

**Kanab City Council Meeting  
January 28, 2020  
City Council Chambers  
26 North 100 East Kanab, Utah**

**In Attendance:** Mayor Robert D Houston, Council Members Arlon Chamberlain, Celeste Meyeres, Michael East and Byard Kershaw, Recorder Joe Decker, Attorney Jeff Stott and Treasurer Katherine Ohlwiler. Council Member Jeff Yates excused.

Mayor Houston called the meeting to order and roll call was taken. Jeff Stott prayed and the pledge was led by Michael East.

**Approval of Agenda:** A motion was made by Byard Kershaw and 2<sup>nd</sup> by Celeste Meyeres to approve the January 28, 2020 meeting agenda. Motion passed.

**Approval of Minutes:** A motion was made by Celeste Meyeres and 2<sup>nd</sup> by Michael East to approve the minutes of January 14, 2020. Motion passed.

**Approval of Accounts Payable Vouchers and Check Registers:** A motion was made by Byard Kershaw and 2<sup>nd</sup> by Michael East to approve the accounts payable vouchers and check registers dated January 21, 2020 in the amount of \$77,226.00 and January 28, 2020 in the amount of \$51,455.25. Motion passed.

**Public Comment:** Delaney Matheson a health educator with the Health Department explained to the Council an opportunity for two members to attend the Utah Bike Summit in Layton, Utah on April 14, 2020. The Health Department would pay for them to attend the conference which is a one-day event to include other planners and infrastructure engineers to network, take part in training sessions and discussions on how other communities have enhanced their active transportation and public transportation. There will be breakout sessions and an awesome keynote speaker as well. Mrs. Matheson explained to let her know if they are interested in going.

Emilie Martin asked the Council about the status of the contract between Kanab City and Southern Red Sands. The Mayor explained Southern Red Sands is supposed to be notifying the City of the cancelation of the contract but they have not done that as of yet.

**Discuss – Vote on Appointment of Camille Taylor to the Beautification Board with a term ending 12/31/2024:** A motion was made by Byard Kershaw and 2<sup>nd</sup> by Michael East to appoint Camille Taylor to the Beautification Board with a term ending 12/31/2024.

Mayor Houston commented on one of the things that has happened is that Joe Decker has been put on the Travel Council Board and with the interaction between the Travel Council and the City there is an advantage to having people on each board. There are times when the Travel Council wants to put money into beautification and in return Joe felt like, with Byard's approval, Camille would be good to add to the Beautification Board. The interconnection between the Travel Council and the City would get things developed better. Celeste Meyeres expressed her belief that the intent of these boards is that they are to be filled by citizens and

Camille represents the Kane County Office of Tourism. So, she spoke with Joe and Byard and talked with Camille as well and she feels comfortable with it as long as there is not an issue with agencies represented. Motion passed.

**Discuss – Vote on zone change to Parcel K-17-19-Annex and K-17-18-Annex from RA [Residential Agriculture] to R-1-20 [Single Family Residential, 20,000 sq. ft.]. Parcel K-17-19-Annex and K-17-18-Annex is located in the approximate area of 304 East 1000 South in Kanab, Utah:** Arlon Chamberlain explained Kent and Julie Brinkerhoff have a larger parcel of land they want to divide into two parcels. Planning Commission and the engineers have approved this. They will have to run a water line with a fire hydrant on it. The road won't need to be paved but eventually the road will continue through and tie into Hillside drive, until then it will stay a cul de sac. Joe Decker explained the main reason for the zone change is that it is zoned RA now and you can't have more than one home on a RA lot so that is why they are changing it to R-1-20 and then the next item is the Minor Subdivision of that. They'll have the minimum of 20,000 square feet.

A motion was made by Arlon Chamberlain and 2<sup>nd</sup> by Celeste Meyeres to approve the zone change to Parcel K-17-19-Annex and K-17-18-Annex from RA to R-1-20. Parcel K-17-19-Annex and K-17-18-Annex are located in the approximate area of 304 East 1000 South. Motion passed.

**Discuss – Vote on Minor Subdivision [two lots] on Parcel K-17-18-Annex; parcel located in the approximate area of 304 East 1000 South Kanab, Utah:** Arlon Chamberlain explained this is the division of the remaining parcel into two lots. One is a little over an acre and the other is just under an acre. The applicants did sign an agreement that when and if the road is paved, they will pay for their portion of it. Jeff Stott explained the two biggest issues with this is one, they need to be on a dedicated public road so they have dedicated the road to the City for when the City wants to take it. The second one is they are creating a private lane which has ten or eleven requirements to do so and the Planning Commission found that they have met or are meeting all of those requirements. The Planning Commission recommended the minor subdivision for approval.

A motion was made by Arlon Chamberlain and 2<sup>nd</sup> by Michael East to approve a minor subdivision on parcel K-17-18-Annex, parcel located in the approximate are of 304 East 1000 South in Kanab, Utah. Motion passed.

**Dicuss – Vote on Resolution 1-1-20 R “A resolution approving the form of the Lease/Purchase Agreement with ZB, N.A. Salt Lake City, Utah and authorizing the execution and delivery thereof”:** Mayor Houston explained that this is for the new wildland fire truck. Joe Decker explained that this is the truck they ordered last May. The debt service on it will stretch for about ten years at about \$45,000 per year where that debt service will be paid solely out of the Wildland Fire Suppression Fund which is based off the money the Fire Department makes every year. Mayor Houston explained the City has a contract with the state for these vehicles and that is how the City will intend on paying for this truck none of that money will come from taxes. There seems to be plenty of fires so they won't have to worry about the truck being used and paid for that way. Celeste Meyeres asked if at the end we will own the

truck. Joe Decker explained all of the City vehicles are leased to own. Once the last payment is made, they turn the title over to the City.

A motion was made by Byard Kershaw and 2<sup>nd</sup> by Celeste Meyeres to approve Resolution 1-1-20 R a resolution approving the form of the Lease/Purchase Agreement with Zions Bank, N.A. Salt Lake City, Utah and authorizing the execution and delivery thereof for the fire truck. Motion passed.

**Consideration for and adoption of a Parameters Resolution 1-2-20 R authorizing the issuance Water and Sewer Revenue Bond and Bond Application Notes of Kanab City and calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the construction of Project:** Joe Decker showed the bond paper from the City's bond attorney Richard Chamberlain out of Richfield. All based on the USDA project, Zions Public Finance is the conduit for the bond. The way that it works is USDA is a reimbursement program so the City has to expend the money out of pocket before they reimburse the City. So, the City does interim financing with Zions Bank just because the City can not float that much cash. Zions Bank is doing the bond for what the total amount will be at the end which is \$5 million dollars. Zions Bank is issuing this in two separate bonds which, one is a \$600,000 bond to pay for all of the engineering services and to get the City through the RFP programs. After it goes to bid, they will open the bond for the construction portion and once construction is done, the City will submit everything to USDA and they will pay those bonds off and then the City will have one loan through USDA. Much like a line of credit, this is done through bonding instead. The two bonds will not cost anything out of pocket they will just be in with the payment to USDA. Once all of the bond paperwork is signed, there will be a Public Hearing on February 25, 2020 to receive input on the project side and if there is any potential harming towards the private side of the City issuing the bonds.

A motion was made by Michael East and 2<sup>nd</sup> by Byard Kershaw to approve the adoption of a parameters resolution 1-2-20 R authorizing the issuance of the Water and Sewer Revenue Bond and Bond Anticipation Notes of Kanab City and calling of a public hearing to receive input with respect to the issuance of such bonds and any potential impact to the private sector from the construction of project. Motion passed by Arlon Chamberlain, Celeste Meyeres, Michael East and Byard Kershaw voting aye. Council Member Jeff Yates not present.

Celeste Meyeres adjourned the meeting.

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Mayor

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Recorder