

Kanab City Council Meeting
September 27, 2022
City Council Chambers
26 North 100 East
6:30 PM

Work Meeting

1. *Liaison Report*

Chris Heaton expressed that this was the last week for the two seasonal's on the Fire Department. They will remain on-call and part time as needed. He thanked the Department for all of their hard work. Celeste Meyeres expressed the Arts Board is looking to fill one to two spots for voting members. She also explained again that Red Rocktoberfest will be October 15th. Arlon Chamberlain discussed the item on the agenda this evening pertaining to the Planning Commission.

2. *City Manager Report*

Kyler Ludwig discussed trail fest which is setting up this week in the cove. The baseball fields have been hydroseeded. He talked about a grant for sewer expansion in the Ranchos with more to come at a later date. Mr. Ludwig received a letter from someone thanking a Fire Department employee as they paid for their groceries when their card wouldn't work while they were visiting town.

Business Meeting

1. *Call to Order and Roll Call*

Mayor Pro Tem Arlon Chamberlain started the meeting with Scott Colson offering the prayer and the pledge was led by Katherine Ohlwiler. Mayor Pro Tem called the meeting to order and roll call was taken.

In Attendance: Mayor Pro Tem Arlon Chamberlain, Council Members Celeste Meyeres, Chris Heaton and Scott Colson, Treasurer Katherine Ohlwiler, City Manager Kyler Ludwig and Attorney Kent Burggraaf. Council Member Michael East excused. Mayor Colten Johnson was also in attendance.

2. *Approval of minutes of the previous meeting (September 13, 2022):*

A motion was made by Celeste Meyeres and seconded by Chris Heaton to approve the City Council meeting minutes of September 13, 2022 with the amended change. Motion passed unanimously.

3. *Approval of Accounts Payable Vouchers and Check Registers:*

A motion was made by Scott Colson and seconded by Chris Heaton to approve the accounts payable vouchers and check registers dated September 15, 2022 in the amount of \$72,110.36 and for September 27, 2022 in the amount of \$60,875.98. Motion passed unanimously.

4. *Public Comment Period:*

None.

5. Update from Superintendent Ben Dalton on the progress of the new Kanab Elementary School, and a discussion on a traffic flow and safe routes to school:

Superintendent Ben Dalton expressed his appreciation on the cooperation with the School District and with Kanab City on the Kanab Elementary School project. Mr. Dalton updated the Council on the status of the school which has an opening date of April 2023, during spring break. He expressed that the school is about 69% complete and showed pictures of the project. Mr. Dalton then spoke about the Safe Routes to School grant and different options that could be done with that.

6. Discussion and Consideration of a Safe Routes to School grant application and approval of a letter of support for the proposed project:

Kyler Ludwig explained the process and background of the Safe Routes to School grant application. Each year UDOT offers this grant funding to help students living within two miles of a school, walk or bike to school safely. Project budgets through this program are usually \$50,000 - \$200,000 and higher priority is awarded to projects that provide local matching funds. Kane County School district has requested that the City complete the curb, gutter and sidewalk on the block where the new Kanab Elementary School will be located. The proposed walking path from Kane County School District's request is in alignment with current draft designs for walking paths at the Ranchos Park. The school district is working with the county on funding for a trail on Powell Drive from Navajo Drive to Stewart Drive; Civil Science has estimated the Powell Trail to cost \$1,481,790. Applications for FY25 Safe Routes to School projects are due October 21st at 5pm. The UDOT Advisory Committee meets on November 17th with notification of project approval estimated on December 5th.

A motion was made by Celeste Meyeres and seconded by Chris Heaton to authorize staff to move forward with the grant application for Safe Routes to School and to authorize the City Council to sign a letter of support for the project. Motion passed unanimously.

7. Discussion and Consideration of Ordinance 9-1-22 O An Ordinance Providing A Zone Assignment for Parcels K-13-WCD-1-ANNEX and K-13-WCD-ANNEX:

Kyler Ludwig explained that parcel K-13-WCD-1-ANNEX and K-13-WCD-ANNEX currently owned by the Kane County Water Conservancy District was annexed into Kanab City limits without the assignment of a zone. Kanab City recently identified this oversight and sent out the appropriate notices to provide a zone assignment for the parcel. Anson Clarkson with the Conservancy District explained that they had a vendor wanting to do business and the zone needed to have a designation before the City could issue a business license.

A motion was made by Chris Heaton and seconded by Arlon Chamberlain to approve Ordinance 9-1-22 O, An Ordinance Providing a Zone Assignment of C2 for Parcels K-13-WCD-1-ANNEX and K-13-WCD-ANNEX as outlined in the ordinance for file #2022033. Motion passed unanimously.

8. Discussion and consideration of renovation projects for the Kanab City Pool:

Kyler Ludwig explained during the FY23 budget, the City Council allocated \$350,000 for the Pool Capital Outlay. The budget was to replace tile, replace the pool heater, replace the sand filter, lift some of the concrete and replace the pool liner. The City received a bid for repairs from CEM Aquatics with the bid to replace the perimeter tiles and the bottom of the pool liner would be \$317,000 and the bid to replace the sand filter was \$8,700. If both these projects are approved the capital budget is left with \$24,300 which could be used for concrete lifting. Jeff Turner went over all of the pool priorities as well.

A motion was made by Celeste Meyeres and seconded by Chris Heaton to approve the pool renovation and sand filter replacement quotes from CEM Aquatics totaling \$325,700. Motion passed unanimously.

9. Discussion and approval of the Kanab Municipal Airport Capital Improvement Plan:

Kyler Ludwig explained the FAA requires the Kanab City Airport to maintain a CIP for projects funded through FAA grant programs. The CIP has been used to direct the City on how to spend the \$150,000 annual FAA entitlement grant. On November 5, 2021 the Bipartisan Infrastructure Law (BIL) passed which distributed \$25 Billion to infrastructure projects. BIL gave the Kanab Municipal Airport \$159,000 annually for the next five years. These funds created a need to add additional projects to the Airport CIP. Two projects were added to the CIP to direct the revenues from the BIL grant: Fuel Farm - \$653,000: This project will help the Airport provide a better fueling service to aircrafts. Currently the municipal airport fueling services are very limited. The second project is a Visual Guidance System (PAPIs) which has a cost of \$175,349. The current PAPIs are regularly going through lightbulbs which has a significant maintenance cost. This would transition the PAPIs to LED lights. A Request for Qualifications has gone out with these new projects which the Council will review those responses next month.

A motion was made by Chris Heaton and seconded by Scott Colson to approve the Kanab Municipal Airport CIP. Motion passed unanimously.

10. Discussion and Consideration of Resolution 9-2-22 R, A Resolution Approving a Policy Regarding the Process and Criteria the City will Utilize in Consideration of Applications for the Creation of Public Infrastructure Districts:

Kyler Ludwig explained the PID resolution which has been talked about at the previous two City Council meetings and had nothing new to add to this economic development tool to have in place for developers.

A motion was made by Arlon Chamberlain and seconded by Celeste Meyeres to approve Resolution 9-2-22 R, A Resolution Approving a Policy Regarding the Process and Criteria the City will utilize in Consideration of Applications for the creation of Public Infrastructure Districts. Motion passed by roll call vote.

11. Update on the Hidden Canyon Subdivision development agreement:

Kyler Ludwig explained that they have talked about Mr. Guthrie's development agreement. He mentioned some difficulties coming with his development he wanted the Council to be aware of. UDOT granted him access for the development finally. In the UDOT right-of-way there are some significant elevation changes and UDOT recommended the sewer be placed at the edge of the right-of-way instead of next to the road. He wanted the Council to be aware that he is struggling with these things in addition to the financial struggle. He wanted the City to lock in the impact fee amount and wants the financing and interest to be paid for all of the oversizing costs. Mr. Ludwig just wanted to make the Council aware. Kent Burggraaf also added some wording about PID's to the development agreement.

12. Strategy Session to discuss Kanab City Cemetery matters:

A motion was made by Arlon Chamberlain and seconded by Chris Heaton to go into closed session for a strategy session to discuss Kanab City Cemetery matters. Motion passed unanimously.

A motion was made by Scott Colson and seconded by Chris Heaton to go out of closed session. Motion passed unanimously.
The meeting was adjourned by Chris Heaton.