

IVINS CITY NEWS

July 2022, Vol. 22 Issue 7



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Meeting Schedule

5:30 p.m.
Ivins City Hall, 85 N Main

Planning Commission

July 5, 2022
July 19, 2022

City Council

July 7, 2022
July 21, 2022

Arts Commission

July 13, 2022

Blu Can Dates:

July 4, 2022
July 18, 2022

Dumpster Dates:

July 16, 2022



A TAXING PROBLEM

ARTICLE BY: CHRIS HART, MAYOR

Our city like most derives its operating revenue from three principal sources; property tax, sales tax including Transient Room Tax (TRT), and fees including franchise fees, fees paid for services that the city provides and impact fees. Property tax is levied and collected by the County with proportionate shares distributed to the School District and cities according to a formula established by the State Legislature. Sales and Transient Room Taxes are collected by the State with proportionate shares distributed to the cities and counties also according to a legislated formula. Franchise fees paid by utilities like Rocky Mountain Power to operate within the city and fees for services provided by the city as well as impact fees are paid directly to the city. In addition to these reliable revenue streams the city applies for and regularly receives grant funding from various sources to help us cover the costs of regional road improvements and public safety programs. For example, and on occasion we receive money from Federal or State programs such as the American Recovery Act that has provided half a million dollars to date to the city to be used in limited and prescribed ways. In our case that money has been allocated to improve our fire and EMS coverage.



Focusing first on fees including franchise fees, fees for services and impact fees, franchise are paid by service providers to operate within the city and are based on the volume of the services they provide. For example, Rocky Mountain Power serves all the residences and businesses within the city and pays a higher franchise fee than TDS or Century Link Cable does with fewer subscribers. Franchise fees provide a relatively small percentage of our annual revenue. Fees paid for services provided directly by the city are based on the actual costs we incur to provide those services. By State statute we are not allowed to make money on the services we provide to our residents, only to recover the costs associated with providing those services. In the case of water, for example, your bill includes the wholesale cost of water from the Conservancy District to the city plus the cost of administration and maintenance of the system.

Our Fee Schedule for all city services is reviewed and adjusted regularly. In the case of impact fees, studies are conducted about every five years to determine what those amounts should be based on projected additional growth related costs for public safety, parks, streets, water, sewer and storm sewer.

Sales taxes are levied by and collected by the State. Counties and even cities in some cases with the consent of the voters can add to their specific sales tax for a specific purpose such as our County wide RAP (recreation, arts & parks) tax for example. The portion of sales tax allocated to the cities is put into two equal pots, one to be returned to the cities in which they were collected referred to as "point of sale" and the other to be distributed to cities and counties according to population. So a small community like ours, with a limited commercial base receives a much smaller per-capita share of sales tax than does neighboring St. George that has most of the retail businesses that we frequent operating within it. Harmon's alone choosing to locate in Santa Clara transfused an additional million dollars a year into their budget, so the tax impact of commercial development is significant. Lodging or Transient Room Tax works in much the same way except that a substantial percentage is retained by the County to fund tourism related marketing and facilities with the balance going to the cities and State.

Continued on next page...

Property tax provides the largest source of revenue to the city each year. Unlike sales tax that is paid by both residents and visitors alike, property tax is paid by us alone based on the County's appraised value of our home or business. Our property tax bills contain both a valuation of our property and a certified tax rate for that year. In most states that rate remains the same and the amount of tax varies from year to year based on changes in property values. In Utah, however, about twenty five years ago the State Legislature decided that the amount that a city should collect in property taxes each year other than for new growth should remain the same resulting in the amount of property tax paid per household remaining substantially the same as well. That meant that the property tax rate would fluctuate based on changes in the valuation of property to insure that the total amount of property tax paid to the city each year was constant. Their rationale was that cities could then rely on a fixed amount of revenue even in times of recession and taxpayers would not be penalized when their property values increased and could anticipate the approximate amount of their annual property tax bill.

They failed to consider however, that inflation over time erodes the value of the dollar and that a fixed property tax amount provides less and less purchasing power to the cities. Without a provision that allows for adjustments to be made in the property tax rate based on annual inflation the model they created has proven to be unsustainable. When demand for services and the cost of providing them increases and the value of a fixed property tax amount diminishes as a function of inflation a budget crisis is inevitable. Since the year 2000 the value of the dollar has dropped by almost fifty percent, so in effect our dollar value based property tax assessment has been cut in half since then while the cost of building and maintaining infrastructure has doubled.

The possible solutions to the problem are few. The city could reduce services, delay maintenance programs and postpone new projects but all of those have a corrosive effect long term. Another option would be for us to conduct "Truth in Taxation" hearings and ask you to vote to raise our local property tax levy recognizing that it represents a very small percentage of our overall property tax bill with the lion's share going to the School District and the County. So to raise our local property tax by forty percent for example would result in a five percent increase in our individual property tax bills.

The final option is for additional commercial development to provide the increasing shortfall in revenue through its added sales tax, Transient Room Tax and commercial property tax. Projections show that Black Desert alone beginning in 2026 will rescue us at least in the short term with their infusion of new taxes. Other commercial development like Sentierre or the proposed Downtown development project would only enhance that commercial tax base and possibly further delay or at least reduce the size of a future property tax increase. When I took office thirteen years ago I believed that perhaps our greatest challenge long term was going to be attracting sufficient commercial development to sustain our city long term, and even with the resistance that has been expressed towards it I'm grateful that we've carefully paved the way for it to occur so that when our growth cycle ends we won't face the severe budget crises and inevitable tax increases that so many small communities have in the past.



JULY AGENDA ITEMS

The following are some of the topics that may be discussed at the June Planning Commission and City Council meetings. This is not a complete list and the complete agendas will be posted on the website www.ivins.com a few days prior to the meetings. Agendas may be amended up to 24 hours prior to a meeting. Check the website the day before the scheduled meeting for the final agenda items to be discussed. If you have questions regarding agenda items on the Planning Commission, please call or email Sharon Allen at 435-628-0606 or sallen@ivins.com. If you have questions regarding agenda items on the City Council, please call or email Kari Jimenez at 435-628-0606 or kjimenez@ivins.com.

Planning Commission July 5, 2022

- Public hearing, discussion & consideration of a concurrent land use and zoning amendment to change from Low Density RA-5 to Resort Commercial located at approximately 1500 East Black Desert Drive.
- Discuss & consider a zoning amendment for the SITLA RMU portion to various zones pursuant to a mixed-use Project Plan.
- Discuss and consider approval of Vista Final Plat located at approximately 145 West 100 South.
- Discuss and consider recommendation to approve Black Desert Golf Village Preliminary Plan, located at approximately 1500 East Black Desert Drive.
- Discuss and consider Moderate Income Housing Plan .
- Discuss Building Heights and Color.
- Discuss and consider Short Term Rental Overlay.

Planning Commission July 19, 2022

- (Nothing currently scheduled)

City Council July 7, 2022

- Presentation & discussion of Planning Commission's recommendation on the city-wide "Sandbox Land Use Plan".
- Continued discussion regarding exterior building color.
- Presentation & discussion by Fire Chief Parker regarding fire operations and fire budget.
- Discussion regarding availability of water and approval of Acknowledgement of Water Supply form.
- Discuss & consider Black Desert's Request for early morning cement slab pours.
- Discussion regarding ideas and activities to celebrate Ivins City's 100 year anniversary.

City Council July 21, 2022

- Possible public hearing, discussion & consideration of a concurrent land use and zoning amendment to change from Low Density RA-5 to Resort Commercial located at approximately 1500 East Black Desert Drive.
- Possible public hearing, discussion & consideration of a zoning amendment for the SITLA RMU portion to various zones pursuant to a mixed-use Project Plan.
- Possible public hearing, discussion & consideration of Planning Commission's recommendation on the city-wide "Sandbox Land Use Plan".
- Discuss and consider recommendation to approve Black Desert Golf Village Preliminary Plan, located at approximately 1500 East Black Desert Drive.



School Updates

Red Mountain Elementary

Jennifer Leavitt, Principal



Vista Charter School

Chris Barnum, Principal

You may have noticed the progress in Vista's building expansion, an exciting project! There will be a beautiful new theatre, state of the art science labs, technology spaces, music and dance classrooms and more.

Summer is spent preparing for the new school year with curriculum and supply ordering, deep cleaning classrooms, and hosting a number of summer camps.

Back to School Night will be on Wednesday, August 10, 2022, with the first day of school on Thursday, August 11, 2022.



IMPORTANT NUMBERS

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City Hall	435-628-0606
Animal Services	435-634-1049
Building/Zoning	435-634-9753
Justice Court	435-634-5728
Parks & Recreation	435-634-7719
Police Dispatch	435-634-5730
SCI Public Safety	
Santa Clara	435-652-1122
Public Works	435-634-0689

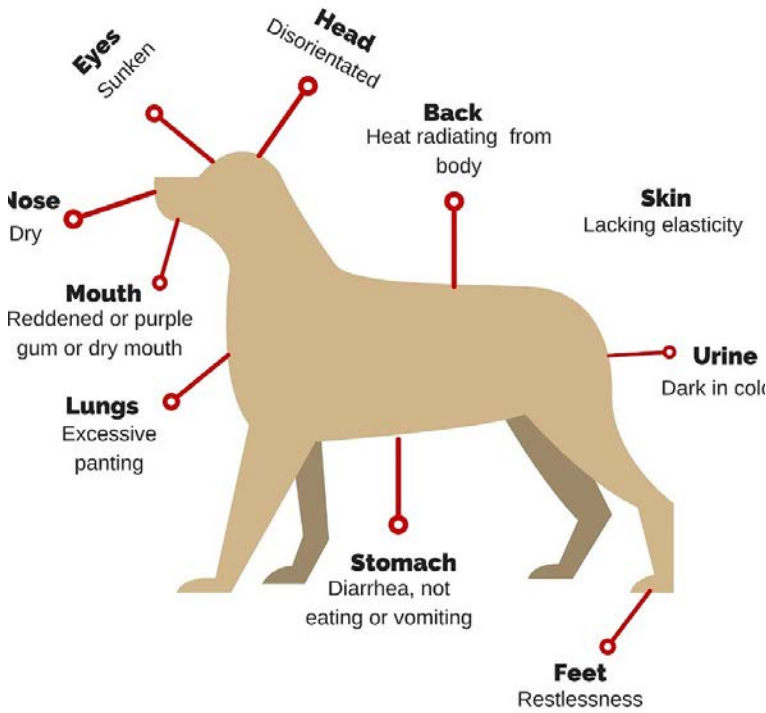
Utility Payment Drop Box
55 N Main (Northwest Side of Building)

<u>Post Office</u>	
Main Branch	
Santa Clara	435-628-2112
Satellite Post Office	
Ivins	435-628-1381

Washington County Landfill
325 N Landfill Road, Washington, UT
Monday - Friday: 7 a.m. - 5:30 p.m.
Saturday: 7 a.m. - 3:30 p.m.
<http://www.wcs.wv.org/>

Reuse Center
575 E Brigham Road, St. George, UT
Monday - Friday: 7 a.m. - 5 p.m.
Saturday: 7 a.m. - 3 p.m.
Tree branches and yard green waste (no palm leaves)

Signs of Heat Exhaustion



*If any of these symptoms occur, contact your vet immediately

Pet Corner

IVINS ANIMAL SHELTER & ADOPTION CENTER

474 NORTH 200 WEST

IVINS, UT 84738

PHONE: 435-628-1049

OPEN (BY

APPOINTMENT):

TUESDAY - SATURDAY

8 A.M. - 3 P.M.

IVINS NO-KILL ANIMAL SUPPORTERS (INKAS)

Ivins No-Kill Animal Supporters (INKAS) is a 501(c)3 organization and a Registered Utah Charity. It was founded in 2010 with the mission of providing support to Ivins Animal Shelter and Adoption Center, now the Santa Clara-Ivins Animal Shelter. In 2006 our shelter became the first no-kill municipal shelter in the state of Utah. Maintaining a no-kill shelter, as opposed to one that euthanizes animals after a set period of time, is more costly because the animals' needs must be met at the shelter until they are reclaimed by their owners, adopted or transferred to an animal rescue organization. Through a memorandum of understanding with Ivins City, INKAS provides support through veterinary care, specialty foods and other needed supplies. Funds are raised through the sale of merchandise at various local events and through the donations of many generous animal lovers. You can help by designating INKAS as your charity on Amazon Smile or by donating on our website: inkas4pets.org.

TUACAHN MARKET

SOAP · CLEANERS · SPONGES

PROVEN EFFECTIVE

FREE SPONGE!

VENDORS, ARTS, CRAFTS, AND A GIFT SHOP.

SATURDAYS
9:00 A.M. TO 1:00 P.M.
ITS ALWAYS FREE AND FUN!

Parks and Recreation

WREATHS ACROSS AMERICA

Each December on National Wreaths Across America Day, our mission to Remember, Honor and Teach is carried out by coordinating wreath-laying ceremonies at Arlington National Cemetery, as well as at more than 2,500 additional locations in all 50 U.S. states, at sea and abroad.

The program this year will be held on December 17th at 10am at the Ivins City Cemetery.

If you would like to volunteer or sponsor a wreath, please visit the Wreaths Across America website or contact the Parks and Recreation Department.
<https://www.wreathscrossamerica.org/pages/158357/Overview/?relatedId=162922>



National Parks & Recreation Month

Did you know that July is National Parks and Recreation month? The theme this year is "We Rise Up!"

Follow our Facebook page this month to help us celebrate those who rise up to make our Parks and Recreation parks, programs and events not only possible, but so wonderful!

Facebook page:
Ivins City Parks and Recreation - Public Works



Flag Football Registration - For ages 6 to 12

Registration will be open May 20 through August 12 for our youth flag football leagues! You can register online at ivins.com or in person at City Hall (85 N Main St).

Registration Fee: \$26

Season begins mid-September - Games will be played on weekday evenings

The age divisions for this league will be as follows:

Ages - 6 to 8 Coed (Mondays & Wednesdays)

Ages - 9 to 12 Coed (Tuesdays & Thursdays)

Ages determined as of October 31, 2022

Heritage Days September 9 and 10

The theme for this year's Heritage Days is Celebrating a Century of Community!

We are looking ahead to our Heritage Days celebration on September 9th and 10th! This year, there will be a parade, food, games, entertainment, Heritage displays, and more!

If you would like to get involved as a sponsor, vendor or volunteer, registration is open online at ivins.com or in person at City Hall.

We are accepting applications for vendors, sponsors and the parade.



Family Movies in the Park - FREE

When: Friday evenings August 6-27 at the Ivins City Park baseball field

Time: Start time is approximately 8:30 p.m. (or when it is dark enough)

Please be kind and make sure everyone can enjoy the movie. If a family member does not want to watch the movie, please do not let them run around and disturb others who do. Please do not bring your pets with you to the movie.

If you have a business and would like to help sponsor one of our movies, please contact the Parks & Recreation office.

August 5th - Sword in the Stone

August 12th - 101 Dalmatians

August 19th - Inside Out

August 26th - Hairspray

PUBLIC WORKS

Costs are rising due to labor, materials, and fuel. It's time to implement the new rates. Starting with the sewer rates, they have increased from \$26.84 to \$28.49 per month which is a 6.1 percent increase.

Next the water rates are increasing as well. Ivins City water rates consist of a base rate paid by all accounts regardless of usage to pay for the fixed costs of the City and then a water usage rate that is based on a charge for each 1000 gallons used.

Residential Water Customer Rates – Previous and New

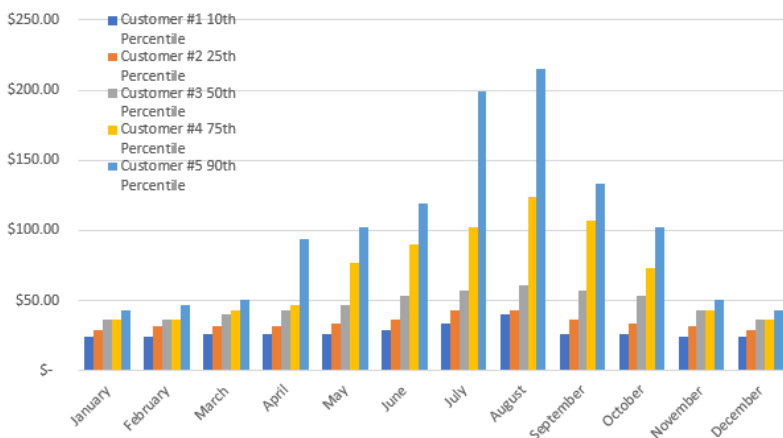
	Base Rate	Usage Rates (per 1,000 gallons)			
		0 to 7,000 gallons	7,001 to 15,000 gallons	15,001 to 30,000 gallons	More than 30,000 gallons
Previous Rates	\$18.78	\$2.35	\$3.13	\$3.88	\$5.03
New Rates	\$19.67	\$2.54	\$3.46	\$4.26	\$5.44
% Increase	4.7%	8.1%	10.5%	9.8%	8.2%

You will notice that our rates are tiered to help encourage water conservation as we all know that water conservation is super important not only for the current drought but to ensure that there is room for continued growth.. Residents that are conservation minded can save a lot of money. See this example of 5 customers:

	Customer #1	Customer #2	Customer #3	Customer #4	Customer #5
Profile	10th percentile	25th percentile	50th percentile	75th percentile	90th percentile
Winter Monthly Usage	2,000 gal/mo	4,000 gal/mo	7,000 gal/mo	7,000 gal/mo	9,000 gal/mo
Max Summer Monthly Usage	8,000 gal/mo	9,000 gal/mo	14,000 gal/mo	29,000 gal/mo	46,000 gal/mo
Total Annual Usage	41,000 gal/yr	72,000 gal/yr	122,000 gal/yr	183,000 gal/yr	268,000 gal/yr
Annual Water Costs (new rates)	\$330 /yr	\$412 /yr	\$566 /yr	\$817 /yr	\$1201 /yr

*Note the costs above does not include Sewer, Garbage, Recycling, and Storm Drain Monthly Fees (\$760/yr).

Monthly Water Bills - New Rates



Help the City reach its goal to reduce water use by 10% over the next 10 years.

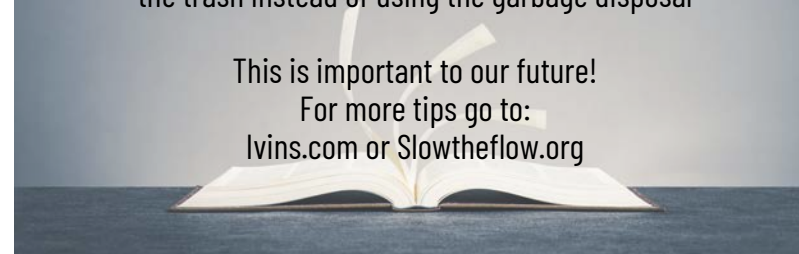
Outdoor Tip: Cover pools to avoid water evaporation.

Indoor Tip: Add food wastes to your compost pile or dispose in the trash instead of using the garbage disposal

This is important to our future!

For more tips go to:

Ivins.com or Slowtheflow.org



As you can see a conservation minded customer (10th percentile) pays one fourth of what a less conservative minded customer (90th percentile) pays. Please consider some ways to save on water such as:

- Make sure you are using water smart low flow appliances and fixtures.
- Take showers instead of baths and take quick showers.
- This last tip is a big one: remove ornamental grasses from parts of the yard that are not frequently used. Grass uses so much water, this is the one conservation technique that probably saves the most water.

EXPLORE THE ARTS IN IVINS

CENTER FOR THE ARTS AT KAYENTA

TOM PROCTOR BAND - SUICIDE AWARENESS CONCERT

Date: Saturday, July 9

Time: 8:30 p.m.

Tickets: \$10 - \$30

KAYENTA ARTS ACADEMY - FAME JR

Dates: Monday, July 11 - 28

Time: 9:00 a.m. - 1:30 p.m.

Tuition: \$375

RISING STARTS MUSICAL REVIEW - PRESENTED BY KAYENTA ARTS ACADEMY

Dates: Thursday, June 16

Time: 7:30 p.m. - June 27

Time: 7:30 p.m.

Tickets: \$10 - \$30



For information and tickets:
kayentaarts.com or 435-674-2787

TUACAHN AMPHITHEATER EVENTS

WONDERLAND

Dates: July 2, 6, 8

Time: 8:45 p.m.

Tickets start at \$45

MARY POPPINS

Dates: July 1, 7, 9

Time: 8:45 p.m.

Tickets start at \$32

JOSEPH AND THE AMAZING TECHNICOLOR DREAMCOAT - PREVIEW

Dates: July 16, 18, 20

Time: 8:45 p.m.

Tickets starting at \$25

BUDDY: THE BUDDY HOLLY STORY:

Dates: July 1, 2, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 25, 26, 27, 28, 29, 30

Time: 7:30 p.m.

MATINEE performances on Saturdays: July 2, 9, 16, 23, 30

Time: 2:00 p.m.

Tickets start at \$29

Schools and nonprofit organizations in Ivins with events open to the public may be listed on this page at the Arts Commission's discretion. Contact the Ivins Arts Commission at IvinsArtsCommission@ivins.com

For information and tickets: tuacahn.org or 800-746-9882




COYOTE TALES ARE LIVE, OPEN-MIC STYLE STORYTELLING EVENTS WITH AMATEUR AND EXPERIENCED STORYTELLERS. EACH EVENT HAS A THEME, ON WHICH STORIES ARE TO BE BASED. POTENTIAL STORYTELLERS MAY ADDRESS THAT THEME IN ANY WAY THEY CHOOSE. PRIOR TO THE EVENT, STORYTELLERS CRAFT THEIR TRUE, ON-THEME STORY, PRACTICE THE TELLING (5-7 MINUTES), WORK ON ELIMINATING EXCESS DETAIL TO NAIL THE PERFECT ENDING. WHEN THE DOORS OPEN, POTENTIAL STORYTELLERS PUT THEIR NAME IN THE HAT IN HOPE OF BEING CHOSEN TO SHARE THEIR STORY. IF CHOSEN, THE STORYTELLER TAKES THE STAGE TO DELIGHT THE AUDIENCE. STORIES MUST BE TRUE, TOLD LIVE AND WITHIN THE GIVEN TIME FRAME. THEY MUST BE TOLD WITHOUT NOTES, PROPS, OR ACCOMPANIMENT.

WE ARE HAPPY TO ANNOUNCE OUR NEXT LIVE EVENT AT IVINS CITY PARK ON SEPTEMBER 10TH. WE HAVE AN INSPIRING LINE-UP OF TELLERS, BUT THERE IS ROOM ON THE STAGE FOR YOU TOO!

HERITAGE DAYS

SATURDAY, SEPTEMBER 10, 2022



The evening begins with a BYOP (bring your own picnic) pre-party with Stillhouse Road bluegrass music. We're taking names for storytellers - if you have a story to tell and would like to get on stage, please contact Victoria through the Coyote Tales website.

Prepare a 5 minute story about customs, heritage or birthright. Think: Folklore, wisdom or ritual passed from generation to generation. Tell us YOUR story about connection to ancestry or times past.
YOUR STORY MUST BE YOUR STORY

Were you there? Are you the main character? Your involvement in the events as they unfold is essential. We are after true, first person narrative stories.

THIS EVENT IS FREE and open to everyone!

This project is sponsored by Petite Feast, Utah Humanities, Utah Division of Arts and Museums, Linda Schmal of Summit Sotheby's International Realty & Doug Caputo of Desert Dweller Realty