

Minutes of the Hurricane City Council meeting held on September 21, 2023, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

Members Present: Mayor Nanette Billings and **Council Members:** Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, City Planner Gary Cupp, Water Superintendent Ken Richins, Finance Manager Paige Chapman, Building Official Larry Palmer, Planning Assistant Fred Resch III, Human Resource Director Sel Lovell, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, and City Recorder Cindy Beteag.

AGENDA

4:00 p.m. Work Meeting

Swearing in of Officers Nathan Martinez and Vaoatea Renno Sagapolu.

Police Chief Lynn Excell introduced Officers Nathan Martinez and Vaoatea Renno Sagapolu.

1. Discussion regarding affordable housing, homelessness, and tourism

Mayor Billing explained that Utah State conducted a survey to guide growth in twenty-nine counties. Of the nineteen thousand survey responses, it was determined that most residents in Utah do not want to stop growth in their communities. They want a variety of housing products and price points. Sixty three percent disagree with building new houses on large spread-out lots. The largest group in urban areas expressed a desire for new housing in undeveloped areas near transit stations and town centers. Rural area responses show a desire for new homes on smaller lots and a proactive approach to establishing infrastructure, roads, and utilities. Mayor Billings further reviewed the survey and transportation study results and presented a slide of the water summary findings. Arthur LeBaron reported that Washington County's focus is connecting St. George City, Hurricane City, and Washington City.

Mayor Billings attended a meeting with the Mayors regarding homelessness in St. George. She presented a Switchpoint Community Resource Center video explaining the statistics for Washington County and how they serve the community.

Mayor Billings provided the Greater Zion's presentation on tourism and how it affects the communities. She reviewed the jobs and tax revenue generated by tourism, noting that the transient room tax doubled in 2021 and 2022 compared to previous years. The mission of the tourism office is to maximize the revenue generated. She explained that Greater Zion donates to various projects in Washington County, and there may be funding opportunities to support the gym space and replacement of the City pool.

5:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Dayton Hall has recorded five subdivision plats since the last Council meeting. He is still working through the process of taking over the power service in the Sky Ranch area. The City did not assume any residential solar contracts, which is creating a hurdle. The solar residents need to contact Rocky Mountain Power to come to a solution on their solar contracts with Rocky Mountain Power.

Fred Resch III reported there is a revocation hearing on the agenda tonight. Councilman Sanders asked about the status of Eagles Lodge. Dayton Hall reported that the Lodge had been in violation of City Ordinances. A violation letter was sent, the owner has responded, and the issue is ongoing.

Gary Cupp reported that there is still a lull in planning applications. The department is working on Master Plans and updating ordinances.

Arthur LeBaron reported that there have been several property closings on 1100 West. Councilman Thomas reported that he received concerns regarding traffic changes at Three Falls Elementary. The primary concern pertains to the lack of sidewalks and increased traffic. Mr. LeBaron reported that the school initiated the traffic pattern change. Councilman Thomas reported that the City contributed funds for the sidewalks on 700 West. Mayor Billings will set up a meeting to discuss these concerns with the school. Mr. LeBaron reported that the section from 100 North to 600 North of the 700 West project is scheduled for completion by Thanksgiving.

Mike Vercimack updated the City Council on the status of the ongoing projects. He expressed appreciation for everyone's efforts.

Larry Palmer reported that eighteen single-family homes, fifteen townhomes, and seven business/industrial permits have been submitted.

Sel Lovell reported that there are still open employment positions. The upcoming month consists of multiple trainings and workshops.

Ken Richins reported that the Dixie Springs well is clearing up. The well should pump up to one thousand gallons a minute. The pad for the Gould's Wash Well is underway. The irrigation metering project is moving along, and the primary focus is on 400 South. The department has received several complaints regarding the metering of secondary water.

Paige Chapman reported that the annual audit is nearing completion. She is confident that the City will have a perfect audit.

Chief Lynn Excell reported that a community member donated nearly \$30,000 for solar-powered mounted traffic speed feedback signs. He reported that the department is target patrolling stop lights to cut down on accidents. There are still positions open within the Police Department.

Scott Hughes invited everyone to attend Public Power Days on October 3rd between 4:00 – 7:00 p.m. The Lineman and apprentices will be attending Hotline School in November.

Tiffani Wright reported that the Neon Night Run at Grandpa's Pond is on October 20th at 8:00 p.m. Trunk or Treat at the Community Center on October 21st at 6:00 p.m., followed by a movie in the park. Councilman Thomas asked if the parking at the new gym space would impact Matt Hirschi's bullpens. Kaden DeMille does not anticipate parking expansion in the first phase. Noting that the current plan is conceptional until the Master Plan is finalized. Mrs. Wright reported that the STEM program is underway, eSports is booming, and adult softball is returning this fall. Mrs. Wright asked if the Council is in favor of food trucks parking on the lot where Tom's Clip Joint was. She reported that Washington County does not provide electricity to food trucks and charges a small space fee. Kaden DeMille is in favor of charging a weekly fee. Councilman Sanders is concerned about the safety of the increased street crossing. The Council favors allowing food trucks regularly until a decision is made on the use of the property.

Mayor Billings reported that the Veteran’s Memorial Park fundraiser is next Thursday. She asked the City Council and Staff to sign up for attendance.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone and called the meeting to order.

Prayer, Thought, and Pledge: Paige Chapman

Declaration of any conflicts of interest

Joseph Prete declared conflict on New Business 14 and will abstain from voting. Dave Sanders declared a conflict on New Business 3, noting that he would still vote on the item.

Approval of Minutes: August 17, 2023

Joseph Prete motioned to approve the regular City Council meeting minutes on August 17, 2023. Seconded by Doug Heideman. Dave Sanders, David Hirschi, Kevin Thomas, Doug Heideman, and Joseph Prete – aye. Motion carried unanimously.

Public Forum – Comments From Public

Kevin House lives in the Cliff Dweller development. He has received notice that Hurricane City purchased the assets from Rocky Mountain Power. He met with the Power Department and City Attorney regarding his concerns. His contract with solar contract with Rocky Mountain Power is a twenty-year contract. Mr. House is on a fixed income and feels the contract should be honored until the contract expires. He explained that Rocky Mountain Power customers had no input on the acquisition process. He asked the City to complete a cost-based analysis for solar customers and read the purchase agreement that he believes binds the City to honor his contract. He implored the City to resolve the issue before he files an injunction.

OLD BUSINESS

1. Ordinance 2023-12: Consideration and possible approval of a **Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to affordable housing.** Hurricane City Planning.

Mayor Billings explained that this amendment includes changes to the title of Chapter 52. Councilman Prete asked if this is covered under Federal or State Law. Gary Cupp reported that this proposal meets the Low Income Housing Tax Credit requirements. Fred Resch III reported that this amendment would allow another funding mechanism for developers to provide affordable housing projects. Councilman Prete feels more research is necessary before the City Council approves this amendment. Dayton Hall clarified that only affordable housing units qualify for the impact fee reduction, and this functions independently from State or Federal programs. Councilman Heideman still disagrees with increased density. Mr. Hall summarized that the City Council is directing the Planning Department to increase the percentage of low-income housing, decrease the density, and update the impact fee waiver amount.

Fred Resch III reviewed the various levels of affordability and density bonuses.

Doug Heideman motioned to table the Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 regards to affordable housing until October 19th and schedule a work meeting

before then. Seconded by David Hirschi. Joseph Prete, Kevin Thomas, Dave Sanders, Doug Heideman, and David Hirschi – aye. Motion carried unanimously.

2. Consideration and possible approval of Resolution 2023-31 Proclaiming Hurricane City as America's City

Mayor Billings read the revised resolution. Councilman Prete explained the previous proclamation was three pages long and included forty statements. His draft of the resolution notes that the resolution was passed by Washington County and echoes the sentiments of the resolution without committing to every statement within the resolution.

Dave Sanders motioned to approve Resolution 2023-31 as written by Joseph Prete. Seconded by David Hirschi. Joseph Prete, Doug Heideman, Kevin Thomas, Dave Sanders, and David Hirschi – aye. Motion carried unanimously.

NEW BUSINESS

1. Discussion and possible decision regarding the high school block monument and moving the old jail - Lee Beatty

Lee Beatty serves on the Historical Committee and the Board of the Sons of Utah Pioneers. He explained that the City verbally agreed to honor the Hall family for their contribution to the high school block. He spoke about the different uses of the property throughout the years. This monument would honor the homes, families, and commercial entities that have served on this block. The monument will be built from the rock used for the bell tower, brick from the high school, and a concrete emblem from the high school. Councilman Thomas explained that the City Council needs an explanation of costs and design before the approval. Councilman Prete feels this is worthy cause and supports preserving Hurricane City's history. Mayor Billings directed Mr. Beatty to provide a design, estimated cost, and proposed location.

Mr. Beatty explained that the Historical Committee has been working to move the old Hurricane City jail for ten years. He is looking for conceptual approval to move forward with relocation. The jail is a 12x16 concrete structure. The estimated cost to move the building to the wayside park is \$30,000. Mr. Beatty explained that there are grants available. However, the grants require matching funds. Councilman Thomas supports preserving history, but this is a tight year financially. Councilman Heideman supports preserving the jail and encouraged Mr. Beatty to explore grant options. Councilman Prete is concerned that the building could be damaged during relocation. Mr. Beatty invited the City Council to attend the rededication of the Sheep Shearing Monument at Gould's Ranch on Saturday.

2. Consideration and possible approval of a private hangar lease with The Mowbray Revocable Trust, dated November 24, 2021

Dayton Hall reported that the applicants existing hangar lease for private use has expired. The new lease is consistent with the approved lease template, and the Airport Board recommends approval.

Doug Heideman motioned to approve the private hangar lease private hangar lease with The Mowbray Revocable Trust, dated November 24, 2021. Seconded by Kevin Thomas. Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas – aye. Motion carried unanimously.

3. Ordinance ZC23-21: Consideration and possible approval of a **Zone Change Amendment request located at 820 S 840 W from RA-1, residential agriculture one unit per acre to RA-0.5, residential agriculture one unit per half acre.** Parcel H-3-2-3-4220-C. Interstate Rock Products, Applicant. Chase Stratton, Agent.

Craig Stratton reported that Interstate Rock is expanding Dratter Estates to the south. Mayor Billings reported that the Planning Commission recommended approval. Councilman Thomas stated a second access will be required. Councilman Prete stated that there is no planned road; the applicant does not own land to provide a roadway and asked how the applicant will address the second access. He feels it is vital to work this out before approving the zone change. Mr. Stratton reported that 900 South is a Master Planned Road. Councilman Thomas feels they can provide a one-lane road without affecting the neighboring property. Mayor Billings cited JUC and Staff comments. Arthur LeBaron reported that a half-road is sufficient for second access. His primary concern is the water line looping. Councilman Prete reported that the Planning Commission is concerned about the traffic on 650 South and asked if this will impact that traffic. Mr. LeBaron agreed that 650 South needs work, but he does not anticipate that these lots will significantly impact the traffic. Mr. Hall appreciates this conversation and feels these questions should be addressed on every zone change application. He explained that access concerns are a legal reason to deny a zone change. Councilman Hirschi feels Councilman Prete has made a valid point. Councilman Thomas agrees that Councilman Prete has brought valid concerns. However, he is not concerned in this situation.

Kevin Thomas motioned to approve the Zone Change Amendment request located at 820 S 840 W from RA-1, residential agriculture one unit per acre to RA-0.5, residential agriculture one unit per half acre. Seconded by Dave Sanders. Roll call vote. Doug Heideman, David Hirschi, Kevin Thomas, and Dave Sanders – aye. Joseph Prete – nay. Motion carried.

4. Consideration and possible approval of an amended final plat **for Dixie Springs Plat D Lots 196 & 197** located at 3259 W 2490 S; Terry Spinks, Applicant.

Mayor Billings read the summary provided in the packet. She explained that the applicant is combining two lots.

Joseph Prete motioned to approve the amended final plat for Dixie Springs Plat D Lots 196 & 197, subject to staff and JUC comments. Seconded by Dave Sanders. Kevin Thomas, David Hirschi, Doug Heideman, Joseph Prete, and Dave Sanders – aye. Motion carried unanimously.

5. Ordinance 2023-16: Consideration and possible approval of a Land Use Code Amendment **Amending Title 10 Chapter 1 to add Subsection 13 regarding land use applicants' compliance with City Code and staff comments.** Hurricane City Attorney, Applicant.

Mayor Billings explained that this ordinance adds a new ordinance within Hurricane City code to include staff and JUC comments in every motion to approve land use applications unless otherwise stated by the Planning Commission or City Council. Dayton Hall clarified that the ordinance states that the Land Use Authority can exclude staff or JUC comments from the motion.

Dave Sanders motioned to approve Ordinance 2023-16 Amending Title 10 Chapter 1 to add Subsection 13 regarding land use applicants' compliance with City Code and staff comments. Seconded by Kevin Thomas. Joseph Prete, David Hirschi, Doug Heideman, Dave Sanders, and Kevin Thomas – aye. Motion carried unanimously.

6. Consideration and possible approval of the **revocation of the vacation rental license** for Dennis and Donna Price

Mayor Billings read the summary provided in the packet. Cindy Beteag confirmed that the property owner has not responded to the violations.

Thomas Sawyer lives near this home and was appointed by his neighbors to address the issues. He stated that this has been an ongoing problem. This rental is constantly in violation of the short-term rental rules. Recently, twelve cars were parked on the street overnight, and he had to call the Police to report a car parked across the sidewalk. There is constant noise at all hours of the night, affecting multiple neighbors. He read a letter from his neighbor. The letter explained that the resident had people in her yard multiple times, and there were intoxicated guests on the roof last year. She has called the Police, Red Sands, and the owners, but nothing has changed. She is kept awake countless nights and has been frightened and scared.

Sierra Anderson with Red Sands Management reported being unaware of the complaints until recently. She stated the management company is installing a device to monitor the noise level. They have changed the rental agreement to allow only six vehicles and restrict on-street parking. She advised the cleaners, maintenance, and other employees to check on the guests in the home. If guests do not adhere to the rules, they will be asked to leave the property. She explained that this property is an essential source of retirement income for the property owner.

Dayton Hall allowed Ms. Anderson to ask questions. Ms. Anderson asked about the appropriate noise level and if parking signs could be posted on the street. Mayor Billings explained that signs are not allowed, and the management company is responsible for regulating the parking. Councilman Prete asked if the owner is taking the position that they have not received the prior notices. Ms. Anderson cannot speak with certainty about whether the owner received the letters and is unaware of complaints reported to the management company.

Councilman Thomas expressed concern regarding the owner's absence. If their retirement depends on this rental, they should show more responsibility. He feels the owner and management company should have taken a more proactive approach. There have been many opportunities to correct this, and no actions have been taken. He feels this needs to be taken seriously, and it is vital to protect the citizens.

Councilman Sanders stated that the owners and management company are required to be good neighbors. He feels it is a slap in the face to the neighbors that the management company has not been enforcing the rules. Ms. Anderson reiterated that the management company was unaware of the issues until recently. Councilman Thomas feels that the absence of the owner speaks volumes. Councilman Prete confirmed that the letters were mailed to the owner's address, the last letter was sent by certified mail, and no responses were received until the third letter.

Doug Heideman motioned to approve the revocation of the vacation rental license for Dennis and Donna Price based on the lack of response to the first two letters, the complaints not being corrected, over occupancy, excessive noise, disturbing and disrupting the neighbors, and illegal parking. Dayton Hall requested that Councilman Heideman add to his motion the finding that the property has violated the short-term rental ordinance at least three times within a twelve-month period, and Heideman agreed to add the recommended finding to the motion. Seconded by Dave Sanders. Joseph Prete, Kevin Thomas, David Hirschi, Doug Heideman, and Dave Sanders – aye. Motion carried unanimously.

7. Consideration and possible approval of an Interlocal Agreement with Washington County regarding the construction of the Sand Hollow Road Extension

Mayor Billings read the summary provided in the packet. She explained that Hurricane City has paid for a portion of the Sand Hollow Road Extension. Arthur LeBaron reported that this agreement does not require additional funds from the City.

Kevin Thomas motioned to approve the Interlocal Agreement with Washington County regarding the construction of the Sand Hollow Road Extension. Seconded by Doug Heideman. Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman – aye. Motion carried unanimously. David Hirschi was not in the Council Chambers during the vote.

8. Consideration and possible approval of local consent for a single-event beer garden at Washington County Legacy Park-Van Fest LLC applicant, Lance Wilkinson agent

Mayor Billings read the summary provided in the packet.

Kevin Thomas motioned to approve the local consent for a single-event beer garden. Seconded by Doug Heideman. Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman -aye. David Hirschi – abstained. Motion carried.

9. Consideration and possible approval of Resolution 2023-37 appointing Nanette Billings to the Washington County Water Conservancy District Board

Mayor Billings reported that this item needs to be tabled. She noted that Mr. Tervort's term expires in December of next year. There are seven members on the board, and no member terms expire until next year. Dayton Hall reported that per State Law, the County Commission appoints board members. Mayor Billings has been unsuccessful in reaching out to Mr. Tervort. Councilman Prete is confident in Mr. Tervort's qualifications to be on the board. However, he feels a City Councilman or representative should be on the board. Mayor Billings reviewed the members of the board. The City Council has read the letter and agrees with its intent.

Kevin Thomas motioned to send the drafted letter and not send the resolution. Motion died.

Dayton Hall explained that there was a misunderstanding about the expiration of Mr. Trevort's term. However, the letter requests to appoint Mayor Billings to the board when Mr. Trevort's term ends. He is concerned that sending the letter will do more harm than good and does not recommend sending anything at this time.

Dave Sanders motioned to table Resolution 2023-37. Seconded by Kevin Thomas. Joseph Prete, Doug Heideman, Dave Sanders, and Kevin Thomas – aye. David Hirschi – nay. Motion carried.

For future versions of the letter, Councilman Prete recommended revising the letter to clarify that Hurricane City wants a representative on the board.

10. Consideration and possible approval of multiple agreements to increase the power capacity. - Scott Hughes

Scott Hughes reported that eight agreements are ready for approval, all developers have signed the agreement signaling that they want to move forward, and most developers have submitted payment. Councilman Prete recapped that it is possible to reconfigure the system to increase capacity based on a

specific formula. This option was presented to developers with preliminary plat approval and allows them to move forward with their project if they pay their portion of the cost to reconfigure the line. Mr. Hughes explained that the formula was based on a 200-amp service multiplied by the number of lots. If the lot was larger than .3 acres, the formula was based on a 400-amp service. He clarified that this agreement does not allow the developer to proceed with the project. It only removes the obstacle of inadequate power capacity. Dayton Hall explained that the agreement is forfeited if payment is not submitted within two weeks.

Kevin Thomas motioned to approve multiple agreements to increase the power capacity. Seconded by Dave Sanders. Joseph Prete, David Hirschi, Doug Heideman, Kevin Thomas, and Dave Sanders – aye. Motion carried unanimously.

Dayton Hall commended Scott Hughes for finding this solution. Mr. Hall reiterated that this does not solve the power capacity issues in the south end of town. It addresses entitlements that were given prior to the availability of power capacity.

Kevin Thomas was excused at 8:30 p.m.

11. Consideration and possible approval of Resolution 2023-38 authorizing the Steel Solar 1A

Project Second amended and restated transaction schedule under the master firm power supply agreement with Utah Associated Municipal Power Systems and related matters - Scott Hughes.

Scott Hughes reported that the department has worked on this project for several years. Tax credits are available, and the project owner wants to open the agreement and revise the terms. The project will die if Hurricane City does not approve the amendment. Mr. Hughes reviewed the terms of the project, noting that the Power Board recommended approval.

Dave Sanders motioned to approve Resolution 2023-38. Seconded by Joseph Prete. David Hirschi, Doug Heideman, Dave Sanders, and Joseph Prete – aye. Motion carried unanimously.

12. Ordinance 2023-17: Consideration and possible approval on a Land Use Code Amendment to Title 10 Chapter 37 Subsection 9 and Title 10 Chapter 7 regarding fences and walls

Mayor Billings read the summary provided in the packet. Gary Cupp reported that this proposal bans barbed wire and electrical fences from use on residential properties. Councilman Prete asked if the difference in height between neighboring lots should be considered. Dayton Hall reported that a conditional use permit could allow walls exceeding six feet. The permit will go before the Planning Commission to determine if the application meets the conditional use permit standards. Arthur LeBaron pointed out block walls no longer require building permits, which he feels should be discussed further. Councilman Prete asked to update the language to state that the fence or wall must meet the building code requirements or otherwise satisfy the building code requirement. Mr. Hall reported that subparagraph three would consider the topography when reviewing taller walls. Mike Vercimack noted that the property must drain to the street per code. Mr. LeBaron stated subdivision plans are required to show pad grades and retaining walls when an elevation difference exceeds four. Mr. Hall suggested increasing the cap to ten feet.

Joseph Prete motioned to approve the Amendment to Title 10 Chapter 37 Subsection 9 and Title 10 Chapter 7 regarding fences and walls, with the revision to Section 10-37-9 D to add otherwise satisfies the building code requirements and change the height limit from eight feet to ten feet in 10-7-9 E2M.

Seconded by Dave Sanders. David Hirschi, Joseph Prete, and Dave Sanders – aye. Doug Heideman – nay. Motion carried.

- 13. AFP23-16: Consideration and possible approval on an amended final plat for Walmart Lots 4 and 5 located at 3400 W 90 N. Chasebrook Hurricane LLC, Applicant. Jay Larsen, Agent.**

Mayor Billings read the summary provided in the packet, noting that the Planning Commission recommended approval. The applicant has an approved preliminary site plan, and the parking is adequate.

Joseph Prete motioned to approve the amended final plat for Walmart Lots 4 and 5, subject to staff and JUC comments. Seconded by Dave Sanders. David Hirschi, Doug Heideman, Joseph Prete, and Dave Sanders – aye. Motion carried unanimously.

- 14. Consideration and possible approval of an amended final site plan for Willowind RV Park, an RV park located at 80 S 1150 W. Steven Kramer, Applicant.**

Mayor Billings read the summary provided in the packet. Steven Kramer explained that they are attempting to develop the last three lots. This is partially in a flood zone, and the required signs will be posted. The utilities are onsite, and they are still working on solutions for the excess water. Dayton Hall mentioned an additional impact fee must be paid for the additional lots. Arthur LeBaron reported that the applicant had satisfied everything required for the floodplain development standards. Councilman Heideman asked about the excess parking across the wash. Gary Cupp stated the short-term parking is not in the floodway. Councilman Heideman is concerned about the aesthetics of the undevelopable area. Mr. Kramer reported that they are trying to be proactive by keeping the area free of weeds and presentable.

David Hirschi motioned to approve the amended final site plan for Willowind RV Park, subject to staff and JUC comments. Seconded by Dave Sanders. Doug Heideman, David Hirschi, and Dave Sanders – aye. Joseph Prete – abstained. Motion carried.

- 15. Consideration and possible approval of awarding the bid for the new City gymnasium space.**

Kaden DeMille explained that the bid opening was yesterday afternoon. Two qualified bidders submitted bids. The low bidder is Grass Creek Construction for \$1,645,613.45. The contract includes some addendums showing the allowances to account for unknowns with the building. The bidder anticipates a 155-day build. As part of the contract, equipment must be onsite by September 27th. The bid does not include scoreboards, basketball standards, and other equipment. He suggests awarding the bid contingent upon the staff's ability to negotiate specific line items within the bid.

Doug Heideman motioned to approve awarding the bid for the new city gymnasium space to Grass Creek Construction for \$1,645,613.45, subject to staff and JUC comments and contingent upon staff adjusting line items. Seconded by David Hirschi. Roll call vote. Joseph Prete, Dave Sanders, Doug Heideman, and David Hirschi – aye Motion carried unanimously.

- 16. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request.**

Joseph Prete motioned to go into a closed meeting to discuss pending litigation. Seconded by Dave Sanders. Doug Heideman, David Hirschi, Joseph Prete, and Dave Sanders – aye. Motion carried unanimously. **Adjournment:**