

Minutes of the Hurricane City Council meeting held on October 5, 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, Water Superintendent Ken Richins, Public Works Director Mike Vercimak, City Planner Gary Cupp, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Parks Superintendent Darren Barney, Human Resource Director Sel Lovell, and City Recorder Cindy Beteag.

AGENDA

4:00 p.m. Work Meeting

1. Discussion regarding the General Plan Amendment to adopt a Downtown Master Plan.

Mayor Billings thanked Gary Cupp and Fred Resch III for their input during the last meeting. She explained that the item will be moved to the following November meeting if the document is not updated by October 17th.

Gary Cupp reviewed the items that were agreed upon in the previous meeting. He explained that the bioswales, solar lights, and mixed-use in City-owned properties were excluded from the plan. The floor ratio flexibility will be addressed as the downtown design ordinance is prepared. Mr. Cupp reported that the current height allowance is thirty-five feet, and there has been no discussion regarding updating the height allowance. The main topic for discussion during tonight's meeting is to determine how to move forward with the City-owned blocks.

Darren Barney reported that the current pickleball courts are in disrepair. He is working with Civil Science to determine the cost of reconstructing the courts. He asked the City Council if they wanted to relocate the courts. He recommends moving the courts to the south to avoid continuous damage from the trees lifting the concrete. Councilman Hirschi presented a diagram with twelve pickleball courts along SR-9 with a pull through behind them for cars and diagonal parking. The second option is to build seven pickleball courts between the car lot and the City property with the same access and parking behind them. Mr. Barney explained that both these options will significantly increase the cost. Councilman Hirschi explained that the courts are extremely popular and placing them downtown will increase patronage in the downtown area. Councilman Heideman suggested building a parking garage with a rooftop pickleball court.

Mayor Billings noted that the Planning Department is asking for clarity to guide the creation of the downtown design ordinance. Mr. Barney reported that the courts are eligible for tourism tax funds.

Mayor Billings asked if the Council Members want to continue the closure of 100 West. Tiffani Wright reported that she has received positive feedback from the community. They feel their children are safer without the traffic. Mayor Billings wants to ensure the community's safety,

but she is concerned about the reduced parking spaces. She asked if a raised crosswalk would be a better solution. Mrs. Wright is not convinced that a raised crosswalk will slow the traffic. Councilman Thomas suggested bulb-outs and a raised crosswalk. Mayor Billings agrees that parking on both sides is beneficial. Councilman Heideman prefers the closure of 100 South; he would like to increase the handicapped parking and expand the pickleball courts in the current location. Councilman Prete noted that the popularity of pickleball could decrease in the future. Mr. Cupp stated this plan has a fifteen-year implementation schedule with room for flexibility. Councilman Prete agrees that an immediate decision is not necessary. There are pros and cons to the open space and business concept. Mayor Billings noted that a decision must be made in order to utilize the RAP tax for the pickleball courts. Councilman Prete suggested a sports court over the existing courts. Mr. Barney stated that a sports court is a band-aid that could last for a few years. Kaden DeMille stated the Community Center is an aging building. The Council needs to consider how the replacement of the Community Center will affect the use of the properties.

Councilman Prete stated that the downtown plan applies to the north and south sides. He feels the north side may need more revitalization, and Pioneer Park may be a good location for the pickleball courts. Mr. Barney stated Pioneer Park is a busy park. Mayor Billings agrees that the recreation can be spread out on both sides. Councilman Sanders feels moving commercial to the north will create zoning issues. He suggested buying property on the north side as businesses relocate. Councilman Hirschi does not feel the City should build a building that primarily benefits only one business.

Mayor Billings asked if any other changes are necessary before the plan can be adopted. Mr. Cupp reported that the city-owned property plan needs to be updated. Councilman Thomas feels good about the decisions made in the previous meeting. However, he does not want to approve the plan without a design for the city-owned property. Councilman Prete stated that a commercial space could replace the pickleball courts if the sport loses popularity. Mayor Billings asked if the Council supports a sports court on top of the existing pickleball courts. The Council members agree that a sports court is the best solution.

Councilman Hirschi thinks a pull-through from 100 South to 200 West is necessary. He suggested moving the roadblock to incorporate handicap parking on 100 West but still maintain the road's closure. Councilman Heideman stated that the catalyst project is a business concept. He noted that 622 citizens out of 700 survey respondents want businesses downtown. Councilman Heideman disagrees with reducing the parking. He feels additional money should be set aside for maintaining the Community Building. Mayor Billings asked the Council Members to make a recommendation. Mr. Cupp suggested adding two visions to the Downtown Master Plan. The visions will include open space, recreational, and commercial. Councilman Hirschi asked for the recommendation to read as open space/recreational and/or commercial. He noted that he is opposed to commercial on these blocks. Councilman Sanders feels commercial is vital for the area. Councilman Thomas and Councilman Heideman agreed. Councilman Prete prefers to have options and encourages flexibility. He is swayed toward a commercial space but not opposed to open space.

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

Fred Resch III reported that code enforcement has received several short-term rental complaints this week. He asked the Council to direct complaints to the complaint hotline or online portal.

Gary Cupp reported that the Planning Department is working on updating the grading permit and affordable housing and subdivision ordinances. The Parks and Recreation Plan is underway, and they are working on updates to the City Master Plan. He reported that the projected population is to be 37,000 residents by 2040. This will require significant expansion of the parks and recreation services. Public input is vital to the planning process. The online survey will go live on October 16th, and the information will be posted in the utility bill. The community workshops will begin on November 7th at the Community Center. An additional workshop is scheduled for January 23rd. Councilman Prete asked to add the events to the Council's Outlook email calendar.

Arthur LeBaron reported that the dirt work and utilities are underway for the new gym. The City received \$2.3 million in funds from the Water Resources Board for the Frog Hollow Dam, and the National Resources Conservation Service (NRCS) will contribute the remainder of the funds. The City will contribute an in-kind match. The NRCS is conducting an environmental impact study on Gould's Wash Dam. It will include constructing a dam to retain flows and discharge at an appropriate rate. The City will have to pay for right-of-way acquisitions and bridge repairs. The high school and other community members have raised money for the lights on the H project.

Darren Barney reported the lights at the Dixie Springs pickleball courts are out of service due to vandalism. They have installed cameras, and a report was made to the Police Department. Vandalism has been an ongoing problem. Civil Science is designing the second access for the Equestrian Park. They are waiting for plans regarding Scott Stratton's property. Councilman Heideman reported receiving several complaints opposing the roadway along the Bureau of Land Management property.

Weston Walker mentioned the fence is under construction along 2800 West. He received a resignation letter this week, so they have an open position. The weeds around town are overwhelming, and the department is spending much time mowing and spraying. He is updating the pavement management plan. The dumpsters will be out on October 16-18th of this month. Councilman Hirschi is concerned about the parking by the second ball field. He asked if this would be addressed in the Parks and Recreation Master Plan. Darren Barney stated the ball fields are part of the Master Plan. Councilman Hirschi asked for a time frame of completion. Kaden DeMille explained that the Council needs to prioritize projects after the gym's completion. Councilman Prete would like to see the anticipated gym and ball field revenue. Mr. Barney noted that the project will take two years. Mr. DeMille explained that the Parks and Recreation Master Plan should be approved by June 30, 2024.

Tiffani Wright feels the Parks and Recreation Master Plan will help future programs. The roofers coated the roof of the Community Centers to repair the leaks. She asked Mayor Billings about the status of the church field by the Three Falls Park. Mayor Billings reported that they were waiting for the new stake president to make a decision. Mrs. Wright stated the bathrooms at Three Falls Park are out of service due to a roof leak. The adult program is full, and she asked if the Council would like to add additional adult programming. The Council agrees to add programs if the revenue supports the expansion. The Neon Run at Grandpas Pond is October 20th, and Fall Fest is October 21st at the Community Center. Councilman Prete asked if Newsies was a successful showing. Mrs. Wright reported that it was the second-highest-grossing show.

Mike Vercimack reported that water line replacement on Dixie Springs Drive is underway. He anticipates it will be completed in three weeks. He expressed appreciation to the City Staff for their teamwork. Three construction drawings and seventeen building permits were approved this week.

Sel Lovell explained Dayton Hall and Kaden DeMille are reviewing the updated employee policy.

Scott Hughes commented Public Power Day was successful. He thanked everyone for coming. The department will start changing out the Sky Ranch meters on October 16th. He anticipates it will be complete by October 31st.

Chief Excell reported that Anthony Gonzales is scheduled to start his employment in December and will be in attendance at the Police Academy on January 2nd. The Police Department will participate in the chili cook-off. Coffee with a Cop was successful, and they are meeting with Walmart for a public acceptance of the check for Shop with a Cop. Three hundred THC vapes were confiscated in a traffic stop last week, and the case has been turned over to the Drug Task Force. Fall Break is next week, and all the hotels are fully booked. Officer Grow will graduate from the academy next week and be sworn in at the next Council meeting. He reported an open position at Animal Control, and the School Crossing Guard, Dave Lusk, has resigned due to health conditions. He is ninety-six years old, and his years of service are greatly appreciated.

6:00 p.m. - Call to Order –

Mayer Nannette Billing welcomed everyone and called the meeting to order.

Prayer, Thought, and Pledge led by Mayor Billings

Mayor Billings reported that the General Election is November 21st.

Declaration of any conflicts of interest

Public Forum – Comments From Public

Consent Agenda

1. Consideration and possible approval of a Domestic Violence Awareness Proclamation - Susan Ertel, DOVE Center

2. Minutes of the Regular City Council Meeting for September 21, 2023, and special meeting September 13, 2023, September 18, 2023, and two sets for September 19, 2023
3. Consideration and possible approval of a proclamation joining Washington County Youth Coalition (WCYC) in a 2023-2024 Alcohol-Free School Year for Youth-Pamela Holiday

Mareen Mendson serves on the Dove Center Board. Madonna Milton is the Operation and Program Director. Ms. Milton has been with the Dove Center for twenty years, and the Dove Center is celebrating its thirtieth year in operation. Ms. Mendeson reported that October is Domestic Violence Awareness Month. This is the first year the State of Utah has read the Domestic Violence Proclamation. She reported that one in three women and one in four men will experience domestic violence in their lifetime. Utah investigated more deaths this year than any other year due to domestic violence. Utah State signed a new law requiring law enforcement agencies to conduct the Lethality Assessment Protocol. She thanked the Council and Mayor Billings for bringing awareness to this issue. Dayton Hall read the proposed proclamation.

Student Martin Harin read the proclamation designating the upcoming school year as an alcohol-free school year.

Dave Sanders motioned to approve the consent agenda. Seconded by Doug Heideman. Joseph Prete, Kevin Thomas, David Hirschi, Doug Heideman, and Dave Sanders – aye. Motion carried unanimously.

Mayor Billings recognized Riley Dutton for his help with the programs and projects. She noted that he is always willing to help with a positive attitude.

Closed Meeting held pursuant to Utah Code section 52-4-205

Joseph Prete motioned to go into a closed meeting at 6:30 p.m. to discuss pending litigation, the purchase or exchange of real property, and proceedings regarding allegations of criminal misconduct. Seconded by Dave Sanders. Kevin Thomas, David Hirschi, Doug Heideman, Joseph Prete, and Dave Sanders – aye. Motion carried unanimously.

Adjournment: 7:20 p.m.