

COUNCIL MINUTES
AUGUST 28, 2019

MEMBERS PRESENT: Mayor Maile Wilson-Edwards; Councilmembers: Ron Adams; Terri Hartley; Craig Isom; Scott Phillips.

EXCUSED: Councilmember Paul Cozzens.

STAFF PRESENT: City Manager Paul Bittmenn; City Engineer Kit Wareham; City Attorney Tyler Romeril; City Recorder Renon Savage; Finance Director Jason Norris; Police Lieutenant Jimmy Roden; Fire Chief Mike Phillips; Leisure Services Director Ken Nielson; Airport Manager Nick Holt; Economic Development Director Danny Stewart; Director of Golf Jared Barnes; Golf Superintendent Steve Carter; Public Works Director Ryan Marshall.

OTHERS PRESENT: Tom Jett, Carter Wilkey, Doug Hall, Dallin Staheli, Dallas Buckner, Maggie McMullin, Brittanie Parry, Tyler Melling, Teri Kenney, Jennie Hendricks, Chris Dahlin.

CALL TO ORDER: Steve Carter gave the invocation; the pledge was led by Councilmember Mike Phillips.

AGENDA ORDER APPROVAL: Councilmember Isom moved to approve the agenda order; second by Councilmember Hartley; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF COMMENTS: ■Phillips – thanks to the City Staff, the Public Works Department for the help at the grand opening of the Animal Shelter. This is a welcome addition to the community. I was out there Monday and today and the volume that has increased is tremendous, there is more activity and interest in adoptions. Thanks to all that participated, there were 250-300 people there, thanks. Also, I would like to address an issue to think about, the closing of our Main Street, we do it at a drop of the hat, we do it for every activity, this week for Paint the Town Red, then next week for Iron Fitness Games, I want to explore which ones need to be on Main and maybe close another street for the events. We need to have some discussions. Some things need to happen on Main, but not all. Based on Chief Adams comments last week, we need to see the next steps to the nuisance ordinance and see what needs to happen to tighten that so it can be enforced. ■Hartley – one question on the bills, the towing expense, do we get reimbursed? Paul – that is for chip seal. When we do road maintenance, we flyer the neighborhood first then we have cars towed around the block, so they are off the road being chip sealed, there is not an impound fee. ■Mayor – September 14th is the half marathon. ■Danny Stewart, Economic Development – the Rural Summit has happened at SUU for a long time, 35 years, Economic Development has partnered with Chamber for an economic summit they are combined. The Governor will be here, a lot of topics around rural counties in the State. Registration is available at the SUU website, suu.edu/urs. Phillips – I am looking at pre conference adventures, Spencer Cox is leading one, the Mayor is leading one, Eric

Miller of the Salt Lake Chamber is leading one, it should be really fun. Danny – there will be a lot of people that will come, and they will come before and stay after the conference. Isom – registration is over 320 and we have never had more than 300. Danny – most events will be in the Sharwin Smith ballroom because of the number registered. ■Nick Holt, Airport Manager – I want to let you know that we have a lease with BLM at the Tanker Base for wildland firefighters and interagency development with the forest service, they want to build a Class 1 helipad, it is on their current lease and they will pay. It will allow them to bring in the largest helicopters they have.

PUBLIC COMMENTS: ■ Carter Wilkey – some clarification, the half marathon is on the 7th, Furry Friend Fun Run is the 14th and the 21st is another fun run for suicide walk, that one is Main Street Park (walk out of darkness). We met together and planned the walks, so they didn't overlap. ■Maggie McMullin, working with people to organize a fundraiser on Oct 12th, freedom to choose, there will be guest speakers, Sam Brower, Ian Jeffs, Tonya Tools who is the founder of Holding out Help which is in Draper, Utah., the main objective is to raise money for the organization Holding out Help, they assist in transitioning people out of the FLDS/Polygamy. They provide food, clothing, housing and sometimes all of the above. We want to raise awareness and money for this amazing organization. Phillips – what is the fundraiser? Maggie – food, Charlies Southern Barbecue and Pisco Peruvian will each provide half of the food, there will be music by John Nerby, a silent auction, and there is a suggested \$5 donation at the door. It costs about \$2,000 a year to rehab one individual. My goal is \$35,000, I think we can do that. I hope to get to a lot of businesses. it will be at the Courtyard Marriott from 4:00 – 7:00 p.m.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED AUGUST 7 & 14, 2019; (2) APPROVE BILLS DATED AUGUST 26, 2019; (3) APPROVE BID FROM NOBLE IN THE AMOUNT OF \$92,343.25 FOR STALLS AT CROSS HOLLOWS ARENA. LARRY OLDS: Councilmember Isom moved to approve the consent agenda items 1 through 3 as written above; second by Councilmember Phillips; vote unanimous.

CONSIDER FINAL PLAT APPROVAL FOR THE CANYON LOFT PUD. GO CIVIL/TYLER ROMERIL: Dallas Buckner – Paul – we have the letter of credit.

Councilmember Hartley moved to approve the final plat of the Canyon Loft PUD; second by Councilmember Isom; vote unanimous.

CONSIDER APPROVAL OF A SINGLE EVENT ALCOHOL PERMIT FOR THE ELKS LODGE HORSE SHOE TOURNAMENT ON SEPTEMBER 14TH.
CANDACE HOWES/CHIEF ADAMS: Councilmember Hartley moved to approve the single event alcohol permit for the Elks Lodge horse shoe tournament to be held September 14th; second by Councilmember Phillips; vote unanimous.

CONSIDER A RESOLUTION AMENDING THE CITY'S CONSOLIDATED FEE SCHEDULE. NICK HOLT/DARIN ADAMS/TYLER ROMERIL: Paul this was for

the Airport and Police Department. No changes. Phillips – I think it is fair and has been properly vetted.

Councilmember Phillips moved to approve the amendments to the Consolidated Fee Schedule; second by Councilmember Adams; vote as follows:

AYE: 4
NAY: 0
ABSTAINED: 0

CONSIDER A RESOLUTION REVISING THE FY 2019-2020 BUDGET. JASON

NORRIS: Jason – we had a few concerns on the budget revision from last week, I will address a few of those. I have the Golf Course and Aquatic Center personnel who will review some topics in their area. we want to be transparent, if you attend a lot of meetings you will be aware, if not we will update you. We had request from staff for public safety \$12,750 digital speed signs for traffic control. Paul – there was a request for flashing stop signs, did you look into that? Jimmy – not that I am aware of. Jason – in the past few months we have had a lot of citizen concerns about stop signs, speeds, etc. these are traffic controls trailers that help, that is \$12,750. Phillips – they do store data? Jimmy Roden – they will store data, if the complaints come in, we can validate them, they are mobile. They will collect speed, and the number of vehicles. Phillips – time of day? Yes. If it is a problem, we can put efforts toward that data, and we can move them around. Phillips – we have had numerous citizens come in about speed and stop signs.

Jason – if these are not effective, we will bring back more ideas down the road. \$6,000 for the Opticom modules that go on a street sign we did not know was going in. this is for emergency vehicles to change the light from red go green. We have purchased it and it will restore the money to the street department.

I want to be sensitive on how we discuss this, so it is forthright. For several years staff and administration has been working with the VA to put in a cemetery, it is not a new item, many years in the making. It has full support of staff. We sold city property for \$450,000, we started the project with other city funds to put the road in and used city personnel, time and equipment to dig the road. We are out a piece of public property and we have used city resources to dig the road and budgeted \$70,000 to \$100,000 to start infrastructure on the road. I am repurposing all \$450,000 and another \$100,000 to run through the capital improvement fund and repurpose them in putting in the pavement and additional infrastructure to the road to the VA cemetery. It will cost us \$700,000 from start to finish but has full support of city staff and administration. It will not bring in any revenue. Paul -- when we sold the property it was a condition of the sale to put in the road. Mayor – that was fully disclosed. Phillips – while there is not direct return on investment, having a VA Cemetery will benefit us from years to come. The city should support this.

Jason – the other items with concern, I will have Chris with the Aquatic Center. There are some failures in the material in the swimming pools and reviewed the warranty with the

vendor and have had questions from the public if reinstalling the equipment is the right approach, and the effect on the financial position. Chris Hudson, Aquatic Center Manager – Councilman Phillips asked for a background on timing. There was an issue the end of April, beginning of May and the budget process was a bout through. We contacted the company on the failure and when they came in, they found more. We closed the pool for a week so we could repair and be up and running for the summer. The company is out of Italy, so we need to find time for materials getting here, etc. we were not able to bring this through the budget process, so we got our ducks in the row to bring it to the Council. We spoke with the company, looked at the warranty, we have to pay material, but Myrtha will put \$25,000 towards labor, that leaves us with \$133,000, they will cover extras and overages, we will not have to pay more. They will take all the material out in the large pool and replace it for \$133,000, it is \$250,000 worth of work in that and the other two pools. The other will get bottoms and lane lines. It was asked if we can switch to another material, I spoke to CEM, who builds pools, he said it would be \$2 million, they would have to dig back, put walls in, spray and then plaster, plaster would be the finishing material. Plaster, aggregate and tile. You could not find a company to warranty over a year and tile is only 90 days. We would spend \$2 million and only have a maximum of 1-year warranty. Myrtha will replace the line in one and the bottom in the other two and give a 10-year warranty. Isom – would they warranty an extension on what they don't replace? Phillips – do we run a risk where they are seamed? Chris – I understand no, in the lap pool they will have to replace it all. The stainless steel is up the side and they will warranty that. The outdoor pool is the length and they will warranty the material but not the labor. Mayor – go through the timeline for repairs. Chris – the lap pools will be first, we can do it out of operating budget. We have swim teams that need the pool, we are hosting region swim. That is a 5-day repair, we are closing the pool for a week, on September 3 to 11. The Leisure pool will be closed 26 working days, 6 days a week, so 4-5 weeks closed. That has drawbacks, it is a slow season and it is nice to get done before Thanksgiving and Christmas, plus we will not have costs of lifeguards at that time. It does provide us to get it done in the slow time. Phillips – how do we get material from Italy, Chris - once approved they will ship. They take a month off, they are just getting back. It would be around the first of October to do the leisure pool. We want to get the process going. Paul – the lap pool, if the budget adjustment was not approved, they would pay from their operating budget. Chris that is coming by plane. The other is not. Phillips – in the 9 years since operating and running, how has materials changed, or technology improved? Chris – there are advancements in pvc plastics, they have not mentioned it in the main liner, but the material for markings they have made improvements, there is a reduction in risk to fail like we saw last week, it is a solvent that has dye in it they paint on. You will not lose your markers. They did not mention flaking, but it is new within the past 3 years, because we had a fail repaired then. Phillips – if approved, can we assure it was not setting in a warehouse? Chris – yes, they will ship it from their warehouse, what you are talking about was from their contract installer, CEM, it was from their warehouse. Myrtha is a distributor, that is all they do, they said it would come from their factory. Phillips – if the expenditure of \$133,000 +/- if it lasts 10 years, what is the maintenance costs, is it relevant or extravagant. Chris – about 8 to 10 years for plaster, that is about \$200,000 to re-plaster in addition to the \$2 million to do that. Tile finish you are looking at maybe 12 to 15 years, but a lot of mitigation in the meantime, it is an

ongoing cost. Aggregate finish, cultured marble, 1/2 between tile, cement, the hot tub is made out of that, it discolors and has maintenance, about 12-15 years and it is more expensive than plaster, he said about 1/3 more than plaster. If you look in terms of replacing vinyl every 10 years, the material would be warranted, and the labor would be the cost. We can send an employee to get certified to do the work. They do certify independent repair specialists, that is who did the repairs before, he used to work for CEM. There are options. My personal recommendation is to continue with Myrtha material, and it comes out a little better even with replacing every 10 years. Paul – there is also an issue with the tower that dumps water and the water mound, I don't know if you could do that with a plaster finish, we would have to modify what we do there. Chris – we would have to hire an engineer to redo a lot of things. Tom Jett – what caused the failure? Chris - Myrtha is not sure, they think it may be chemical usage, but CEM said that is weird we have it in more caustic places, it could have been a bad batch they had in store. Doug Hall -What is the material cost if we had to pay for it? Chris – about \$90,000 in the big pool plus the floors. Tom Jett – I was chair of P&R board when we approved the Aquatic Center, Jerry Sherratt was the Mayor and everyone attempted to be diligent on the best costs, we had people in the community that wanted gunite and not Myrtha, we were sold on the Myrtha based on the maintenance cost of gunite. I am not pointing fingers, I appreciate Myrtha putting in \$25,000 towards labor. It was my understanding it was a lifetime guarantee, if we are paying there is not the guarantee. We don't know what caused the failure, but we want to know, it is imperative that we fix it, but for future knowledge we need to know what caused the failure. There have been a few people in Chris' job and other managers. It is important to fix, but more important to find how we got sold not knowing what was covered. I think we paid \$1 million for the pools, gunite was less money but more maintenance. This is a great learning opportunity to help, in golf course, aquatic center, whatever we are involved with. Chris Hudson – one thing Jason and I talked about, just like when you dig into your car there may be other problems, we hope that is not the case, but if it is there could be more. Myrtha said they would hold off and let us do the mitigation. If we found concrete issues that need repair, we would have time to do that. I don't think there is from what I have seen and how it is shaped. I just want you to be aware of that. We want the pool to last another 25 years. Phillips – what is the admission and use? Jason Norris – we had a request for analysis, I have done it on a fiscal basis, Chris did a calendar year, 47,000 members use the facility and 52,000 daily pass sales 2018 – calendar 58,222 member uses and 50,081 passes 102,253. The facility is \$384,348 deficit, \$3.55 per patron loss. Chris Hudson – that is just those purchasing to use the facility, that is not rented rooms, we don't track that number. We track the dollar of sales, but not the users so there are more users. Outdoor is Myrtha also, we have fixed drainage. We have not fixed the hot tub. Jason - this is an aquatic environment full of chemicals, water and humidity, all materials will deteriorate, and we make an effort to set aside funds for the maintenance of the very harsh operating environment from the floors to chillers on the room, it is the nature of the facility and will always have maintenance. Isom – do we comparative numbers for 2017 \$108,000 is there a number that is comparable? Jason -2018 was 108,253, 2017 was 99,255, 2016 100,301, the very first year, 2011 was 119,746, it was kind of popular, we only lost \$1.13 per person that first year.

Jason – for the Golf Course irrigation we are requesting \$800,000 to complete phase 4, earlier this year we allocated money to purchase pipe and sprinkler, this is for the actual installation.

Jared Barnes, Director of Golf – Jason asked me to do a quick overview of the front 9 irrigation. What we have done in the past 5 years and what we need to complete it. The front 9 is 57 years old, 1” metal pipe, Councilman Phillips said it looked like a flute, that is what is pressured up on water on the front 9. We pump from the well at the Cemetery, it kicks on every 10 minutes all day long when pressured up. Phillips – wear and tear on the pump also. Jared – and power. This pipe was taken out in early May. This what the irrigation system looks like underground, Steve and Austin spend the majority of their day repairing irrigation. Aesthetics is the 3rd reason, we own a Golf Course and we want it to look nice. Last night at 5 p.m. this is what it looked like. See Exhibit “A”. We pump from the cemetery up, instead of 2” laterals we have 1”, we can’t get pressure up to that. Water savings, effective use of staff time, we came to staff and council in 2014 and together developed a master plan, this is a big project and working with an irrigation guy up north, the foremost irrigation guy developed a master plan. This has been the golf course repair bible for the past 5 years, the new design as of 12/31/15. See attached exhibit A. the greens are phenomenal, it was done in 2016 and we have had no problems, this is why are numbers, rounds and revenues are still ok. Phase 2 has been done, some was funded by capital improvement funds and some RAP Tax. Phase 3 has been funded also. This is by number 3 and 7 greens, that way we are irrigating downhill. The back 9 we pump water from the cemetery to #9 and pump, we will do the same on the front 9, the pond will be irrigation water storage pond, we will pump into that and irrigate out of the pond. It is funded by RAP Tax and Golf Course fund balance. Jeff Hunter and his staff will help us dig that. We started to complete phase 3 and ran into problems, #3 and #4 need to be done together. We were ready to go, and the power company said you have to turn it on right away, so it was stopped. Phase 4 is what is left, putting it in the ground, completing the project. Paul worked hard and helped us apply for a grant, we could apply for ½ the funds, the Council approved us to apply for the grant, we applied for the grant, but we were not awarded the grant. We have funding for the materials. We want to get on someone’s schedule to get this done. The estimate is 100-day project, we will be able to golf through the project. Eighty percent of our daily rounds are 9 hole and we will push that to the back 9 to avoid this. Phillips – is the 80% a time issue? Jared – the morning golfers are retired and most play 9 holes. Another is after 4 p.m. after work. Saturday rounds are more 9 holes, Sunday rounds are the biggest day, they are there for the day. Phillips – you indicated the top thing is aesthetics and they are important. I am interested that we will save water, 25%-30% is that based on professionals telling you? Steve Carter, Golf Course Superintendent – in 2006 we had a study by Dale Winchester he said 25-30% of the water, Jim Ruell who designed our system, the numbers he has, we run a million gallons per night, the new system and upgrade the pipe will be 849,000 gallons, saving 150,000 gallons per night. That is if we water everything every night, we won’t do that. The 150,000 last year we watered 110 nights I took the savings per night and times by the 110 night and it was 117 million gallons of water. It is about 52-acre feet of water. Just over 6 years we would save a full year of water. Phillips – that is significant. Have we talked other water conservation measures? Steve – the way the course is designed, I

am not saying we could pull turf, but the way it is designed we don't have a place to cut turf out. We are pretty small for a Golf Course. I have kept track of water usage for 15 years. We used to use 145 million gallons per year, we are now down to 110-120 million gallons per year. There are areas saturated and some that look like #3 and #6 but to keep that green you have to water the entire course. This will allow us to maintain areas, we can turn down areas. Phillips – we should look at water conservation, but not at a cost of the course. Paul – we had to mitigate the prairie dogs before we could do the irrigation system. Jared – I think the prairie dogs were the problem. Isom – we are backfilling for a grant we did not receive. Paul – we are fully funding the rest of the project, there were 111 applicants for the grant, we were not awarded. We have been working on this since 2014 when we did the prairie dogs. Jared - we did not see Shakespeare people at the course then, they went to St. George, we see them now.

Chris Dahlin – put in the context of the quantity of water they think they will be using amounts to watering a 63-acre hay field, that is the context, and we have a lot of hay fields out there that is all the Golf Course is using for water. Jared – our acreage is 105, I have never worked at a course under 130 acres.

Jason – on the decision-making side, you have authority to approve all, some or none. The Pool we have the Iron County School District that puts in \$130,000 a year for High School competition, so it will be an issue if not repaired. The Golf Course you have option to not install phase 4, we have started purchasing the pipe and components, we have a master plan, software, control system, etc. we can hold off on completion of the project and the course is in the same condition it is in now, the staff repairs more pipes. For 5-6 years seriously addressing the issue, the infrastructure was put in 50-60 years ago and at some point, that has to be replaced, whether building a road, bridge, merry-go-round, there is maintenance. The nice thing is we are saving the water. Phillips – through the 5-year process you have been working on a financial plan to mitigate the phases. Jason – in totally the cost will be over \$2 million to work on pumps, irrigation, when we got serious in hand with the prairie dog issue we chose not to bond the \$2 million, we would break into pieces and work out over time, none of the recreation opportunities generate profit, that is why we subsidize the recreation opportunities, we use pricing to regulate use and get some cost recovery in the operation.

Councilmember Isom moved to approve the resolution revising the FY 2019-2020 budget; second by Councilmember Adams; vote as follows:

AYE: 4
NAY: 0
ABSTAINED: 0

Tom Jett – 52-acre foot a year is huge, the power savings will be \$7,000 to \$8,000 a year, that is based on a higher aquifer, the deeper the well the more it will cost. If we lose the well, we are keeping the aquifer alive, it is an excellent decision to do this. It is too bad it didn't happen sooner, but we are moving in the right direction.