district, and additional \$265,000 goes to a State school fund, Water Conservancy gets \$118,000, the County General Fund gets \$113,000, the Library fund gets almost \$40,000, the St. George City fund gets \$156,000 and the Hurricane City Fund gets \$86,000. He talked about the current business recruitment projects. Saleen Motors out of Southern California, an auto manufacturing racing company is relocating to St. George and Reno. They have been to several site visits now and they he said they are working on some pretty big plans with them. He thinks we have the inside track. They want their own racetrack. They do a lot of commercials and make a lot of the fast cars for movies. He said they are working with another unnamed company from Southern California, which is in a similar industry. He talked about a multi-use track. It would be a public and private project. The track would be for law enforcement officials to train on as well as first responders and the military. They have partnered with another company who is looking for a spot and wants to do autonomous car testing and they need a desert location. They have started working on some appropriation funds for next year to get a smaller track out by the airport and then do a building for Saleen Motors and this other company who would be located right next to it and could use the track. Both of these companies would represent about 300 higher paying jobs. He also talked about Project Bell. The company is out of Canada and their main market is California and they need to get closer to California. They build composite utility poles. They needed a big building and St. George had one building like that. It is the Viracon building. Since Viracon left they called the company and told them about the building. He said they don't know how many jobs it would produce yet. It is a very engineer heavy project. Another company they have been working with wants to relocate to Hilldale. They make flame resistant vests and clothing. They needed a work force experienced in sewing and they needed a building, which Hilldale has. It could bring about 150 jobs. The third project is with Zion National Park. They have put sensors throughout the park that can tally the number of visitors and they are working on building an app that they can tell how many people

are on each trail. They have private support for this project. It is a collaborative project with DSU. Dixie State University interns are helping out with this project.

- Ben Shakespeare asked what kind of business is needed in Washington County and what should we go after.

- Jeriah Threlfall said in the past it has just been opinion and that is why they have had this study done. To find out what is missing. We do need more manufacturing and high tech manufacturing, more industry that is made here and sold somewhere else. They are looking forward to the study to get more information on what is needed. He said they are looking forward to these automotive companies because we haven't had anything like that before. We need things that aren't tied to growth or tourism.

- Tode Hafen asked if statewide salaries are increasing and does that follow through in Washington County.

- Jeriah Threlfall said our salaries are lagging behind the State but they are increasing. The biggest increase is in entry-level jobs.

- Jarett Waite asked about a fund tied to Dixie State and innovation plaza. How is that functioning now?

- Jeriah Threlfall said that innovation plaza is up and running at least the parts that were grant funded through the EVA grant. DSU has raised money from some private donors. They are hoping to get up to a \$20 M investment fund. They have close to 100 patents that are pending or approved. Right now, DSU is producing more than BYU or U of U in new patents. We don't want them to keep being sold off. We want them to be funded by our fund and stay here so the jobs grow here. People are invited to tour the facility.

- Tode Hafen asked if there was any suggestions or insights Jeriah had for the downtown area of Santa Clara.

- Jeriah Threlfall said it is out of their wheelhouse because of the size and because they don't get into the retail side of it. He said the way they can help eventually is with the help of the app for Zion National Park, when that park is full they hope to be able to push people go to places like Snow Canyon and other areas. Businesses in downtown need to be welcomed and supported by the local citizens.

- Herb Basso said that one thing that needs to be done is a new traffic count. He is going to recommend that to the EDC. The vacation rentals are full but we need more things to keep people here.

- Jeriah Threlfall said that small engineering firms will go anywhere. They just need an office building.

- Tode Hafen asked Jeriah to keep Santa Clara in mind when he interacts with companies and keep the dialogue open.

- Ben Shakespeare said the jobs Jeriah is bringing in are a direct benefit to Santa Clara. We need the jobs that are being brought here to purchase our homes here.

- Jeriah Threlfall said he appreciates Santa Clara's support and the City is always on their minds and he offered any help he can give.

2. Consider Approval of Small Cell Infrastructure Standards. Presented by Jack Taylor, Public Works Director.

- Jack Taylor said that this was discussed at the Work Meeting. In September 2018 the Federal Communication Commission passed a rule that each city needed to pass a rule so that when the cell companies came into the cities to put these small cell towers in the cities that the cities would have a design standard and aesthetic standard for them to

follow. UAMPs put together a committee with engineers and other people that work in the power department for each city and worked on this document for a number of months trying to put this together so that it would work for each city. These are design standards to help protect the City but still gives the companies options to be able to place these small cell towers on light poles or on poles they install. It gives them guidelines that help protect the City and our right of ways and our poles. This is something we need to do. We will probably be coming back and making changes within the document and in the near future we will be coming back to the City asking for a fee schedule. The maximum that can be charged for these small cell towers is \$250 a year. We need to come up with a fee. They can be all different sizes. They almost look like a transformer. It can be hidden within a pole. They usually put these where there is fiber. We haven't been asked to put one within the City yet.

- Herb Basso asked if it conforms with our Historic District. He also asked who it is that limits the amount to \$250.

- Jack Taylor said that it does. It gives us the opportunity to tell them that whatever they put in they have to design it like our infrastructure that we already have. He said there isn't much you can do to stop these. They are going to come but we need to make sure we have something in place for the City's protection. We need to come up with a fee. We have to have something in place by April 15. The engineering and Staff fees are not limited but the monthly fee is limited. Staff recommends approval of the Small Cell Infrastructure Standards. We can revise this. The monthly fee would be per pole or box and would be for each provider.

- Ben Shakespeare said that the document is good. It gives the City a lot of flexibility on the design criteria.

- Jack Taylor said this document is a good place to start.

- Mayor Rosenberg asked if this is by resolution. He said he didn't get a resolution. We will have to bring this back and adopt it by resolution. Matt can put that together.

- Ed Dickie, City Manager, said this will be brought back to the meeting on May 8 and put on the consent agenda.

3. Consider Approval of additional funding to paint the Rosenlof Home. Presented by Corey Bundy, Building & B Zoning Official.

- Corey Bundy said that Council asked him to come back with the updated bids. He has a bid for \$3,225.00 to paint the exterior of the Rosenlof home. When the painter put this bid together he included painting and priming the detached structure, which was already included. He said he has been trying to get a hold of the painter to reduce this amount. He said we have already accepted a bid for painting the inside of the home and the shed. They have another bid for lighting fixtures for \$650.00 so it will be a total of \$3,875.00. He did get a bid from a mechanical contractor for \$8,500.00, which is a \$1,000 savings.

- Tode Hafen asked what the City is into total for the renovation so far.

- Corey Bundy said that the last print out was \$30,636 with this addition and that included the detached garage being painted. The painting bid is not accurate. He said a good maximum amount to not exceed would be \$40,000.

- Ed Dickie said he feels that the maximum should be \$35,000. It should be more around \$33,000.

- Corey Bundy talked about some of the work done on the landscaping and some additional cost to that. He doesn't want to have to come back to Council.

- Herb Basso said that we should be making our own mulch.
- Brad Hays said the mulch that our chipper makes is not quality mulch. It is not good ground cover mulch and there is not enough of it.
- Ben Shakespeare asked if we are looking for a motion for the total amount or just to increase this.
- Mayor Rosenberg said he would like to have a motion that would provide what is needed for this and a little buffer for some miscellaneous items.
- Tode Hafen asked if it needed outside paint. She is reluctant to put more money into it. If it is a long-term goal to keep this as a rental then absolutely paint it.
- Corey Bundy said the exterior does need to be improved. It has some minor cracks.
- Jarett Waite said he feels the interior needs to be up to spec but not necessarily the exterior.
- Ben Shakespeare thinks we need to get it done and rented. We will recoup those funds in the first two years.
- Brock Jacobsen, Assistant City Manager said he understands the concern but he also understands Corey's concern too because if someone comes back and finds something then we are back here again saying we need to raise that number again but if we go a little bit higher then we won't be back here to ask for something like \$500.
- Ben Shakespeare said he agrees and asked how far out we are from putting up a For Rent sign.
- Brock Jacobsen said that the HVAC has not been started yet so we are hoping by the end of the month.
- Herb Basso said he doesn't think the brick should be painted.
- Corey Bundy said it is an older home and there is some settling. There are cracks in the brick on the outside. Painting it would make it look better. If you are going to rent it you want to paint it and make it look good. The cracks would be filled in.
- Wendell Gubler said the home looks mostly brick.
- Corey Bundy said the bottom portion of the home is stucco.
- Wendell Gubler said he doesn't think we should paint the brick.

Motion to Approve additional funding not to exceed \$34,000 for the Rosenlof Home for lighting and painting as needed.

Motion by Ben Shakespeare, seconded by Herb Basso.

- Tode Hafen said she is confused to what the \$34,000 would include.
- Corey Bundy said that amount is to paint the exterior of the home and the lighting fixtures for the interior of the home and maybe for some mulch.
- Ben Shakespeare said, we want them to not have to come back to get it ready to rent.
- Tode Hafen said she can support the \$34,000 but requests they take a hard look at painting the brick.
- Mayor Rosenberg said a caution about them coming back is that Council doesn't meet again for a month.
- Ed Dickie said they are thinking of painting a light gray.
- Herb Basso asked if the motion includes mandating Staff to paint that brick or can we still look at it after this is approved and decide if we are going to paint that brick or not.
- Mayor Rosenberg said the budget amount would include the paint and the way Ben made that motion it also included the painting. This could be done in a month. If you don't want it painted make a substitute motion.

- Tode Hafen asked Ben to change his motion to say “up to the \$34,000 with the option of not using the total amount if Council decides to not paint the house”.
- Ben Shakespeare asked who would make that decision. He has been around design way to long to know where this goes. Everyone here will have the opinion on how it should look. He thinks the aesthetics is more important than anything. It is in our backdrop for the City. He thinks the exterior would make a big difference.

Voting Aye: Jarett Waite, Ben Shakespeare and Tode Hafen.

Voting Nay: Wendell Gubler and Herb Basso.

Motion Carried.

4. Financials. Presented by Brock Jacobsen, Assistant City Manager.

- Brock Jacobsen said this is the monthly financials. (See attached.) The room tax is at 96% and taxes in general are at 78% of budget so we are a little bit ahead. As a whole revenue is right on pace at 75.5% of budget. There are some places that are above projection and some that are below. On the miscellaneous revenue there is a donation of \$5,000 and \$200,000 and that is from the Edge at Grand Desert group that donated for the Chapel Street Bridge. We just closed on that yesterday. We can start drawing on those funds. We had 75.5% revenue through February. Revenues are over expenditures \$355,000. A couple of departments we are going to keep an eye on are: the Fire budget, which is at 83%. We have done some adjustments on wages and hopefully we are on track where we should be. The EMS is at 71% so we will keep an eye on that also. The Public Works Department is also over budget. That is because of the \$407,000 for land for the Chapel Street Bridge property that we had purchased and closed on and that will all be reimbursed by the COG. There are still a couple that we have to close on.
- Herb Basso asked if Gubler Park snack bar has gone up or down in revenue over the last few years.
- Brock Jacobsen said they are busy and they are still going up. He talked about the Impact Fees. From the Impact Fees that have been collected we are right about 50% and that is where we are on our building permits that we have issued. It is about half of what we budgeted this year. There is some Street Impact Fee fund balance with a contribution that we were projecting that we need to use for the bridge. There is not a whole lot happening so far on the expenditures. Revenue over expenditures is \$110,000. There has been some expenditures in the engineering with the bridge and parks and trails. They have had engineering design with the Heritage Park and Public Safety on their engineering with the remodel of the Rachel Drive Fire Station. He said that is going up to bid any day. Most of our Impact Fee Funds are pretty healthy. The Public Safety is the one that is the most concern in being able to fund the remodel. He is waiting for an engineer estimate on the cost.
- Herb Basso asked if we can make sure the Fire Department has enough money in their regular operating budget to afford inspection and maintenance of the fire hydrants. We need to make sure they are working.
- Mayor Rosenberg asked Ty Hansen if there is a schedule that they have where they exercise the valves on the hydrants. He asked Ty to put a schedule together and go through it at appropriate intervals.
- Jarett Waite asked about the Water Fund. Where is all the expenses from Well #7 tabulated. Is that the capital?

- Brock Jacobsen said he is not sure where Jack coded it.
- Jack Taylor said they try and code everything to Well 6 & 7 because at the end of each year the WCD comes to the City and wants to know how much it costs the City to run those Wells and he either increases or decreases the number because they purchase the surplus water from us. He tries to make sure it is on the right line so those numbers are correct.
- Mayor Rosenberg said that this budget is just through February.
- Brock Jacobsen said concerning the Enterprise Funds with Water the revenue is at 63.5% expenditures 49% and revenue over expenditures is \$312,000. He said the enterprise funds are all running and doing well. His biggest concern is the Fire Station remodel and if we will have the impact fees.

6. **Reports:**

A. **Mayor / Council Reports**

Ben Shakespeare:

- Attended the Flood Control Authority meeting. They have lots of projects going on. The Mayor is in control of our project and these are paying dividend for the County.

Tode Hafen:

- Attended the Snow Canyon Park Joint Management Meeting and got some updates on the Park. Visitation goes up about 12% a year. The Park is in good shape. They monitor Zion Park visitation because it effects the Snow Canyon visitation.
- She and Jarett went to the Nuclear Plant in Oregon. This has to be part of the portfolio in the future. UAMPS participation in this is really critical.
- It is time to pick a Volunteer of the Year for Swiss Days. If any of the Council has a suggestion get with her.

Jarett Waite:

- The trip to Oregon went well. He feels as if his understanding of the project increased a lot. We need to have a discussion on our subscription amount in the future.
- He asked Jack Taylor if there is a report on which streets will get slurry sealed this year. Are we following the schedule we had before?
- Jack Taylor said he has a schedule and he will send it to Jarett.
- Ed Dickie said it will also be on the May 10 agenda to approve the slurry seal.
- Jack Taylor said they got the bids and he will bring in the schedule when this is approved.
- The grant for the BMX track went before the tourism board and it went really well. They had a couple of small concerns. The main one was that it is not going to be a public accessible facility and that there is an entrance fee to use it. He talked with Mike and Brooke and they will have a couple of answers on the agenda with the County Commission for next Tuesday. He will be presenting the grant application and Santa Clara BMX will be there and so will the Mayor. It is looking like we will get the funding but we have to have a couple of options for the general public to use it without a cost. He wondered if Santa Clara BMX could ask for some RAP tax funds. There will be one or two mandated rider appreciation days where everyone gets to ride for free. That may not be enough to convince the commission that we're making it a public facility.

- Mayor Rosenberg asked if the tourism people give money to Friends of Zion or anyone like that. The cost of the insurance is a good reason for there to be a cost for the track. If you get a fund to cover the free riders then that number goes up. The number of paying riders is going to decrease.
- Jarett Waite wanted to check on the grant process and who is going to bankroll paying for things and turn in the invoices. The City is the applicant on the grant.
- Mayor Rosenberg said the City can set up an account, like Swiss Days. It can have revenue and it can have distribution.
- Jarett Waite said we are asking \$158,000 from the County but they don't pay that until it is done.
- Mayor Rosenberg said as long as we have a commitment, Brock can take care of that.
- Brock Jacobsen said we can put a line item in for the money that is coming in and we can put in expenditure. We can call it the BMX with a project code.
- Jarett Waite said that the way the grant is going to set this park up, the \$158,000 is going to cover quite a bit of the infrastructure, which will technically belong to the City not the Santa Clara BMX. Do we need to rewrite our lease with that in mind or an amendment?
- Mayor Rosenberg said we need to look at the lease and make sure there is no language that would conflict with that.
- Jarett Waite said he will send an email to Matt Ence and have him look at it.
- Herb Basso suggested that in that contract review to include some language that it doesn't grow to be a monster. If we get a lot of facilities all the sudden we have this heavy maintenance cost year to year.
- Mayor Rosenberg said he thinks we are buying into that. When we accept the money from the County and we put money in our budget, we bought it.
- Herb Basso asked that in our revenues will any go back to maintenance? He doesn't want it to get out of hand.
- Jarett Waite said that is a good discussion for sure.
- Brad Hays said the maintenance and upkeep of the track would be BMX USA. We wouldn't be able to do that. We would take care of bleachers and utilities and things like that. We would make sure it is insured against flood or any type of damage.
- Jarett Waite said Brooke has had a hard time getting a straight answer on how much fill is needed. That will guide the decision on the grading plan. It is in a holding pattern. He asked the Mayor what was still lacking.
- Mayor Rosenberg said the only thing that would change is if they changed the layout of the track. If that track design and grading is set then we can go to work. He gave AGC the green light.
- Jarett Waite said we are hoping to have the track done by late August. Komatsu will be putting the fill where it needs to go and they will provide equipment for the track builder that comes. He asked about a mixing site. Does Mayor have any recommendations?
- Mayor Rosenberg said we can probably find a site. It needs to be at least an acre at the bare minimum. He asked Jarett to email the budget to him and then they can talk. We might have to go through a purchasing ordinance on bid. That is something we want to get going quickly if the track is going to be done by August.

Herb Basso:

- The EDC is working on but have stalled on compatible signage for direction for tourist sites. He will keep trying. We can do our own thing.

- He has not received any calls about Air Quality Control Meetings.
- Mayor Rosenberg told Herb to call Kathy at the AGC and she will let him know about the meetings.

Wendell Gubler:

- No meetings with the Solid Waste District.

Mayor Rosenberg:

- The Water District is having a meeting on the Lake Powell Pipeline on April 30. It is a luncheon. Council needs to RSVP by April 26 if they are interested in going. Get with the Mayor.
- He talked about the UAMPS agenda that is coming up.
- League of Cities and Towns is also coming up before the next meeting. He reminded Council to make sure they are registered for that.
- The MPO and the Mayors are trying to figure out the impacts of the changes to the transportation sales tax legislation that they put in. There is a pretty good chance that the County may implement the 4th quarter. They have changed the way that is broken up and so St. George is looking at that and Washington County may have a meeting. He will let Council know if they do. They may make a motion and adopt it as a County and that would bring, under the new breakdown, 40% to the City to help with the road maintenance. We could add a transit stop downtown and by Harmon's.
- Corey Bundy has an applicant that wants to bring a preliminary plat back for an extension. It is at Pioneer and Red Mountain next to the wash. Can we put this on the May agenda?
- Mayor Rosenberg said it will be put on the agenda.

7. Approval of Claims and Minutes:

- March 27, 2019 Regular City Council Meeting Minutes
- April 3, 2019 Work Meeting Minutes
- Claims through April 10, 2019
- Jarett Waite mentioned that on the March 27 minutes Ben Shakespeare was referred to as Chief Shakespeare on one line of the consent agenda.
- Mayor Rosenberg said it is Chief Steve Shakespeare. He is the Fire Chief for Pine Valley.

Motion to Approve the Regular City Council Meeting Minutes from March 27, 2019, Work Meeting Minutes from April 3, 2019 and claims through April 10, 2019.

Motion by Ben Shakespeare, seconded by Tode Hafen.

Voting Aye: Herb Basso, Wendell Gubler, Ben Shakespeare, Jarett Waite and Tode Hafen.

Voting nay: None

Motion Carried.

8. Calendar of Events

- April 13, 2019 Arbor Day Celebration, 10 a.m. - 2 p.m., Canyon View Park
- April 22 - 24, 2019 UMCA Training
- April 24, 2019 City Council Regular Meeting Cancelled
- April 24 - 26, 2019 League of Cities & Towns
- May 1, 2019 City Council Work Meeting
- May 8, 2019 City Council Regular Meeting

9. **Executive Session:** None.

10. **Adjournment:**

Motion to adjourn by Herb Basso.

Seconded by Ben Shakespeare with all members present voting aye.

Meeting Adjourned at 7:06 p.m.

Chris Shelley – City Recorder

Date Approved: _____