

OPENING

Mayor Lisonbee opens the meeting with attendance and leading in the Pledge of Allegiance at 6:01PM.

ROLL CALL/PRESENT

Mayor Marty Lisonbee
Councilmember Debbie Kopp (Partial Attendance)
Councilmember Paul Edwardsen
Councilmember Mike McLaughlin
Councilmember Dale Beddo

Recorder/Clerk Not Present
Staff: Taylor Pledger
John Barlow (VIRTUAL)
Town Attorney Shawn Guzman

CONFLICTS OF INTEREST DECLARATIONS

None

CONSENT AGENDA

(Consent Agenda voted upon at the end of the meeting)

- A. Invoice Registry
- B. Financial Statement
- C. Minutes for:
 - a. November 18th, 2020
 - b. December 16th, 2020

MOTION: Councilmember Beddo moves to approve consent agenda items A, B and C.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

Mayor's town update:

Informed the town there will be a pet vaccination and registration day at the town office on Saturday January 23rd from 1:00PM-3:00PM

PRESENTATION

1. Sunrise Engineering on Impact Fee Study

- a. Impact Fee Analysis
- b. Parks & Recreation Fee Facilities Plan
- c. Roadway Facilities Plan
- d. Storm Water Facilities Plan

Mayor Lisonbee opens the floor to Sunrise Engineering to present.

Marv Wilson- Mentions they will follow the same procedure they did a few months ago. Nate Wallentine will present the impact fee facilities plan and Fred Philpot will present the impact fee analysis.

Nate Wallentine- Explains as we get new growth in Apple Valley, the new growth is meant to help pay for improvements that will be needed caused by the growth. There are 4 plans prepared at this time.

Parks and Recreation Plan: Increase area of recreation based on the increase in population. Implement a multi-purpose trail from the south side of town, toward the end of Rome Way that will connect on to Main Street. Extend the town park boundaries.

Roadway Facility Plan: Pavement of Main Street. Interchange to be done with UDOT. Improvements to the bridge entering Apple Valley have already been completed; however, the loan was put into the impact fee.

Storm Drain Plan: Reform the barrow ditches to ensure they can handle the water flow. Resize culverts that do not meet the current flows that are being received. Implement a channel that will run the length of the fields along the eastern side of town to the wash as well as implement a detention basin and put in armor along the wash in areas close to residential homes. This will ensure erosion from flash floods will not cause the wash to recede towards the homes. A FEMA grant can be used for part of the funding for this plan.

Public Safety Plan- This plan will address the Fire IFA to help the City plan for the necessary capital improvements for future growth. This will address the fire infrastructure and apparatus, both existing and future needed, to serve the City through the next ten years, as well as address the appropriate fire impact fees the City may charge to new growth to maintain the existing level of service.

Mayor Lisonbee – Asks why aren't the dirt roads included in these projections?

Marv Wilson - Explains there are a lot of roads that need improvement and if the need for improvement already exists then it cannot be included in the impact fees. Impact fee analysis only

looks at needs that will come as we have more growth. As more needs come up that have not been originally thought of, we can amend the plan to address those needs.

Mayor Lisonbee – Simplifies that the Gooseberry Mesa area, as an example, are existing roads that have an existing service level, in other words they are not blacktop or surfaced and we cannot increase the level of service needed for those roads.

Marv Wilson - Clarifies we cannot increase the level of service. The only reason Main Street was impact fee eligible was because it would increase the size of the road. However, because it is an existing road, it will not be 100% impact fee eligible.

Fred Philpot - Goes into detail on the Impact fee facilities plan (IFFP) which identifies the capital facilities needs and the Impact Fee Analysis (IFA). Explains if we decide to increase the fees, there must be a 90-day waiting period after approval. The demand variables we looked at are, population, demand, existing facilities, and the current level of service. Typically, population and households are what we use for parks and rec. We looked at the existing facilities and increasing those capacities based on expected growth. Parks and rec is based on the acreage per capita. For fire we look at building square footage as well as developed and undeveloped land. For transportation we look at the number of trips made on the roads.

To establish a fee schedule, we look at the land use. An update on the fee schedule may be required anytime from 1-3 years depending on challenges as they come up.

Single-family is expected to increase by 148%

Multi-family is expected to increase by 127%

We are expecting a million-dollar future investment towards the fire facilities. The apparatus associated with the impact fee for the fire facilities will only be charged to non-residential dwellings. We have also discussed alternative funding mechanisms to expand the fire facilities. The liability with the apparatus only being charged to non-residential dwellings is that we are not projecting a lot of commercial growth. As a legislative body, the Town Council has the option to adopt, modify, or reject the proposed impact fees. If there is a request for an increase, they must wait 90 days before the increase can take effect.

Councilmember McLaughlin – Asks how would the impact fees effect a development such as Jepson Canyon, where we are creating multiple districts to fund infrastructure?

Fred Philpot - Indicates if you are taking some of this infrastructure and you plan to fund them with a PID then the impact fees are overstated. You will be generating that money with a tax levy. You cannot double charge by charging taxes and an impact fee. We would need to reevaluate some of our projections as they would no longer be appropriate.

Councilmember Beddo - Looking at your projections from 2000, there has been about a 70% increase for fire, yet on building expansions there is a 300% increase. Asks if that includes the apparatus as discussed?

Fred Philpot – Answers the apparatus is on top of the \$400,000 that would get us to the million-dollar estimate.

Councilmember Edwardsen – Asks if we build a fire station, we cannot fund it with impact money if we do not include the apparatus?

Fred Philpot – States that is correct. It must be in the plan for us to collect fees on it. We must assess if we can afford the improvements upfront and have the impact fees pay us back over time. There must be a reasonable expectation that we can afford what is outlined in these plans.

Marv Wilson- Mentions he thinks it is worth noting that we can charge up to these numbers, but the town is not required to charge these numbers. These represent a maximum that can be charged, not a base rate. If you choose not to charge that amount, you will have to find other ways to fund the improvements.

Mayor Lisonbee opens for Public Comment.

Councilmember Kopp - Explains she feels these fees will have a hard impact on some people.

Fred Philpot - Mentions their assessment is for new developments only. Existing residents will not be impacted.

Mayor Lisonbee - States the calculations done are what it would cost us to provide any services. We could have no impact fees and ask our current residents to help fund those improvements or we can keep the impact fees and ask the new builders to help fund it. Mentions that the Town of Apple Valley's current fees are half of what other cities in Utah charge,

Bevan Corry – Asks about the long-term upkeep of those facilities, do the developers cover that or does that eventually get spread across the residents?

Fred Philpot - Clarifies the impact fee does not include the upkeep; it only includes the capital cost for those facilities. The upkeep would come from general funds or utility funds.

Marv Wilson - Mentions the Roadway plan will help us receive more funds as it is based on miles of road and classifications of roads. Everything else would have to rely on the growth. Operation maintenance cannot be charged as an impact fee.

Bevan Corry - Indicates his concern is that the town is already behind in maintaining its current facilities. Would we just continue to remain behind?

Mayor Lisonbee - Explains most cities use sales tax to cover those upkeeps. The extra revenue would come from people building on already existing roads.

Bevan Corry – Asks if there is anything regarding the impact fee helping the road going up Rome Way?

Marv Wilson - Proclaims no, we are prohibited from considering maintenance in our analysis.

Allen Angel – Asks could someone explain when the impact fees are assessed, and can they be paid ahead?

Mayor Lisonbee – States that the fee is assessed at the time the building permit application is submitted.

Attorney Guzman - Clarifies it is the law across the state. The law was structured this way to be fair to people already in the process.

Forrest Kuehne – Asks is Main Street going to be paved or chip and seal?

Nate Wallentine - Explains it will be double chip and seal with 6 inches at the base,

Forrest Kuehne – Asks if that is something we really need? What is wrong with the gravel we have now?

Marv Wilson - Signifies from an engineering standpoint, with the growth projected on the north end you will need safe passing zones and if we do not put some type of surface, we would end up with a dust ball. The widening of the road would happen with or without the seal.

Forrest Kuehne – Asks why wouldn't the developer have to pay for that?

Marv Wilson - Explains impact fees are how they pay for it.

Forrest Kuehne - Mentions the pictures show Canaan Way being worked on. Could someone explain that?

Marv Wilson - Explains that road was identified as a road that would tie onto another future road that a developer will be putting in to help the traffic flow. It is an exceedingly small portion of the impact fee and only a fraction of the road is impact fee eligible.

Forrest Kuehne – Asks if the work would be on a road that is outside an existing subdivision?

Mayor Lisonbee - Confirms that is correct.

Forrest Kuehne – Asks if we own the road that appears to be going across private property?

Mayor Lisonbee – Explains there is a 2 track, we do not own the road and we are not planning to

build a road. A developer would come in and fund that road.

Forrest Kuehne – Asks why can we use impact fees to help the barrow ditches but not the roads?

Marv Wilson - Explains we can only increase the barrow ditches if the expected growth will impact the current flow on the barrow ditches.

Bevan Corry -Asks if there has been any studies done on the upkeep of that road if we choose to chip and seal?

Marv Wilson - Explains there are not specific studies for that. We know that double chip seal will serve a purpose and is a lot cheaper than asphalt.

Councilmember Beddo - Mentions the roads in Hurricane by Sand Hollow were double chip and seal and have only needed resurfaced once in the last 15 years.

(For more information refer to the Impact Fee Study found on the Apple Valley website)

Mayor Closes the Public Comment

2. Jepson Canyon Development and PID Presentation

David Calder - Presents a PowerPoint presentation. He gives details on the Village of Many Nations which will be a Native American Cultural Center. They are planning to put in a million-dollar tank for the town that will be donated as well as a public park. They intend to have a spa, retreat, golf course, restaurant and an aerial tram that will lead to an observatory on the mountain. The Village of Many Nations is a cultural center that is run by their team and exists in Kanab, Zion, and various other areas. They intend to have a variety of teepees for overnight stays, a gift shop, and an area to offer tour bus rides.

Presents renderings of what the project is projected to look like. They want to keep it as natural as possible and aesthetically pleasing but also accommodating to the public. They will have presentations and demonstrations for the public to enjoy. Mentions they will be using a company called Tipi to help construct the teepees. Yellowstone Log homes will be constructing the lodge that will be a cabin style resort.

Explains there will be 4 different sections of rooms. The first building will have 40 rooms and more will be built as the need arises. Johnny Miller will design the golf course; he developed the golf course at Entrada in Snow Canyon. They are anticipating a 9-hole course. The erection of the world's largest bronze stagecoach will be orchestrated by Jerry and Ronny Anderson.

Kent Ohlsen - Expresses the Jepson Canyon Resort development will be a huge win for the town. It would bring in 204 million taxable values for the town. The project will also bring 18.9 million dollars' worth of revenue to the town and a net benefit of 2.7 million to the town over the next 30 years.

Mayor Lisonbee - Explains the Town hired their own firm and the numbers being quoted are from the independent firm.

David Calder- Mentions the town's consultant recommended the Town allow district financing for this development. In general, they want to let new development pay for itself. When there is a major infrastructure cost, they can create a local district within the development and that district can bond to pay for those infrastructure costs. The development then pays back those bonds. The additional taxes caused from these bonds will only be paid for by the people buying within that district. They would break this down into three separate districts. The first district is all residential development. The bonds that are issued by these districts are debts only for these districts. The town will never be asked to pay these bonds.

Councilmember Beddo – Asks if there is a scenario where the town could become responsible for that debt, such as if the project goes bankrupt or does not sell any houses?

Kent Ohlsen – Answers there is no scenario the town would take on that debt. District 1 is projected to cost about 9 million; district 2 is projected to cost 3.5 million, and district 3 is projected to cost 3 million.

Attorney Guzman – Mentions there was talk about a tank and park being donated to the town. Is it donated or is it a public infrastructure that will be paid for by bonds?

Kent Ohlsen- Answers it will be paid for by bonds Estimated bonds will total \$15,587,880 while total infrastructure costs are estimated to total \$15,226,090. This is purely a financing structure. All ordinances and town codes apply to this development.

Councilmember McLaughlin – Asks why the million-gallon tank is not going in first? Asks if while working with the town and when the PID is created, will there be points where we are going to butt heads?

Hanks Isaksen – Expresses that everything we do in the development will be within town code and ordinances.

Attorney Guzman – Explains it would be the same if a developer came in and said they wanted to use their own financing for the infrastructure, they would still have to follow our standards.

Mayor Lisonbee – Mentions we have a developer agreement in place from almost a year ago that is still in effect. The other issue is that we have 3 principals from the development and the PID board of directors is also 3 people. His understanding is the state of Utah requires that people on the board of directors are within the voting district.

Attorney Guzman – Clarifies that if they are not within the voting district of the project then they

need to be registered voters at their current residence.

Mayor Lisonbee - Feels we have not had a chance to truly review all the documents submitted. He is also concerned with receiving information that they want to change how they plan to do the sewer.

Hank Isaksen - Explains one concern they have is that they would be the only ones paying for the sewer. There has been discussion about having a lagoon away from the project that other developments could tie into. At this time, Jepson Canyon would be the only one to chip in for this lagoon. They had originally planned to have a sewer plant on the project. They have no idea what a sewer line down the hill and away from the project would cost them. They are also losing thousands of gallons of treated water if they do it that way. Explains Travis Holm does not want to participate in the sewer. All these reasons are why they would prefer to have an onsite plant.

Councilmember Beddo – Asks what is the cost of the development for the sewer plant?

Hank Isaksen – Explains the system they were planning would have been around \$800,000. The one being recommended to do through the Town does not currently have any cost projections.

Councilmember Beddo - Asks can a private entity contract to take care of public sewers?

Attorney Guzman - Answers yes, the town can contract it out to a private entity.

Harold Merritt - Explains that Dale Harris, the water superintendent, has been on the phone the last few days with the people at DEQ in Salt Lake. The bottom line is there will not be enough sewage generated from this project to make a free-flowing line work. You would have to add additional water.

Mayor Lisonbee – Further explains that in the case of bankruptcy, the city would be the ones taking care of the sewer, so it is important the district is on board with whatever is decided.

Attorney Guzman – Mentions that in Hank's last statement he mentioned the first phase will be the village and a few lots. If it allows you to get started on your village, could you do a septic system just for the village and then later add in a sewer?

Hank Isaksen - Explains they have investigated that; however, it would cost just as much as it would to put in the first phase of the sewage system. They would love to help the city get a sewer, but they do not want to necessarily take the brunt of the cost.

Councilmember Beddo- Believes there is enough unanswered questions that the Town Council needs to take some more time to look at this. We should take 1-2 more weeks to try and come up with a solution for this plan.

Hank Isaksen - Explains that he does not see why they cannot get started on everything but the sewer.

Mayor Lisonbee - Asks Councilmember Edwardsen and Councilmember Kopp what their thoughts are on approving this project?

Councilmember Kopp - Explains she just got the second packet today and feels there is a lot to go over and interpret right now.

Councilmember Beddo - Feels that it is time we moved these guys forward, but he also feels we do not have all the information at this time and would like further clarification.

Attorney Guzman - Explains there is nothing in the developer agreement that says we must create a PID and that the PID must fund the sewage system. A PID is a useful tool for cities to help with infrastructure costs. There was never a commitment to allow them to bond everything. It was a suggestion to investigate these specific avenues. No one went to the developer and said the town would do this. He feels the council asking for more time to review the documents is not unreasonable.

Councilmember Beddo - Mentions we could move the project forward if we can condition how we do the water tanks and sewer lines.

Attorney Guzman - Expresses that we need to make sure the right system is put in that is going to last us years to come.

Councilmember Beddo - Explains he does not think it is fair to have a project be a standalone project that is independent from the community. It needs to benefit the whole community. Having an onsite plant does not necessarily do that. He is not opposed to moving this forward tonight under the conditions we can find a way the water and sewer will benefit the entire community.

3. Discussion and possible action on the creation of one or more public infrastructure districts by Town of Apple Valley, Utah. (Jepson Canyon) (Item was voted upon after the presentation ended.)

- a. Discussion and possible action on Resolution 2021-001, the proposed creation of Jepson Canyon Publix Infrastructure District No. 1
- b. Discussion and possible action on Resolution 2021-002, the proposed creation of Jepson Canyon Publix Infrastructure District No. 2
- c. Discussion and possible action on Resolution 2021-002, the proposed creation of Jepson Canyon Publix Infrastructure District No. 3

Attorney Guzman - If the concern is that the council has not had time to review the documents then he does not think it helps to act tonight until they can address the concerns.

Mayor Lisonbee - States he feels comfortable with the council taking another weekend to go through everything. Mentions we can do a zoom meeting on this project in the next week or two. There are issues he would like to further discuss with Attorney Guzman.

MOTION: Councilmember McLaughlin moves to table item 7 the adoption of resolutions 2021-001, 2021-002 and 2021-003 creating one or more public infrastructure districts by Town of Apple Valley, Utah.

SECOND: Councilmember Beddo

VOTE:	Councilmember Kopp	Aye
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

*Councilmember Kopp had to leave after this motion was voted upon.
End Presentation.

(For more information, refer to the Jepson Canyon Resort found on the Apple Valley website)

PUBLIC HEARING

4. Adoption of Ordinance 2021-002 An Ordinance Modifying Impact Fees

Mayor Lisonbee opens the Public Hearing.

Mayor Lisonbee closes the Public Hearing.

5. Creation of one or more public infrastructure districts by Town of Apple Valley Utah. (Jepson Canyon).

Mayor Lisonbee opens the Public Hearing.

Kathy Stoker- Expresses concern over the observatory. Are you going to limit the number of streetlights?

Hank Isaksen - Yes, we will follow the ordinance of night sky. We will have streetlights where it is required but they will be low and not very bright.

Mayor Lisonbee closes the Public Hearing.

DISCUSSION AND ACTION

6. Discussion and possible action on Ordinance 2021-001 An Ordinance Amending the Zoning Map; AV-1329 to RE-1.0

Mayor Lisonbee- Explains this project was turned down by the Planning Commission and they recommended we deny this application.

Craig Coates- Through the planning commission one of the things we looked at addressing was the residents' concerns for the area. We chose to request RE-1 to match the general plan. We have always planned to do 2-2.5 acre lots with anywhere from 20-25 lots. A lot of the concerns were about infrastructure, the retention pond and concern over having too many lots. We looked at these issues and started coming up with ways to address them. East of the development we would have 2.5 acre lots and west we would have 1.98 acre lots with the retention pond in the south. We are now asking for a split zone. We made the lots 1.98 acres so that way they cannot be split into 2 lots. We heard concern about headlights shining into people's homes, so we decided to push the road as far south as possible. Our intention is to improve Rome Ave with a paved surface up to the development. As for the fire concern, it will not be a dead-end road as we will put in a secondary access to Main St.

Councilmember McLaughlin- Asks if their plan is to leave it open to Main St. without any gates?

Craig Coates- Answers we are open to having it public or placing a crash gate that the fire department would have a key too. We are still planning out how large the retention pond will need to be. We can expand it as needed when we have more of the engineering finalized.

Mayor Lisonbee- Asks Travis Wells to address the following question: Is there a willingness to adhere to the concept of paving Rome Ave, creating a fire exit to Main St. and adding in a retention basin? We need to hear willingness on your part for all these issues.

Travis Wells- States he is willing to adhere to all the items discussed. The main thing they need is the zone change before they can start working on the size of the pond and they intend to pave Rome Ave.

Mayor Lisonbee- Explains if the Council agrees to this, they will require a developer agreement to ensure that everything they discussed today could be worked out.

Craig Coates- Expresses they are comfortable with having a developer agreement outlining what was discussed today.

Mayor Lisonbee- Mentions the town also needs to ensure there is enough storage in the water tanks for fire safety.

Craig Coates- Expresses they are happy to work on that issue in the developer agreement.

Mayor Lisonbee- Explains the other hoop they must jump through is with the state of Utah. A development this size must be looked over and approved by the State, the District, and the Town.

Any extension of over 500ft on the water line requires state approval.

Allen Angel- Expresses it is one thing to have a conversation about what we want, and it is another to hold them accountable to the agreement. Once the zone is changed that does not prevent the landowner from selling off one acre lots.

Mayor Lisonbee- Explains the Council will motion the zoning change based on the promise of a written agreement. If the agreement never happens then the zone change never happens.

Craig Coates- Mentions even if they get the zone change, they could not just sell 1 acre lots. They would have to come back to the town with a plat to ask to sell 1 acre lots.

Mayor Lisonbee- Explains the preliminary plat comes back to the Planning Commission and so does the final plat. There are two more chances to adjust what is happening and ensure an agreement is met.

Allen Angell- Mentions there will be an obstruction to the view. Asks what types of homes are going to be put up?

Craig Coates-Explains this application is just for the zone change and there are no requirements to have a specific type of home.

Councilmember Beddo- Expresses the applicant is only here for the zone change, they would have to come back to approve the building of a house and it can be addressed at that time.

Mayor Lisonbee- Mentions that we need to keep in mind that wherever you go in Apple Valley there is open space that is owned by someone. His contention is that whoever owns that open space has a right to do something with their property. The Council would not approve a large facility in that view, such as a superstore, but to have single family homes is totally appropriate.

Allen Angell- Mentions there was a unanimous vote to deny this re-zone by the Planning Commission. However, the applicant has addressed almost all the concerns that were brought up at the Public Hearing.

Councilmember Edwardsen- He thinks the consultant was noticeably clear that there are more hoops they will need to jump through to make sure this project will fit with what the city wants. There is always a concern when someone is building a property next to you. The land around us is private property and if someone wants to build a nice home, they should be allowed to do that within the rules and codes set by the Town.

Councilmember Kopp- States she understands that people have property rights. She always knew there needed to be development, but she does not want it to be at the expense of the residents that already live here.

Mayor Lisonbee- Mentions that in February of 2019 the Council talked to Travis Holm about his development beyond the water tanks. He asked for a 30-lot subdivision and it was decided he had to have a road to Main St. and the most he could put in was 13 lots. He agreed to do 13 lots, and the road to Main St. How can the Council approve Travis Holms but not this project for Travis Wells? The Town can approve dozens of homes for Jepson Canyon but cannot handle 25 homes? Other residents had the opportunity to buy that land to protect the view and no one did. Mayor Lisonbee reminds Councilmember Kopp she was the one who started the motion to approve the project for Travis Holms.

Councilmember Kopp- States she remembers the meeting and the motion.

Mayor Lisonbee- Emphasizes the developer's willingness to come to an agreement on a retention basin to help with flooding caused from Rome Ave. and Mount Zion Dr.

Craig Coates- Expresses they are under the impression they are only responsible for the flow caused from their development and the historical flow in that area. Mentions they would have to do engineering to determine the size of retention basin needed.

Mayor Lisonbee- Asks Marv Wilson what his input would be.

Marv Wilson- Craig is correct. He must worry about several things. He does not want to have that 4-5ft. detention pond back up water to their new lots. There are several engineering considerations that must happen. He can do the retention pond on 3.5 acres, but he needs to start thinking about the depth.

MOTION: Councilmember Beddo moves to approve Ordinance 2021-001, amending the zoning map for parcel AV-1329 to RE-1.0 and RE-2.5 split zoning subject to an executed developer agreement that will include a detention basin, an access to Main Street and the asphaltting of Rome Way.

SECOND: Councilmember Edwardsen

VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

7. Discussion and possible action on adoption of Ordinance 2021-002, an ordinance modifying impact fees. (Item moved to last item of discussion)

Mayor Lisonbee- He mentions the modifications bring up culinary water and wastewater impact fees. The Town of Apple Valley does not charge impact fees for either of those items. Where it says culinary impact fees, we will strike all of that and we will completely delete wastewater impact fees and visitor center impact fees. Storm water will stay the same and same with fire. We will remove the police impact fee as we have none. Is the Jepson Project eligible for the apparatus impact fees?

Marv Wilson- Explains if they follow under an equivalent commercial unit, then yes you can charge that.

Mayor Lisonbee- Explains the numbers that were done in a previous study are similar to what we are looking at today. The council chose to shoot that down. Every time we shoot down increasing the impact fees the costs are then being associated to the town. The mayor would like to have the people who are coming to town write a check rather than the existing residents.

MOTION:	Mayor Lisonbee moves to approve the adoption of Ordinance 2021-02 with changes as discussed.	
SECOND:	Councilmember Beddo	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

8. Discussion and possible action on the creation of one or more public infrastructure districts by Town of Apple Valley, Utah. (Jepson Canyon). *(Item was voted upon after the Jepson Canyon Presentation in Presentation item 2.)*

9. Discussion and possible action on Technical Planning Assistance Program Funds Cooperative Agreement.

MOTION:	Councilmember McLaughlin moves to authorize the Technical Planning Assistance Program Funds Cooperative Agreement.	
SECOND:	Councilmember Beddo	
VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

10. Discussion and possible action on award of work to Sunrise Engineering for technical planning assistance

MOTION: Councilmember Beddo moves to approve the award of work to Sunrise Engineering for technical planning assistance.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

11. Discussion and possible action on regular meeting schedule for the calendar year 2021 for the Town Council of Apple Valley.

MOTION: Councilmember Beddo moves to the meeting schedule for the calendar year 2021 for the Town Council of Apple Valley.

SECOND: Councilmember McLaughlin

VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

12. Discussion and possible action on Amendment to Municipal Billing and Collection Agreement with Washington County Special Service District No. 1.

MOTION: Councilmember Beddo moves to approve the resolution 2021-004 Municipal Billing and Collection Agreement with Washington County Special Service District No.1

SECOND: Councilmember Edwardsen

VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

Events Committee –

None

Planning Commission –

None

Fire Department – Chief Dave Zolg, Jr

None

Big Plains Water and Sewer SSD –

None

Code Enforcement –

None

Roads and Storm Drainage –

None

Council-

None

MAYOR OPENS PUBLIC COMMENTS

Bevan Corry- Expresses he respects the democratic process and everything we have been through. He has a great amount of respect for Travis Wells. He is not trying to deny anyone but has enjoyed participating in this process.

MAYOR CLOSES PUBLIC COMMENTS

ADJOURNMENT

MOTION: Councilmember McLaughlin moves to adjourn tonight's meeting.

SECOND: Councilmember Edwardsen

VOTE:	Councilmember Kopp	ABSENT
	Councilmember Beddo	Aye
	Councilmember Edwardsen	Aye
	Councilmember McLaughlin	Aye
	Mayor Lisonbee	Aye

The vote was unanimous, and the motion carried.

Meeting adjourned at 9:35 p.m.

Date approved: _____

Marty Lisonbee, Mayor

ATTEST BY: _____