

**-SANTA CLARA CITY COUNCIL WORK MEETING
WEDNESDAY, APRIL 1, 2020
MINUTES**

THE CITY COUNCIL FOR THE CITY OF SANTA CLARA, WASHINGTON COUNTY, UTAH, met for a Work Meeting on Wednesday, April 1, 2020 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: Jarett Waite, Wendell Gubler, Ben Shakespeare, Denny Drake and Leina Mathis
City Manager: Brock Jacobsen
City Recorder: Chris Shelley

Others Present: Jack Taylor, Public Works Director; Brad Hays, Parks & Trails Director; Corey Bundy, Building Official; Randy Hancey, Fire Chief; Bob Flowers, Drake Howell, Cole West Development

1. **Call to Order:** Mayor Rosenberg called the meeting to order at 5:01 p.m. and called roll call of the Council. All Council Members are present via technology.

- Brock Jacobsen, City Manager, explained how the Zoom Program will work for the meeting. All Council members and Staff are online from their homes or in separate rooms due to the COVID 19 “Stay Home, Stay Safe” directive from Governor Herbert.

2. **Working Agenda:**

A. General Business:

1. Discussion regarding Impact Fees, (Streets, Parks, Public Safety, Water, Sewer, Power, Storm Water).

- Mayor Rosenberg suggested having the Staff comment first, impact fee by impact fee. Staff has met and looked at some of the reductions that could be made in the projects. He said one at a time they will go through and talk about the reductions and some of the things they think should be in there and Council will have an opportunity to comment and add their input. He stated that the intent of this conversation was to try and fine tune and come up with a smaller amount that Council can consider. We can't go over the maximum amount in the study, but we can reduce that charge. He said we will start with Public Safety.

- Brock Jacobsen said that as we worked through the Public Safety Impact Fee recently, there are no changes recommended in the Public Safety besides what we

have worked through over the last couple of months and got that to the minimum of what we need looking at going forward unless there are changes that Council feels we need. He said that Staff feels that what was recommended in the last meeting that Public Safety is where we are at. That Public Safety total costs are: the new valley Fire Station, some improvements at Rachel Drive Station (only 45% of those improvements would be impact fee eligible), Circle Drive Station improvements (but 0% of that would be impact fee eligible), a new apparatus, the portion of the City Hall Law Enforcement and some miscellaneous engineering. With that the projected impact fee is \$1,230, which is up from the current of \$874. He said that he had a discussion with Ivins City about the agreement we have with them and they agreed that they should be responsible for half the cost of the new apparatus, which would reduce that to \$500,000.

- Mayor Rosenberg asked Council if everyone was okay with the impact fee amount for Public Safety.

- Denny Drake said he is good with those numbers.

- All other Council members said they were good with those numbers.

- Brock Jacobsen said he has an impact fee comparison from city to city so Council can see what each city impact fees are. This is in the Dropbox. The total impact fees for each city are Santa Clara - \$15,142.58, Ivins - \$11,687.08, St. George - \$11,253.00, Washington City - \$15,577.18 and Hurricane \$12,501.00.

- Mayor Rosenberg said that with this new recommendation on Public Safety Impact Fees Santa Clara City is going to be significantly higher than everybody else.

- Brock Jacobsen said that we would be raising it almost \$400 so we would be about the same as Washington City. We are significantly higher than the other cities when it comes to the Public Safety Impact Fee.

- Jarett Waite had a question about the number quoted for the new Station in the valley. He asked if that was an engineer's estimate or how did we come to that number.

- Brock Jacobsen said that number came from a discussion with the engineer, Mr. Nisson, based on the current cost that we have from the appraisal on land acquisition and what the estimated cost is to build that type of facility. That number could vary based on timing of when it is built. This is the number for the current time.

- Mayor Rosenberg said that would be 8,000 sq. ft at \$300 per sq. ft for the building, which comes to \$2.4 million. He said that \$425,000 was also added for land acquisition.

- Randy Hancey, Fire Chief, confirmed that was the estimated cost.

- Mayor Rosenberg asked Jack Taylor, Public Works Director, to talk about the Sewer Impact Fees.

- Jack Taylor said he doesn't feel that there is anything that can be cut for the Sewer fees. He said that the Wastewater Equipment Facility has been completed so that has been crossed off. He said the next item is increased Capacity Along Lava Flow Wash Outfall. That is one we are going to have to have if we continue to grow. Then there is the valley line extension. That was completed when we did the west side of Santa Clara Drive on the last phase. The next item is the surplus capacity in Lava Flow Wash Outfall line. This one must be done. The next item is the surplus capacity in the Valley line. This one runs along the Santa Clara River. There are funds in there to do this. We have funds to buy into the capacity of the Tuacahn Wash line that comes down from Ivins.

- Brock Jacobsen said that on these impact fees Council can see the total costs impact fee eligible percentages. Some are 100% and some are less. The impact fee is only based off the eligible cost.
- Mayor Rosenberg said that this impact fee study was done in 2013.
- Jack Taylor said that the updated could raise those numbers.
- Brock Jacobsen said that he believes that it is in this coming budget for FY 2020-21 budget of Sewer to update the Capital Facilities Plan and Impact Fee Analysis.
- Jack Taylor said the projects themselves haven't changed. It is everything we need to handle what is in our City limits without the South Hills, but the numbers could change because of inflation.
- Mayor Rosenberg asked if the City is charging \$909 right now for Sewer Impact Fees.
- Brock Jacobsen said ours is \$358. The \$909 is what we collect and pass to St. George City. This passes through the regional plant.
- Mayor Rosenberg said that our numbers compare well. We are right in the middle as far as Sewer Impact Fees.
- Denny Drake said it is not fair to compare impact fees with cities that have been charging impact fees a lot longer.
- Mayor Rosenberg next wanted to talk about the Water Impact Fees. He said that this study was done in 2018.
- Jack Taylor stated that the first item is connections to the Ivins system, new PRV near Gates Lane. This hasn't been done yet. The next item is a new 8" line and booster station for South Hills Park. Next is a new 8" line and PRV on Chapel Street and across the bridge, which is happening now. Then there is the Santa Clara South Hills from the existing line (new 12" phase 1) and we are in the process of doing the environmental study on that and plan to do that project in this new budget year. The next item is replacing a 6" line with an 8" line on Vineyard Drive.
- Brock Jacobsen said that there are no impact fees going to the Vineyard project.
- Jack Taylor said the next item is the Jacob Hamblin trail Heights Drive to Santa Clara Drive 12" line. This will give us better water pressure. This is one that we will have to show a water model we need. The next item is the Santa Clara South Hills from existing line (new 12" phase 2). The next item is the north boundary towards Entrada 8" to 12" enlargement and PRV. And the last item is the north boundary distribution line. These are all projects that if we want to continue to serve our citizens at a water pressure to meet our water modeling are going to have to be in there. He said the only one that could possibly be cut is the one going to the park and he feels we are going to want that so they will have water there.
- Denny Drake asked if the City is having to participate at all in the new treatment plant up by Gunlock.
- Jack Taylor said no because that is a St. George City project.
- Ben Shakespeare asked about the upsizing of the line on Vineyard Drive. He said there is still developable ground down there. Why is none of that eligible for impact fees?
- Jack Taylor said we might be able to charge a little bit of difference between the 6" and 8" for growth. He said that when you look at the water model he doesn't know if it proves that we could get a percentage of it. He doesn't know if there is enough growth shown on the system that the engineers could prove that we could put more on

the impact fees there.

- Mayor Rosenberg said that the 8" line is the minimum State standard line now so all the 6" lines are substandard. We have to bring them up to an 8" at some point in time to meet the State standard.

- Jack Taylor talked about developers paying the difference if they need a 12" line.

- Mayor Rosenberg clarified with Jack that he doesn't feel like there is anything in the impact fee items that could be pulled out except for the line up to the park.

- Jack Taylor said that if growth stopped, we could relook at it but with our growth and what we have for new construction we have to keep up with our growth. We are okay on our tanks.

- Mayor Rosenberg stated that the next Impact Fee discussion will be Power Impact Fees.

- Jack Taylor said it is time for us to redo our impact fee study on Power. That will be in the budget for this next year. The first item was to install the substation transformer up at Grimshaw Substation. He said that has been done. The next item is the 750 URD circuit at the Grimshaw Substation which went in. The next one is the extension of the 69kV transmission line with 15kV under build to South Hills. He said we have the power line up and we are getting ready to put the wire in on that project. The next item is the 750 URD circuit to Rachel Drive along North Town has been completed. The next item is the 750 URD circuit from Claude to Arrowhead and has not been completed yet. This year we are supposed to install a capacitor bank which hasn't been completed yet. Then we have a 2MW generator addition to plan on for future growth. That is not completed. We also have a South Hills Substation site that hasn't been completed and we have to also extend the 69kV line to the Substation. That has not been completed. And the last item is the extension of the 69kV to Green Valley Substation. We are starting to plan this and engineer it right now for this next year going over there so that we will have a loop 69kV system in case our one coming from Snow Canyon gets knocked out then we can feed from Green Valley. This project is not completed. He said if growth stopped, we could maybe cut out the other Substation, but we are hitting about 16-17 megawatts right now. You always want to have a redundancy built into the system. He really believes we are going to need a sub eventually. He doesn't really think there is anything that can be cut. We have almost \$2 million in our Impact Fee account that will go to these projects.

- Jarett Waite asked about a generator.

- Jack Taylor said that with all the solar and these green projects that are coming online they have kind of over flooded the system. He said our fee has been reasonable but that could change overnight. That is why we put the generators in so we can protect ourselves. We don't want to play the market to often. It could hit us hard. He said that if we keep the market like it is, he wouldn't recommend putting the other generator in. He said the generator could be pushed out a couple of years.

- Ben Shakespeare asked how often the generators run.

- Jack Taylor said that we run them every month to make sure we operate them. We mostly operate them in the summer months. If we can buy power cheaper on the market, then we don't run our generators. If we can run them cheaper than the market, we run them. We try to keep a \$10 spread per megawatt on price. That is our strike on running them or not.

- Ben Shakespeare asked how much of the City can we generate on those generators.

- Jack Taylor said not very much. We would have to have rolling blackouts, or we could de-energize different circuits and keep the essential building where people could go.
- Brock Jacobsen talked about the generation building where we have the two generators. He said the building is built to handle 6 generators.
- Mayor Rosenberg said that this Impact Fee will probably stay as is.
- Jack Taylor said yes until the new study comes back.
- Brock Jacobsen said the next impact fee to discuss is the Storm Water Impact Fee.
- Mayor Rosenberg said that this study was done in 2015. There was an amendment to it.
- Jack Taylor said the first item was Santa Clara Drive drainage improvements. That has been completed. The next item is Canyon View Drive and Scenic Drive storm drain system, which has been completed. Next is to replace the concrete ditch along Santa Clara View and Heights Drive, which has not yet been completed. That is an old irrigation ditch that runs along the foothills here in the valley and it is in disrepair and doesn't carry water anymore. We have some things we can do to fix that, but it hasn't been done. The next item is a 30" Highway crossing which has been completed. The next item is the Vineyard drainage improvements. We are still waiting to do that. The next item is Arrowhead curb, gutter and drainage improvements, which need to be done. Next is the Storm water facilities at City Hall. That is still needing to be done. The next item is North Town regional storm drain, which hasn't been completely finished yet. The next item is 400 East and North Town intersection, which is completed. Then there is the Lava Flow Wash flood channel that needs to be finished. The next item is the flood channel detention basin and that hasn't been completed. The next item is the BMP water quality improvements, which we are still working on. He doesn't know what we can cut out of these items. These are things we must do.
- Brock Jacobsen said the two possibilities are the Vineyard and Arrowhead Drive projects. Based on the policy that we adopted last year when those roads are improved that the residents would pay for the curb, gutter and sidewalks, we need that in there if that was going to be part of the improvements that residents would pay for along Arrowhead and Vineyard.
- Denny Drake asked what the Storm Water fee charge is for. The charge on the regular bill. Where does that money go?
- Brock Jacobsen said that money is for the ongoing maintenance of the storm water facilities.
- Jack Taylor said it goes to the County. That is what we use to take care of those projects we just did in the Santa Clara River. It goes to the Flood Control Authority. He said we are going to be spending \$300,000 on the Tuacahn Wash this next year out of that money.
- Mayor Rosenberg said that only \$1.50 of the money charged on the bill goes to the Flood Control Authority and then we budget matching funds out of the rest of it.
- Denny Drake said that charge is really maintenance and repair, so it has nothing to do with our impact fee.
- Mayor Rosenberg said that most of the curb and gutter on Arrowhead is in so what does that project consist of?
- Jack Taylor said he needs to go back and check. It may be areas that we have obligation to put in like those down on Vineyard. He said he will look at that.

- Mayor Rosenberg said that most of the curb and gutter are in on Arrowhead with the exception of the piece behind Jim's RV and he thinks he is putting that one in. We have new storm drains that we are going to have to put in on Vineyard. He said that with the improvements that were made by Black Hawk and Paradise Village and Ocotillo that Lava Flow flood channel project may be in pretty good shape. The 400 East and North Town intersection, Ocotillo did that. He directed Jack to look at those.
- Jack Taylor said that when that Northern Corridor goes through there, we are going to have to put storm drain boxes in and along Gubler Parkway we talked about putting in a concrete channel so we could clean it. Or putting some rocks.
- Mayor Rosenberg asked if that was reflected in the Capital Facilities Plan.
- Jack Taylor said he needs to go back and look at it.
- Ben Shakespeare asked what was in the account right now for Storm Water.
- Jack Taylor said we have \$335,900. He said we have done an enormous amount of projects along Santa Clara Drive. We have very few problem areas now in the whole City. We have done a lot of work.
- Ben Shakespeare said that if growth slows these projects can get pushed out. We still need to collect for the projects.
- Denny Drake said that it is based on growth. If growth slows impact fees slow. It is not a matter of collecting something you are not going get from growth. The matter is collecting enough to pay for those things that we know are going to come in the future and based on growth.
- Mayor Rosenberg said that it also plays into the financing if we bond for a project. We want to be careful of that as well. He said the next Impact Fee to discuss is the Transportation Impact Fee. He reminded Council that this has been discussed frequently lately.
- Jack Taylor said the first item is Chapel Street. We are currently working on this project. The next item is the turn lanes on North Town Road. That project is done. The next item is the turn lanes on Red Mountain Drive. That has not been completed yet. The next one is to widen Pioneer Parkway east to Red Mountain Drive. That has not been completed. The next item is improvements on Pioneer Parkway. That has not been completed. The next item is a pedestrian under/over pass at Gubler Park. It has not been completed. Then there is the Chapel Street low flow crossing. That has been changed when we amended the study. That is going to be completed in May. The next item is a traffic signal at Red Mountain and Pioneer Parkway. That is one we are going to need as growth continues. There is an 18-acre parcel that is being discussed about developing in the future. The next item is a traffic signal at Gates Lane and Santa Clara Drive. He doesn't know if we will ever warrant one with the traffic that comes off Gates Lane. But if traffic gets worse, we are going to have to have a light just to break up the traffic on Santa Clara Drive so residents can get out of their driveways. He talked about the City Hall portion being paid out of the impact fees. He said the only one he can see we can possibly cut is the pedestrian under/over pass. He said the eligible costs for that is \$365,889.
- Denny Drake has a question about the traffic flow. Is Gates Lane going to receive more traffic flow then the new bridge and coming up past the post office with the development going in out in the South Hills? He said the traffic flow could be broken up on the center street. With the park going in on the other end and with the development going in in the South Hills that might be a major traffic flow right

through there.

- Jack Taylor said we could move that light down from Gates Lane to Chapel Street. We are going to have to have something there eventually to break up the traffic.

- Brock Jacobsen said that the amended fee went from a low flow crossing at \$500,000 to the \$4 million for the bridge.

- Jack Taylor said that there is one road that is not in the study and that is the road that needs to be done and that is the road to get to the park. He said that when you get to the Sycamore subdivision then you hit dirt up to the water tank we are looking at \$800,000 just to fix it and put a few storm drain pipes in and road base and asphalt it wide enough to get people up and down that road safely. That is not in the newest amendment.

- Brock Jacobsen said that is one that we would need direction from Council on. Do we want to include that road in there so when we move forward with the new Capital Facilities Plan and Impact Fee, do we have that one in there or leave it out?

- Ben Shakespeare asked Jack if that road would have any development off it or is it all BLM area, we area accessing.

- Jack Taylor said that until you turn off to go to the water tank that road will eventually be used for the development and when you get up to the top of the hill, we have an emergency outlet. It will eventually be used for traffic. We have a ton of people that go up there to ride their bikes and shoot their guns. It is steep enough that we can't just put road base on it. It will just eat it out. We couldn't keep it maintained.

- Mayor Rosenberg asked what the \$800,000 includes. Is that a 28' paved surface?

- Jack Taylor said it would be a 28' paved surface and road base and a few storm drains. It is a rough number. It does not include curb and gutter.

- Leina Mathis asked what was in the account for this one currently.

- Jack Taylor said we have \$280,000.

- Jarett Waite asked about the line item of widening Pioneer Parkway. He said he thought that it had been discussed before and that St. George City would never widen their end of that road. He said it had been discussed that it would be widen but not to four lanes.

- Jack Taylor said there has been discussion about widening it to Red Mountain and then narrowing it back down and maybe bringing the traffic back in going across the top of Pioneer going to the east. This is a Council decision. He doesn't see St. George ever making it a four-lane road so it doesn't really make sense for us to put a four-lane road across the top of that lava. He thinks the Southern corridor would go in across the top there before that happens.

- Ben Shakespeare said that regardless we need to look at a turn lane there and things like that.

- Mayor Rosenberg asked if the development there was moving forward because they would be building the curb and gutter and additional asphalt on Pioneer Parkway across their frontage. That would probably take care of that turn lane as part of that and across the street is part of a proposed development too, so we are probably going get the widening on Pioneer Parkway. He said there probably needs to be some shoulder work along Pioneer, but we could probably reduce that number in the impact fee down. It may be able to be reduced enough to get that \$800,000 for the road to the park.

- Jack Taylor said there is another road. There is nothing in our study for that other

corridor that goes through the City. If we make it an MPO project, it is still going to cost us 25% of whatever the project costs.

- Mayor Rosenberg asked if he was talking about the Hamblin Parkway improvements. He asked where that fell in the MPO plan. The long-range plan.

- Jack Taylor said it is a ways out.

- Mayor Rosenberg said that was going to be one of the last legs that the MPO would do of the Western Corridor. He asked what the percentage was on the MPO funds.

- Jack Taylor said it depends on what they will give us. We got a lot of grants on Santa Clara Drive where we didn't have to pay much. We only had to come up with 7%. But most of the projects they fund they make the cities come up with half or quarter of the project.

- Mayor Rosenberg said that could start off as a two-lane and last quite a while with two lanes of traffic.

- Jack Taylor said that we own all the corridor except a small piece up in the top corner that Robert Smith owns. When he comes in with that development, he may have to develop part of that road.

- Mayor Rosenberg reminded Council that Transportation Impact Fees are the fees we talked about having a significant increase to accommodate all the projects there.

- Jarett Waite asked Jack to review where the pedestrian under/over pass would be and if Jack is talking about cutting that.

- Jack Taylor said it is where there is a water crossing on Rachel Drive behind Harmon's where the water comes down behind Gubler Park. We talked about putting an underpass under the road to get the bikes on the trail, go underneath the road and then go onto the trail and into Gubler Park. Right now, the trail goes into the curb and sidewalk and across the road. This is an item we could take out.

- Jarett Waite said that the cost of the underpasses is very expensive. He could see cutting that. It would be nice to have it but it's not essential.

- Jack Taylor said we would still have to come up with \$100,000 by the City for the money that is eligible for impact fees.

- Ben Shakespeare asked what the number is that we are proposing for Streets.

- Mayor Rosenberg said we will talk about that when we finish up. That is what sent us to this discussion. We are looking for places that we can cut so we don't have to raise it too much and still be able to generate the money we need for Streets. He stated that the last Impact Fee discussion is Parks & Trails.

- Brad Hays, Parks & Trails Director, stated that he is going to discuss the recommended improvements for the parks. He said the impact study was done in 2018 so these are parks & trails improvements through 2038. He said these are designated on the General Plan. He went through the list of Park/Trails projects: The BMX Park, \$108,500 and 100% impact fee eligible; Gubler Park Phase 4, \$628,000 and 73.2% impact fee eligible and the reason this is in there is because of request for more pickle ball courts and also add a little more playground and do some landscaping and putting a recycling system in the splashpad; Gubler Park Phase 5, \$3,000,000 and 100% impact fee eligible and this is the acreage that the school district owns and that we are looking at purchasing and we don't know if we will be able to purchase it but it is in there in case the opportunity to purchase it arises; Graf Family Park (River Park), \$840,000 and 100% impact fee eligible and when this was put in there we weren't sure what we were going to do with this so we just put a number in there but he thinks we

could reduce that number by \$240,000; Neighborhood Park 1, \$1,518,000 and 100% impact fee eligible; Neighborhood Park 2, \$572,000 and 100% impact fee eligible; Neighborhood Park 3, \$605,000 and 100% impact fee eligible. These neighborhood parks are all in the General Plan. He showed a map of where these parks would be located. He doesn't know if we will ever build them, but they are there. He said that Neighborhood Park 1 is located in the Tuacahn Wash and at one point we had talked about soccer fields in that flood plain area. He said that park could be eliminated.

- Mayor Rosenberg asked if the General Plan for the Black Desert showed these parks.
- Brad Hays said he doesn't think it did have these parks. They had trails but no parks.
- Mayor Rosenberg said we could probably eliminate all three of those parks because they presented a new plan that has the open space in it.

- Brad Hays said he would be fine with that. They are in there because they are in the General Plan. He said the next item is the South Hill Recreational Park, \$1,520,000 and 100% impact fee eligible and we just got the lease for this. It is 52 acres and he feels that this is going to be a pretty big attraction for tourists and will also be a great asset to the City. It is going to have running tracks, climbing walls, Frisbee golf, kids play, kids museum, a history area. It will have restrooms and pavilions for picnic. He would like to begin engineering and design on this park as soon as we get the two projects done that we are currently working on. The next item is the Swiss Days Park, \$660,000 and 100% impact fee eligible. This is across from City Hall. The City Council has made some changes since then. It was rezoned and possibly used for another development, so we haven't done any improvements to it. He said it could be reduced \$200,000 and then if we still want to put in restrooms or a pavilion later it is in the plans and we can do that.

- Brock Jacobsen said that the amount for the property acquisition would be for the additional acreage to the west, the Hafen property.

- Brad Hays said the next item is the Swiss Memorial Park, \$800,000 and 100% impact fee eligible and we are under contract to build that for \$603,000 plus we have a playground to purchase and he is going to bring that to Council on April 8. He said they are hoping to have this park done before the end of the fiscal year. The next item is the Cemetery Park Phase 2, \$23,500 and 100% impact fee eligible and this was for the restroom. He would like to increase this amount to \$45,000. He said they want to put a maintenance facility there and not build the bathrooms because the location of the sewer. The next item is the Arboretum, \$792,000 with 50% being impact fee eligible. He said he doesn't have any plans to do any construction in there, but he thinks that could be a real asset to the City at some point in the future. Next is Planned Trailheads, \$450,000 and 91.7% impact fee eligible. He stated that there are a couple of planned trailheads by the Chapel Street Bridge on the BLM side and a couple of other trailheads around town. The next item is Planned Trails, \$3,583,335 and 92.2% impact fee eligible and these trails are based on the Master Trail Plan. Next is City Hall, and this is the money set aside to help pay for the City Hall construction for the portion of the building that we occupy for office space which amounts to \$135,000 and is 64.5% impact fee eligible. The last item is other Park Contingency and Incidentals, \$2,147,786 and 96% impact fee eligible. An example of this item is purchasing land, unexpected right of way that we have to landscape and irrigate. He said he could remove Neighborhood Parks 1, 2 & 3 and reducing Swiss Days Park but he would like to leave that amount where it is at because it would be good to purchase the property

next to it.

- Mayor Rosenberg asked about the Graf Family Park. What are the planned improvements for that park that would cost \$600,000?

- Brad Hays said they will put walkable trails in there and a pavilion close to the bridge and a restroom and some other minor improvements. He said they have also talked about a sandy beach down by the water.

- Mayor Rosenberg said it is predominantly flood plain. He said he would like to see where they are looking to put the restrooms and the pavilion. We have those pop outs on the bridge that give a nice view up and down the river. The view thing is already there. There is not a lot of room for an organized pavilion unless we pick up some property on the Church property. The more organized facilities would be best on that site.

- Brad Hays asked if that was a possibility that we might acquire that property.

- Mayor Rosenberg said he doesn't know but we need to ask. It is something we should pursue. He said to take the Graf Park planning a little further.

- Ben Shakespeare said he would caution for what we are allotting for the Graf Family Park. We have a lot going on there.

- Mayor Rosenberg asked Brad what it would lower the impact fees to if those four projects were taken out of there. We would be taking out a little more than \$3 million.

- Brad Hays said it would take it down to about what Washington City is. He would have to have the engineer calculate it. That would put us competitive with the other cities. He said the City Council can set it to whatever they want it to be.

- Mayor Rosenberg said we can leave some money in Graf Park for that area and not charge the impact fee that would cover it. He feels we can safely take the Neighborhood Parks out.

- Ben Shakespeare asked about the \$3 million for Gubler Park Phase 5. Is that for ball fields?

- Brad Hays said that is for property acquisition for 10 acres from the school district.

- Ben Shakespeare said his concern is if we start looking at what we are acquiring property wise, every piece of property we acquire for these projects would be for homes and developable ground that we are going to lose. We have a lot of BLM property to the south and we have a lot of money set in there for projects. Gubler is a good park and there is a lot of room to expand in there.

- Mayor Rosenberg talked about acquiring the land up by Gubler. He stated that we need some additional cemetery space. He also talked about the South Hills. It is not the right terrain or soil to build a large grass playing surface. There is very little of that type of land in the South Hills. If we are going to try and have athletic fields and keep the level of service to the residents of what it is today that may be one of the only pieces out there available to do it and we get the advantage of shared parking and maintenance facilities that way. He doesn't want to cross that one off too soon because there is not any other place in the City that we can develop that type of facility.

- Leina Mathis said she ran a quick number and just removed the impact fees for the three neighborhood parks and adjusted it based on the number of ERU's and if you adjust for those ERU's to figure out the proposed impact fee with the removal of those neighborhood parks it would drop it to \$3,560.

- Brock Jacobsen said that those numbers, Brad made some suggestions to showing reducing Graf Park down to roughly \$100,000 and the South Hills Adventure Park

- down. He said those are coming from him based on what he has heard from Council. He said there is a lot in the South Hills Park, and it comes down to what we want in that park. Do we want all those options or a reduced number of adventures out there?
- Brad Hays said the BLM gave us a lease for 5 years to develop that land and we put a plan together with those items in there and as part of the agreement we agreed to do as much or all of those items that we could. It is not like we can pick and choose based on the agreement. If we don't stand up to our agreement and only do it part way, they are not obligated to renew the lease. We have to have this completed in ten years according to the agreement.
 - Ben Shakespeare said that is a half \$1 million commitment on the outskirts of the City. This is one of his concerns.
 - Brad Hays said that is one project of any of the projects that would be most eligible to get money from the County and from the State. He feels good about being able to acquire grants from the County and the State as we build it.
 - Brock Jacobsen said that is one reason why we can reduce that number down if we are going to the County and going to go to Tourism and get those grants. Every single dollar of the Parks impact fees are going to go to that park and there will be nothing to do unless you finance those parks.
 - Mayor Rosenberg suggested leaving the cost of that park in and didn't charge as much and then went and got serious as far as grants and money from tourism then we would probably be okay because there is another funding source we tap over the next 5 to 10 years and we would still have it in there in case we get a lot of growth and you have some money in there so you can at least spend it on. That way we are leaving it in our impact fee study. That is a good commitment to the BLM. If we took it out of our impact fee study and the BLM reads it, they are going question it. This may buy us the lease renewal.
 - Ben Shakespeare said he is fine leaving it in. He thinks this is the park we can get with the State and tourism and we should. That park is going to have the most impact for outsiders and the least impact for the residents.
 - Mayor Rosenberg said he thinks this park will get a lot of use. He would like to leave it in there right now and at least take it through the engineering step. No one has done any firm design on it. We might be able to save some money with other opportunities. It is an important park.
 - Brad Hays said he thinks we need to keep it in there. It is already used heavily and with The Edge going in there it will be a high use park. Each year we put a budget together and do a capital plan and each year the Council gets to look at what we are going to do and how much we are going to spend and Council can make the decision at that point if they want to fund it or not based on what we have in revenue and what grants come in and things like that. The City is not obligated to \$1.5 million today but we have that money committed although we probably wouldn't spend that much.
 - Mayor Rosenberg said the important thing is to keep it in the Capital Facilities Plan. If you take it off that list that lease is in jeopardy.
 - Brock Jacobsen said his recommendation isn't to remove it but just to reduce the eligible cost.
 - Mayor Rosenberg said he suggests keeping the eligible cost and reduce the amount we charge.
 - Ben Shakespeare said that is his concern is that we put all these numbers in here and

that is what we raise up to, \$4,000 so as long as we address it one way or the other. We know we need Street and Public Safety needs some. We are putting a lot of money into a ¾ mile radius.

- Jarett Waite said the number is \$4,257.

- Mayor Rosenberg suggested knocking that down to \$3,800 by just eliminating those neighborhood parks. We could make up that money we need for transportation. He feels we are getting close.

- Jarett Waite asked about the BMX Park. Are we going to use impact fees to pay for part of the park?

- Brad Hays said that there was \$158,000 donated from the County and \$30,000 donated from the General Fund and any additional money could come out of impact fees. He has bleachers on order and those are coming in. He is a little cautious about spending more impact fees until the trail is done and the park on Chapel Street. Right now, we are at about \$850,000 in the impact fees, which is enough to cover the projects we have. He hasn't used them yet, but we could if we needed to.

- Mayor Rosenberg asked that since the BMX track is a public/private facility can it use impact fee.

- Brad Hays said he doesn't know since it is locked and not open all the time to the public.

- Mayor Rosenberg said it is not really open to the public.

- Brock Jacobsen said he thinks we would have a hard time looking back and saying we are taking an impact fee for something that is not open to the general public.

- Mayor Rosenberg said that item needs to come off and we need to have it come from the General Fund or somewhere else, but he would hesitate to spend impact fees on it.

- Brad Hays said we haven't spent any yet on that park.

- Brock Jacobsen asked Mayor what the recommendations was, to remove the three neighborhood parks and what other park?

- Mayor Rosenberg said he thinks the Graf River Park could come down even more below the \$600,000. He thinks it could come down to \$300,000 and be plenty. He also suggested pulling the BMX park right out of it.

- Denny Drake said he doesn't know if it matters what we cut out or what we leave in if we set the fee at \$3,000 that money is set aside for all the impacts that we are talking about. He said the major thing to him is that we take care of the streets and the public issues rather than dipping in the General Fund on things that can be used by the impact fees. He said it looks to him that growth will always be the concern and who is going to pay for the growth. The Street Impact fees and the other services and that are regulated you put the fee on it and let growth take care of it. We don't need to supplement from the General Fund things that can be paid for by the impact fees. That is his opinion. He agrees with Ben on the park's issues. We could cut some of them out and let them cut out whatever they want, and we set the impact fee at \$3,000 and then they can do with it as they will.

- Ben Shakespeare said that he was under the impression that if we had that in our impact fees study and we were collecting impact fees for it that we had a time frame that it had to be spent on that project.

- Brock Jacobsen said that it's in there so there are projects that we can use impact fees for. The timeframe is you have six years from the time you collect that impact fee to use it on one of the projects that is in the capital facilities plan or within that six years

you have to restrict and set aside those funds by resolution or ordinance. You can get past the six years, but you have to take action to do that. As we collect our impact fee what is most needed at the time changes each year so that will change.

- Denny Drake said he believes there are those parks that can be cut out of the impact fee. He said if we wanted to diminish our impact fee increase, we set the parks impact fee at a lesser amount and leave the others where they are at.

- Mayor Rosenberg said that is what they are talking about doing, leaving the projects in, charge the lower fee and if we want to build them all in that time frame, we have to go find that money somewhere else.

- Jarett Waite said another question he had was on planned trails. That is also a really big number. He asked if that was for a lot of trails in the South Hills. He stated that our trail system was pretty good.

- Brad Hays said that along the river we would like to build a trail and then do a crossing over to the Santa Clara River Reserve, a trail along 400 East that we want to do, a trail to the Ivins City border. We do have a lot of trails planned. Some of those trails in the plan will never be built. He said that the impact fee is built on level of service per person so each person in the City supposedly gets 5' of trail. That delineates how much impact fee is eligible. This is going out to 2038 and figuring out what the build out number is and that is where that number comes from. We may not reach build out or spend that money, but that money is in there for the 20-year projection.

- Jarett Waite said that would be another spot where we could charge a lesser fee and feel okay about it.

- Mayor Rosenberg said we are fine leaving that in there. We can only build them as we have the money generated. As growth generates funds then we can do projects. If it is not on this list, you can't do it with impact fee.

- Jarett Waite said he is hesitant to start hacking away at this without changing the maximum because 5 years down the road someone will look at it and say that we could have charged this amount and raise it a whole bunch.

- Mayor Rosenberg asked a question about the Public Safety Impact Fee. After looking at the comparison to other cities, why is ours so much higher? Ivins City is much lower. Don't we share public safety costs with Ivins City?

- Brock Jacobsen said he doesn't know why but part of what is in there is City Hall and over \$1 million was allocated when they redid this study in 2013, which was a large portion. He said that Ivins City fee would be larger if they were in need of building a facility.

- Mayor Rosenberg said our fee is four times larger than Washington City and six times higher than Hurricane. What are we doing different?

- Brock Jacobsen said that there are different things in the Capital Facilities Plan.

- Denny Drake explained that Hurricane is in a fire district and they participate in Hurricane Valley and maybe that is why they aren't charging nearly as much, and they collect taxes for their fire.

- Mayor Rosenberg asked Brock if he has gathered enough information to put out an updated recommendation sheet. He said that Drake Howell with Cole West would like to make some comments.

- Drake Howell, Cole West Development, said that he is grateful that Council is willing to look deep at these impact fees and really evaluate them. He said it is very

promising and very helpful. He said that we are on this Zoom Call because of what is happening in our world today. Last Thursday we saw the largest registry of unemployment in the history of the United States (3.3 million applying for unemployment) and there is more to come. He said they are hoping to see a quick rebound as the rest of the year ensues. The second quarter was very painful but third quarter a quick rebound and we are all hoping that is going to be the case, but we don't know. He appreciates the Council to be very deliberate and not rush into raising any impact fees at the time even though an impact fee study may show that it is the right thing to do but it is wise for the Council to consider what may be happening in a broader sense in the market. He said he has taken some time to dive into these capital facility plans and evaluate them and compare them. He stated that one thing that stood out to him that he wanted to raise to the Council for their consideration and the Staff as they review this is there seems to be some inconsistencies with the population projection among the different capital facilities plans. He recognizes that one of the factors that contribute to those inconsistencies are just the years that the plans were put together. He said that the population projections using the most current impact fee studies done by Sunrise Engineering, which is the Park Impact Fee and Public Safety Impact fee done in 2019 and 2020 respectively seem like they are super high. He said the Conservancy District projects around 3% over the next few decades and that has been a nice average. He said these two plans, Parks and Public Safety, are over 7% for the next few years and then move down to the 6% and then in the late 2020's down into the 5% and then in the 2030's just below 5%. He said that is super aggressive. He said at the Gardner Institute there are a bunch of economists that run these numbers and their Statewide projection is not as aggressive and much more conservative. He said their projection for Washington County over the next 19 years from 2020-2038 is around 2.86% on an annual basis. He said that the City's Parks plan is over 5% over the next 19 years and Public Safety averages 5.65% over these upcoming decades. He said he wanted to raise this to the Council and Staff and said that if he were viewing these, he would think it would need to be reconciled and looked at. He said that obviously the population projections inform the ERU's that are used in the calculation for the impact fees that are presented. He appreciates the opportunity to speak during the Work Meeting.

- Mayor Rosenberg said he knows that population projections are always different numbers depending on who you ask.

- Denny Drake said that in 2016 the State projections for growth in Washington County the prior 10 years was mistakenly guessed at low and the growth rate in Washington County was considerably higher than the Gardner Institute and the State projected for Washington County. He said if a developer wants to make this a desirable place to live you are going to increase the numbers.

- Ben Shakespeare asked Brock if we found an answer on the HCP and why there was such a disparity between what we were charging and paying compared to St. George.

- Brock Jacobsen said that Corey Bundy found out that we were charging correctly. It is .002% based on the valuation of the home on the building permit. We are doing everything accurately and correct to the agreement through the HCP.

- Ben Shakespeare said we are 3 times more. This is money that doesn't impact our City at all. It is money that comes in and goes out.

- Brock Jacobsen said he will have Corey dig into this some more. He said he thinks

the HCP agreement should be across the board of everyone charging the .002%. All cities should be charging that same percentage.

- Corey Bundy, Building Official, said the agreement with the HCP is that everybody pays 2% on the valuation of the building permit to fund the HCP. The County and all the cities pay the same amount. When they did the agreement cities could charge an extra percent, a tenth of one percent and we did that and that is the only variation from other cities. That is where our impact fee for HCP comes from for that agreement and that is what we charge.

- Ben Shakespeare said that this fee is one we are just collecting and sending out the door and that is why he is interested in the agreement and the details. Are they assessing the property tax? He doesn't know why the discrepancy, but it is significant between cities.

- Mayor Rosenberg said the percentage should all be the same.

- Brock Jacobsen said they would investigate it some more and get more information from St. George and the HCP and some of the other cities. Maybe we are doing something different.

- Corey Bundy said he had Selena call the Building Department secretaries for each one of the jurisdictions and confirm what they were paying for HCP and it was across the board the same thing we are paying for. He said he doesn't know where St. George's number is coming from, but he can go over to the Building Department and figure it out. Unless they are supplementing it, it should be the same.

- Mayor Rosenberg said he should verify what they are sending into the HCP too. He said that after the discussion tonight that Staff is going to come back with recommendations across the board for charges. He asked Brock if he would have it for next week's meeting.

- Brock Jacobsen said that the agenda is already out for next week's meeting, but we could amend it to add this to the agenda for a discussion. We will need to set public hearings to change those.

- Mayor Rosenberg said we need to bring it back for discussion and then we will set the public hearings for the changes.

- Brock Jacobsen reviewed the changes with Council: On Streets removing the underpass/overpass crossing and looking at the Pioneer widening going east on Red Mountain from the full widening to just the shoulder work to create more access there; For Parks we would remove the three neighborhood parks, the BMX park and reducing Graf Park down to \$300,000. He asked if we want to add on Streets that road going from Gates Lane and Clary Hills up to the South Hills Adventure Park and add this to the impact fee.

- Mayor Rosenberg said he would say to add it. It doesn't do any good to spend that money on the park if you can't build the road. He said that we could leave in the items but just reduce the cost that we are charging.

- Brock Jacobsen said that the BMX park would be completely removed but the three neighborhood parks could stay in. Do we want to leave all the items where they are at and decide on the fee and prioritize what projects we want to do based on the need at that time and the funding we have? We could leave everything as is.

- Mayor Rosenberg said we can leave everything as they are unless we are going to change the fee. Public Safety and Transportation are open to change right now. We can change the fee without changing the CFP. We can then put on our to-do list

eliminating the BMX park the next time we do the parks study.

- Brock Jacobsen said we could at the time to reset that fee when we have those public hearings, we could eliminate the BMX park at that time and do an amendment to the CFP or push it out. It has another 3 or 4 years until it is due for renewal. We could wait until then.

- Mayor Rosenberg said that is what he would do. He said he wouldn't charge it but put it on a list and when we update the Parks & Trails, that that line item would come out of there. He said, we are not going to put any money toward it in impact fees.

- Brock Jacobsen said we will adjust the costs on Streets on the road-widening item and add in the new road and remove the item of the underpass/overpass to get to that calculation of what we want to bring to the public hearing on that one.

- Jarett Waite asked if the neighborhood parks would be earmarked to be removed. He doesn't know if we will ever build any of those.

- Mayor Rosenberg said that the developers zoning has eliminated them so unless they come back...if we did anything out in those areas maybe the parkway along the Tuachahn Wash should be added in. But those neighborhood parks probably aren't going to happen according to their plan.

- Jack Taylor said that he had Chris put in the Dropbox those two road sections that were approved in a couple of the PD developments and he would like to bring them to Council for approval. He would like to get them approved through resolution. He said the Heritage Development is going in across from Lamy's Restaurant on Santa Clara Drive on the SITLA property. He said he is fine with it. It works fine. There is one in Black Hawk and Ocotillo also.

- Leina Mathis asked if it was a narrower width than the standard.

- Jack Taylor said it is by 3 ft. This is for the roads in the developments. They are in confined areas and are not through streets.

- Denny Drake asked if there is still on street parking and would they be moving in the parking area.

- Jack Taylor said they would still have the same parking requirements according to the standards that the City has. This just narrows the street and that would be less asphalt for us to maintain.

- Mayor Rosenberg said that these are not through streets. They would be private streets if we allowed private streets. They are inside the project and walled areas. The streets would be easier and cheaper to maintain.

- Leina Mathis asked if there was any concern on this project, on the northwest corner there is potential commercial development having the narrower road.

- Jack Taylor said he is not sure what is going to go in there. They are coming in to TRC to talk about that and we can look at that then. They want to enter their project on that commercial property on their entrance where they would come off Santa Clara Drive and he doesn't know if that is going to work.

- Leina Mathis said she likes the narrower street, but she wondered if that might have any impact on that one corner where it will likely be commercial.

- Mayor Rosenberg said they may have to change their curb and gutter radiuses on the corners and open it up a little bit depending on the type of commercial that they come in. We just need to look at those projects as they come in. The interior street might have to be widened a little bit to access that corner. He said this would be a resolution to change the design standard. He told Council to stay home and wash their hands and

stay six feet away from others and make your family do this. We need to flatten the curve. If we keep doing this, it is going to work. In Santa Clara we have closed all the playgrounds and park restrooms and we have requested that all the HOA's close their common areas and their pools.

- Brock Jacobsen said that Ocotillo, Paradise Village and Arcadia are all closed as of yesterday.

- Mayor Rosenberg asked Brock to have Scott continue to monitor that for him. He said the pickle ball courts are all closed and locked up. The closures are probably going to stay in place at least through the month of April and maybe a couple weeks of May. He said that Snow Canyon State Park is closed except for residents of Washington County but nobody is at the gates, so nobody is checking so everyone is using it. That may be a problem. He said we are trying to protect our Staff here at the City. Hopefully we don't have to lose our Parks Staff.

- Brad Hays talked about a Parks employee's wife went to get tested today but he hasn't heard back yet. If she tests positive, we will not have a Parks crew working.

- Mayor Rosenberg said we may lose our Parks Staff. The residents and Staff have been great. He will be signing a Declaration of Emergency for the City just to open the door for Federal funds if they become available. He said we will monitor what is happening over the next few weeks and then he is going to bring a resolution back to Council to extend that Declaration. That is his plan. That will be on our meeting agenda for the Council meeting on April 22. Part of the stimulus package that the Feds have approved does provide some money for local governments, but it comes to the State and then to the cities. The State hasn't figured that out yet.

- Brad Hays said that Josh Westbrook called from Little League and they are wanting to start on May 11, but it doesn't sound like it is likely.

- Mayor Rosenberg said they can't start until National Little League gives them a green light. He said the social distancing and limiting the groups is controlling everything, so we won't see any of that happening until we are way down along the back side of that curve.

- Brock Jacobsen said he thinks Little League season will not happen unless it is way into the summertime. It is sad and unfortunate.

- Chief Hancey said they are monitoring supplies and keeping close track of everything. So far in our City we haven't been notified that there is anyone who has tested positive for COVID-19 in either Santa Clara or Ivins. He said they get notifications daily. They are taking care of themselves when they go to emergency calls, they wear goggles and masks and have masks for the patient.

- Brock Jacobsen said that most of the public hearing will be pushed back to May but we do have to do the budget public hearing in May and will have this impact fee public hearing in May. We'll see how it goes.

- Ben Shakespeare said that as this virus progresses, we need to be mindful in our next year's budget. It could have an impact on us financially in the next year.

- Mayor Rosenberg said that Brock with the help of Staff has made adjustments to the budget and will get an update to Council.

- Brock Jacobsen said there will be something brought to Council on May 8 or May 22.

3. Staff Reports: None.

4. Adjournment:

Meeting Adjourned at 7:35 p.m.

Chris Shelley – City Recorder

Date Approved: _____