

KANAB CITY COUNCIL MEETING
APRIL 10, 2018
KANAB CITY COUNCIL CHAMBERS

PRESENT: Mayor Robert D. Houston, Council Members Michael East, Joe B. Wright, Brent Chamberlain, Jeff Yates and Byard Kershaw, Recorder Joe Decker, Attorney Jeff Stott and Treasurer Raelene Johnson.

WORK MEETING: Mayor Houston informed the Council about the Southern Utah Municipal Forestry Tree City awards program to be held April 24, 2018 at Santa Clara Town Hall. Lunch is included. Mr. Doug Tiffin presented a proposal for a dog park. He suggested that the American Legion partner with Kanab City to build a dog park across from the skate park on the property of the American Legion. The Legion would build it, and the City would maintain it. It's approximately a ½ acre. Mayor suggested that the Council think about the proposal and talk with the community. This will be brought back to the Council for action. Mayor Houston explained the need to development the Squaw Trail area or relinquishes the lease. This has been discussed several times in past meetings. Council Member Wright couldn't understand what they wanted the City to do. The City is maintaining it, and it can't be expanded. Mayor felt there were three options. 1. Do nothing; the current lease is good through 2028. 2. Request an amendment to the current lease. 3. Relinquish the lease and file a new R&PP application with a current management and utilization plan. This item will be on the next agenda. Mr. Decker stated that the City has been working with NRCS for two years. He just received word that the City is getting funding for flood control. It is a matching grant, but the City can do in-kind work for its match. The areas that the City will be working on are Tom's Canyon, Stansfield Drive near the water tank, and where Navajo Dr crosses Lee Dr.

Prayer was offered by Joe B. Wright and the pledge was led by Jeff Yates.

Mayor Houston opened the regularly scheduled meeting and roll call was taken.

AGENDA: A motion was made by Council Member Wright and 2nd by Council Member Yates to approve the agenda for April 10. Motion passed unanimously.

MINUTES: A motion was made by Council Member Yates and 2nd by Council Member Kershaw to approve the minutes of March 27. Motion passed unanimously.

ACCOUNTS PAYABLE: A motion was made by Council Member Wright and 2nd by Council Member Chamberlain to approve the accounts payable vouchers and check register dated April 10 in the amount of \$127,143.64. Motion passed unanimously.

PUBLIC COMMENT PERIOD: No comments were received. Mayor welcomed scout R.J. Franklin who was present working on his Citizenship in the Community merit badge.

DISCUSS IMPACT FEE FACILITY PLAN WITH CIVIL SCIENCE ENGINEERING: Mayor Houston said that there will be a work meeting on Monday April 16 to review and discuss the Impact Fee Facility Plan at 6:00 p.m. There will be a public hearing on April 24th and the ordinance will be adopted on May 8th. Kelvin Smith and Cody Howick with Civil Science Engineering addressed the Council. It was determined what the City had and what the City needs and the recommended improvements and how much it costs. Projected annual growth rates are 3% for 10 years then 2% for the next 10 years. The current population is 4802. This is a living document, so it can be changed.

The peak day demand for the highest monthly use of water was calculated to be 774 gpd for a residential connection. Commercial connections were calculated to be equivalent to 4.5 of residential connections (ERC). The City has 9800 acre ft of water rights. The City is in good shape as far as water rights. The things that need to be assessed are rights, sources, storage, treatment and distribution. If the City turned on all their wells, they could pump 4,000 gallons per min. With Kanab City's population it only needs to pump 1600 gallons per min. The City's source is in excellent condition. With the improvements that are listed in the Plan over the next 10 years it was determined the maximum impact fee that can be charged is \$8564.76 for water. The water user fees were discussed.

There are 27 miles of sewer pipe, 11 collection basins and one pressurized sewer connection. After discussing the needed improvements it was determined that the maximum impact fee that could be charged for sewer was \$4,453.48 for residential and 2.23 sq ft for Commercial. User rates were discussed.

Storm Water impact fees were reviewed. It was noted that if Tom's Canyon Basin outlet was improved it could solve 70% of the City's storm water problems. The major areas that need improvement are Tom's Canyon, Pugh's Canyon, Downtown and Kanab Creek. After discussing the improvements needed, it was determined that the maximum impact fee that could be charged for storm water is 6,169.11 for residential and \$3.09 a sq ft for commercial.

Transportation impact fees were discussed. Kanab City owns and maintains over 64.7 miles of roads. Due to the high volume of traffic that passes through Kanab City on Highway 89 and 89A, it is anticipated that commercial and industrial facilities will expand along these areas. After recommended improvements, it was determined that the maximum impact fee that could be charged for transportation is \$9,487.07 for residential and \$4.74 per sq ft for commercial.

The City has two neighborhood parks, Jacob Hamblin and the Ranchos and two specialty use parks Levi Stewart, and Kanab Creek Entrance Park. The City also has a swimming pool. There is supposed to be 5.23 acres per 1,000 capita. The City needs 8 more acres of parks to keep up with current level of service. Council Member Wright asked about why the library was not included in recreation. Mr. Decker said they would look into that further before the public hearing. The recommended maximum allowable impact fee for recreation is \$3,919.60 for residential and \$1.96 a sq ft for commercial.

Public Safety was discussed. After recommended improvements were discussed, it was determined that the maximum allowable impact fee that can be charged for public safety is \$1,242.54 for residential and \$.73 a sq ft for commercial.

Impact fees have to be used within a 6-year window. The State law is the Utah Impact Fees Act.

RESOLUTION 4-1-18 R/A RESOLUTION ADOPTING THE SEWER SYSTEM MANAGEMENT PLAN:

A motion was made by Council Member Wright and 2nd by Council Member Yates to adopt Resolution 4-1-18 R adopting the Sewer System Management Plan. Motion passed by roll call vote.

A motion to adjourn was made by Council Member Yates and 2nd by Council Member Chamberlain. Motion passed unanimously.

MAYOR ROBERT D. HOUSTON

RECORDER JOE DECKER