Minutes of the Hurricane City Council meeting held on January 04, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

**Members Present:** Mayor Nanette Billings and **Council Members**: David Hirschi, Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete

**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, Planning Assistant Fred Resch III, Street Superintendent Weston Walker, Water Superintendent Ken Richins, Human Resource Director Sel Lovell, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Building Official Larry Palmer, Parks Superintendent Darren Barney, and City Recorder Cindy Beteag

**AGENDA**

**4:00 p.m. Work Meeting**

Discussion with Washington County Water Conservancy District regarding the 20-year plan and efficiency standards - Doug Bennett

Mayor Billings introduced Zach Reinstrom and Doug Bennett from the Washington County Water Conservancy District. Doug Bennett acknowledged that the district needs to focus on meeting with City representatives. He reported that the district's goal is to ensure water for the future. To fulfill that mission, the district must closely collaborate with stakeholders.

Zach Reinstorm presented the twenty-year efficiency standards plan. After gathering insight from mortgage companies, developers, and bond attorneys, the district determined that a twenty-year plan would meet the requirements of all interested parties. To formulate the plan, the district inventoried the current water supply and how the residents are using the water. The Lake Powell Pipeline was the district plan for the past twenty years. However, new policies and the lake's water level clearly showed that the district needed a new plan. The district focuses solely on the projects they can accomplish within twenty years. The first focus of the plan is water conservation. It was determined that new homes must be built to a certain standard to ensure water efficiency. The second focus is water reuse. Hurricane Canal company uses ten thousand acres of water per year. The water is of high quality, which is optimal for water reuse. He noted that reused water is the most expensive water resource. They are working with canal companies in Washington County to take the water from canal companies for drinking water and designate the reused water for crops. Mr. Reinstorm reviewed the current reservoirs and canals.

The district also operates agriculture conversion as farms are taken out of operation. They are very conservative with the agriculture conversion to ensure that new farms have adequate water. Mr. Bennett reported that developers purchasing agricultural water shares is the most significant threat to the region. Investors are buying the water included in the twenty-year plan, which prohibits the district from utilizing that water. This inflates the value of the water.

Mr. Reinstorm reported that the district is evaluating all of the wells in Washington County to determine the best use of the aquifers in the region. He stated that the Apple Valley wells were poorly managed and ran dry. Due to the lack of water, a building moratorium was put in place, and the State is strongly pushing for the district to manage the water in that region. Mr. Bennett noted that the district is trying to manage a constrained supply. Mr. Reinstorm discussed the district's water diversion plan, the cost of securing water resources, and the development of a reuse system. Mr. Bennet explained the water surcharge implemented in 2021 was meant to fill the gap in secured water and help with conservation efforts. Dayton Hall reviewed the City's updated efficiency standards included in the packet. Councilman Thomas reported that the Planning Commission expressed concerns about the fountain square foot restrictions. They questioned why there are no restrictions placed on pools. Mr. Bennett reported that the standard includes input from stakeholders. The stakeholders can collectively send an updated standard to the State for approval. Councilman Hirschi agrees with the Planning Commission's concern. He understands that fountains are not a critical issue. However, it does raise questions about the overall reasonableness of the standard.

Mr. Bennet reiterated the surcharge implemented in 2021. He explained that the district has not received any revenue from Hurricane City. Mayor Billings reported that there was no study to support a ten-dollar surcharge, which is why the City voted for a five-dollar surcharge.

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

Weston Walker reported that a new employee was hired this week. The Streets Department continues to work on crack sealing, repairing potholes, and storm drain issues in the Marla Subdivision.

Gary Cupp mentioned the Parks and Recreation Master Plan Public Input Workshop is scheduled for January 23rd at 4:00 p.m. at the Community Center. They are moving forward with the first implementation schedule for the Downtown Master Plan. He stated the Cotton Mission has asked to be tabled. They are proposing and recommending the creation of a new zoning class. Staff advised the applicant to submit a proposal.

Fred Resch III has no updates. Councilman Prete reported receiving a complaint regarding construction work before 5:00 a.m. Mr. Resch III explained per Hurricane City code, no construction work shall start before 6:00 a.m. unless the Police Department receives proper notification. Mayor Billings received a complaint regarding chickens. She does not want to prevent owners from raising chickens on their lot. She asked if the Council members were willing to review the ordinance. Mr. Resch III reported that the ordinance is based on lot size, not necessarily zoning. The City Council has agreed to review the ordinance.

Arthur LeBaron stated the Frog Hollow Rehabilitation project is going out to bid next week. The Engineering Department is preparing a five-year roadway plan.

Mike Vercimack reported that the pavement project at the airport is moving forward. The engineer's estimate is $240,000. The City's portion of the cost is $24,000.

Ken Richins stated the Water Department has completed the bank stabilization at the Three Falls Trailhead and is preparing for drill testing. The irrigation expansion project is at ninety percent and will go out to bid after the National Resources Conservation Service review.

Larry Palmer mentioned that 184 homes, 155 townhome units, 67 condominium units, 33 ADU units, and 70 commercial building permits were issued in 2023.

Tiffani Wright reported that programs will start next week. Registrations are up, and there is a waiting list for some of the programs. The high school swim team is using the pool in the afternoon. The theater is prepping for Joseph and the Amazing Technicolor Dreamcoat. Unfortunately, Peter Pan is not available for the summer show.

Sel Lovell went over the open positions in the Parks Department, Streets Department, and Recreation Center.

Scott Hughes stated the Power Department had removed the Christmas decorations. The 1150 West re-insulation project is complete. This line will feed power to the Three Falls Substation.

Darren Barney reported that the Parks Department has finished removing the grass from the infields, and the fields are playable.

Dave Houston reported that the keypad on the gate was replaced. Councilman Prete mentioned a helicopter was flying extremely low on December 23rd. Mr. Houston reviewed the Automatic Weather Observation Station program.

**6:00 p.m.** - **Call to Order** –

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

Prayer, thought, and pledge led by John Bramall.

Declaration of any conflicts of interest

None declared.

**Public Forum – Comments From Public**

April Pinkston has lived in Hurricane City for five years. She focuses on promoting city commissioners to follow the Constitution. Ms. Pinkston feels that Mayor Billings and the City Council are the best in Washington County. She presented each member with “The Founder's Speech to a Nation in Crisis” book. Ms. Pinkston feels it essential to return to the founding principles of the Constitution.

John Bramall thanked the outgoing Councilmember for their work and service. Mr. Bramall explained that he supports the United We Pledge Program and hopes the community can come together to support Liberty Village.

**Consent Agenda**

1. Consideration and possible approval of appointing David Hirschi as the Mayor Pro Tempore
2. Consideration and possible approval of Resolution 2024-02 appointing Nanette Billings to the Mosquito Abatement Board
3. Consideration and possible approval of Resolution 2024-03 appointing Clark Fawcett to the Hurricane Valley Fire Special Service District Board
4. Consideration and possible approval of the minutes of the Regular City Council Meeting for the special meeting on December 5, 2023.

Mayor Billings welcomed and introduced the new Council Members. She explained that the Mayor is responsible for assigning each Council Member to represent a board. She reviewed the boards each Council Member will represent.

Kevin Thomas motioned to approve the consent agenda. Seconded by Clark Fawcett. Joseph Prete, Drew Ellerman, David Hirschi, Kevin Thomas, and Clark Fawcett – aye. Motion carried unanimously.

Mayor Billings reported that the Council will hear New Business item 15 first.

**OLD BUSINESS**

1. Consideration and decision on an **appeal of the denial of a business license for a home-based pet care facility.** - Melanie Watanabe

Melanie Watanabe explained that she has been pet-sitting through Rover for several years. She applied for a business license to operate their pet-sitting business independently. Dayton Hall reviewed the summary included in the packet. He reported that the submitted business license application is not permitted as a home occupancy business. The use listed in the license application is defined as a commercial kennel and is not permitted in R1-10 zoning. He noted that the applicant has the right to appeal that decision per the ordinance.

Councilman Prete asked what needs to be in place for the City Council to decide in favor of the applicant. Mr. Hall reported that the City Council would need to find that they are not applying for a home occupancy business and that the use they are applying for is not commercial. Councilman Hirschi asked if there had been any complaints from the applicant's neighbors. Ms. Watanabe has not received negative feedback from the neighbors. She noted that many nonlicensed kennels are in operation, and she asked for a favorable outcome. Councilman Thomas agrees with the ordinance in place.

Kevin Thomas motioned to uphold the denial of a business license for a home-based pet care facility based on the findings in the staff report. Seconded by Joseph Prete. David Hirschi, Drew Ellerman, Clark Fawcett, Kevin Thomas, and Joseph Prete – aye. Motion carried unanimously.

The applicant asked if the license would be approved if the number of pets was less than four. Dayton Hall reported that it would resolve the commercial kennel definition. However, it would still not be permitted use in the home-based business ordinance.

2. 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 reviewed the summary provided in the packet. Gary Cupp reported that the item was tabled while the Planning Department determined whether it met the State's requirements. Fred Resch III met with the State Representative and submitted a revised report that the representative accepted. Councilman Ellerman reported that the State required the City to adopt at least three affordable housing measures. He asked why Hurricane City chose seven measures. Mr. Resch III reported that they chose seven measures to ensure flexibility.

Kevin Thomas motioned to approve a Land Use Code Amendment to adopt Title 10 Chapter 52 and amend Title 1 Chapter 4 with regards to affordable housing as written with the fifteen percent density bonus in exchange for the ten percent affordable. Seconded by Drew Ellerman. Clark Fawcett, Kevin Thomas, and Drew Ellerman – aye. Joseph Prete and David Hirschi nay. Motion carried.

Mayor Billings reported that the Council will hear item New Business item 19 next.

**NEW BUSINESS**

1. Consideration and possible approval of the **revocation of the residential hosting license** for Mark Swedberg Bed and Breakfast - Cindy Beteag

Cindy Beteag clarified the applicant was not in attendance. She explained that the property was licensed for residential hosting. The property has received complaints regarding parking and the owner not living on the property. Upon further investigation staff found the property ownership has changed, so the current license holder no longer qualifies for a residential hosting license.

Kevin Thomas motioned to approve the revocation of the residential hosting license for Mark Swedberg Bed and Breakfast. Seconded by David Hirschi. Clark Fawcett, Drew Ellerman, Kevin Thomas, and David Hirschi – aye. Joseph Prete absent. Motion carried.

2. Consideration and possible approval of Resolution **2024-01 authorizing the Attainable Housing Agency Interlocal Cooperation Agreement to join the Attainable Housing Agency (AHA)** for the purpose of maintaining, protecting, and promoting affordable and attainable housing.

Mayor Billings explained that the City Council has to approve the Interlocal Agreement for residents to participate in the program. This program helps homeowners remodel their basement of accessory dwelling unit for the purpose of long-term rental. Dayton Hall mentioned the City would become a volunteer participant in the program if approved. The agreement does not hold any obligations. Mr. Hall cited the previously voiced concerns. Councilman Hirschi commented that as a homeowner he would not choose to participate in the program. However, he does not want to make a decision that will eliminate other owners from participating in the program. Councilman Thomas appreciates that the agency intends to create affordable housing. However, he thinks there are better solutions. Councilman Prete agrees with Councilman Thomas.

David Hirschi motioned to deny Resolution 2024-01. Seconded by Joseph Prete. Roll call vote. Clark Fawcett, Drew Ellerman, Kevin Thomas, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

3. Consideration and possible approval of a **roadway dedication plat for 365 North, 1450 West, and 1580 West Streets**

Arthur LeBaron explained the roadways on the dedication plat have existed in the Hurricane Garden Home Subdivision since 1990. The Homeowners Association (HOA) President has indicated a willingness to sign the plat dedication. Dave Houston reported that the HOA objects to the City taking fifty-three feet. Dayton Hall asked why the HOA objects to the City taking full ownership of the road. Mr. Houston stated there are roughly eight feet of asphalt to the property lines. Many of the residents have built their yards and driveways up to the asphalt, and they are concerned that any improvements made by the City will affect their improvements. Mayor Billings confirmed that the HOA asked the City to improve the roadway. However, they are not willing to give up the entire roadway. She advised the City Council to decide based on fully taking the roadway or nothing. Councilman Prete confirmed there is no dedication without the owner's voluntary signature.

David Hirschi motioned to table a roadway dedication plat for 365 North, 1450 West, and 1580 West Streets until the HOA brings it back. Seconded by Kevin Thomas. Joseph Prete wants to clarify that the City is not assuming liability for any drainage and sewer problems. Mike Vercimack stated there is no drainage or sewer in the roadway. He recommended approving the dedication plat and then if the HOA wants it then they will sign.

David Hirschi motioned to approve a roadway dedication plat for 365 North, 1450 West, and 1580 West Streets, conditional upon HOA approval. Seconded by Kevin Thomas. Drew Ellerman, David Hirschi, and Kevin Thomas – aye. Clark Fawcett and Joseph Prete – nay. Motion carried.

4. Consideration and possible approval of a **road dedication plat for 200 North Street**

Arthur LeBaron reported that this plat is between 2260 West and 2460 West. The street has been built according to the approved plans.

Clark Fawcett motioned to approve a road dedication plat for 200 North Street. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Kevin Thomas, Clark Fawcett, and David Hirschi – aye. Motion carried unanimously.

5. Consideration and possible approval of a **private hangar lease agreement with Brian Geraci** for hangar pad 13 S. 3 E. - Dave Houston/Dayton Hall

Dave Houston stated the Airport Board unanimously recommended approval.

Kevin Thomas motioned to approve a private hangar lease agreement with Brian Geraci for hangar pad 13 S. 3 E.5. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Kevin Thomas, Clark Fawcett, and David Hirschi – aye. Motion carried unanimously.

6. Consideration and possible approval of a **private hangar lease agreement with the John C. Priscu Trust** for hangar pad 10 S. 1 E. - Dave Houston/Dayton Hall

Dave Houston stated the Airport Board unanimously recommended approval.

Kevin Thomas motioned to approve a private hangar lease agreement with the John C. Priscu Trust for hangar pad 10 S. 1 E. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Kevin Thomas, Clark Fawcett, and David Hirschi – aye. Motion carried unanimously.

7. Consideration of a possible approval of ZC23-26 a **Zone Change Amendment request located at 560 N 1380 W** from R1-10, single family residential one unit per 10,000 sq ft to PC, planned commercial. Parcel H-3-1-33-4882. Roger and Leslie Coleman Applicant. Gerald Muray, Agent.

Gerald Muray reported that the proposal includes a commercial space, an EV charging station, and eighty residential housing units. Mayor Billings explained this agenda item is for considering a zone change, not the preliminary plat provided. Arthur LeBaron stated 1380 West will be the primary access, and 600 North is the northern boundary. Dayton Hall reported that this site plan is tied to the zone change. Fred Resch III stated planned commercial zoning requires a minimum of twenty percent commercial and twenty percent residential. Councilman Fawcett feels there is a need for commercial use on 600 North. However, he does not think the density is appropriate. Councilman Ellerman agrees with Councilman Fawcett. Mr. Murray stated the applicant is willing to do seventy percent commercial and thirty percent residential. Councilman Fawcett asked if the development could be tied to an affordable housing component. Mr. Hall reported that affordable housing can be tied to a development via a development agreement. Mr. LeBaron noted that the access needs to be established in accordance with the Access Management Plan.

Drew Ellerman motioned to approve the ZC23-26 with the stipulation of sixty-seven percent commercial and thirty-three percent residential, the access meeting requirements, and the proposed layout meeting code. Dayton Hall stated this gives no entitlement until a site plan that meets all applicable requirements is submitted. Seconded by David Hirschi. Kevin Thomas, Clark Fawcett, David Hirschi, Joseph Prete, and Drew Ellerman – aye. Motion carried unanimously.

8. Consideration and possible approval of ZC23-28 a **Zone Change Amendment request to amend the existing Canyons RV Planned Development Overlay** to approve a density bonus and approve the preliminary site plan for Ridge Crest, a 53 lot manufactured home subdivision located at 2860 W 200 N. VE Management and Investments Co, Applicant. Brandee Walker, Agent

Fred Resch III stated the Planning Commission approved the preliminary site plan.

Kevin Thomas motioned to approve ZC23-28. Seconded by Clark Fawcett. Joseph Prete, David Hirschi, Drew Ellerman, Kevin Thomas, and Clark Fawcett – aye. Motion carried unanimously.

9. Consideration and possible approval of ZC23-25 a **Zone Change Amendment request located at 119 S 700 W** from RM-2, multifamily 10 units per acre, to GC, General Commercial. Parcel H-266-J-1. Oliver and Rebekah Radtke, Applicant

Mayor Billings read the summary provided in the packet. She noted that the Planning Commission made a recommendation for approval. Councilman Thomas reported that this home is directly across from the Police Department and is surrounded by businesses. The home is currently being operated as a long-term rental. The applicant seeks permission to operate the home as a whole-home vacation rental. Councilman Thomas expressed concern that a whole-home vacation rental needs more parking, which will directly affect the high-traffic road. Oliver Radtke commented the home has a three-car garage, and he thinks there is adequate parking for additional vehicles. Councilman Ellerman is also concerned about the increased parking and its effects on the high-traffic roadway. Mr. Radtke explained commercial businesses surround the home. Gary Cupp stated residential property can have tandem parking. However, that is not allowed in commercial use. Mr. Radtke requested approval subject to an approved parking plan. Councilman Prete is uncomfortable approving a zone change that creates a nonconforming use. Mr. Radtke reiterated that the home is surrounded by businesses. Councilman Prete noted that the surrounding uses are also nonconforming use.

Drew Ellerman motioned to deny ZC23-25 based on traffic, safety, and parking concerns. Seconded by Kevin Thomas. Joseph Prete, David Hirschi, Clark Fawcett, Drew Ellerman, and Kevin Thomas – aye. Motion carried unanimously.

10. Consideration and possible approval of a **preliminary plat for Horseman's Edge & Hurricane Cliffs Industrial,** a six lot residential subdivision and 23 lot industrial subdivision located at 3155 S 1100 W. Scott Stratton, Applicant. Karl Rasmussen, Agent.

Mayor Billings reviewed the summary provided in the packet. The Planning Commission made a recommendation of approval. Scott Stratton reviewed the location of industrial uses along the gravel pits. Councilman Ellerman asked the applicant to add a block wall between industrial and residential use.

Clark Fawcett motioned to approve the preliminary plat for Horseman's Edge & Hurricane Cliffs Industrial, a six lot residential subdivision and 23 lot industrial subdivision located at 3155 S 1100 W preliminary plat. Seconded by Drew Ellerman. Joseph Prete, Kevin Thomas, David Hirschi, Clark Fawcett, and Drew Ellerman – aye. Motion carried unanimously.

11. Consideration and possible approval on a **preliminary plat for Hurricane Heights Townhomes Phase 5,** a two lot townhome subdivision located at 475 N 500 W. HH5, LLC, Applicant. Bret Peterson, Agent.

Bret Peterson explained they are proposing to relocate the detention basin, and the applicant wants to add a duplex unit in the previously appointed basin area. Mayor Billings mentioned the Planning Commission recommended approval.

Kevin Thomas motioned to approve a preliminary plat for Hurricane Heights Townhomes Phase 5, a two lot townhome subdivision located at 475 N 500 W. Seconded by Clark Fawcett. Joseph Prete, Drew Ellerman, David Hirschi, Kevin Thomas, and Clark Fawcett – aye. Motion carried unanimously.

12. Consideration and possible approval of an **amended final plat for Dixie Springs Plat C** located at 3700 W 2640 S Circle. Heather Hugie, Applicant. Rosenberg Associates, Agent.

Mayor Billings reviewed the summary provided in the packet. She reported that the Planning Commission made a recommendation for approval.

Kevin Thomas motioned to approve an amended final plat for Dixie Springs Plat C, located at 3700 W 2640 S Circle. Seconded by David Hirschi. Joseph Prete, Drew Ellerman, Clark Fawcett, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

13. Consideration and possible approval of **Ordinance 2024-01 approving a Land Use Code Amendment to Title 10 Chapter 39** regarding subdivisions.

Mayor Billings reviewed the summary provided in the packet. Gary Cupp reviewed the amendments to the land use code.

Joseph Prete motioned to approve Ordinance 2024-01. Seconded by David Hirschi. Kevin Thomas, Drew Ellerman, Clark Fawcett, Joseph Prete, and David Hirschi – aye. Motion carried unanimously.

14. Consideration and possible approval of a **Memorandum of Understanding with the Washington County Water Conservancy District** regarding roadway improvements on Highway 318. - Mike Vercimack

Mike Vercimack stated this is not a budgeted project. The Conservancy District is installing a water line from the Quail Lake treatment plant. This project will destroy the roadway that goes around the lake and connects to Highway 91. The north entrance to the park is a City-owned road. This road is currently in disrepair, and this is an opportunity to improve the roadway. The district completed a bid alternate to determine the cost of repairing the road. The bid to repair the City's portion of the roadway is $289,000. Dayton Hall worked with the Conversancy District's attorney to write a memorandum of understanding to set forth the responsibilities of each entity.

Kevin Thomas motioned to approve the Memorandum of Understanding with the Washington County Water Conservancy District regarding roadway improvements on Highway 318. Seconded by David Hirschi. Roll call vote. Kevin Thomas, Clark Fawcett, Drew Ellerman, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

**15.** Consideration and possible approval of **Ordinance 2024-02 approving a Land Use Code Amendment to Title 10, Chapter 32** of the City Code pertaining to water use efficiency standards. Hurricane City Applicant.

Dayton Hall reported that this amendment meets the Water Conservancy and Utah State standards. He read the proposed amendments. Councilman Prete confirmed that other communities have adopted similar standards. Councilman Thomas stated that he has been hesitant to accept these restrictions. However, a moratorium on building due to the lack of water is less favorable than enacting water conservation standards. Councilman Hirschi agreed with Councilman Thomas. Councilman Hirschi noted that the Water Board and Planning Commission made a positive recommendation.

David Hirschi motioned to approve Ordinance 2024-02 noting the Water Board and Planning Commission gave a positive recommendation. Seconded by Clark Fawcett. Joseph Prete, Drew Ellerman, Kevin Thomas, David Hirschi, and Clark Fawcett – aye. Motion carried unanimously.

**16.** Consideration and possible approval of an **MOU with federal partners concerning the Northern Corridor highway project** and designating Arthur LeBaron as the point of contact under the MOU.

Arthur LeBaron explained the northern corridor passes through the Red Cliffs Desert Reserve. It crossed BLM land but is not in Hurricane City authority. Hurricane City has been invited to be a cooperating agency. Mr. LeBaron will be the point of contact and keep the City Council updated.

David Hirschi motioned to approve an MOU with federal partners concerning the Northern Corridor highway project and designating Arthur LeBaron as the point of contact under the memorandum of understanding. Seconded by Kevin Thomas. Joseph Prete, Clark Fawcett, Drew Ellerman, David Hirschi, and Kevin Thomas – aye. Motion carried unanimously.

**17.** Consideration and possible approval of **awarding a contract for the Hurricane City 2024 Chip Seal Project.**

Arthur LeBaron reported that Sunroc Corporation is the lowest bidder. The staff's recommendation is to award the project to Sunroc Corporation.

David Hirschi motioned to approve awarding a contract for the Hurricane City 2024 Chip Seal Project to Sunroc Corporation for $432,629.32. Seconded by Kevin Thomas. Roll call vote. Joseph Prete, Drew Ellerman, Clark Fawcett, David Hirschi, and Kevin Thomas – aye. Motion carried unanimously.

**18.** Consideration and possible approval of **awarding a contract for the Hurricane City 2024 Slurry Project**

Arthur LeBaron reported that the pavement management plan is used to determine the priority of road repair.

Joseph Prete motioned to approve awarding a contract for the Hurricane City 2024 Slurry Project to American Pavement in the amount of $466,442.05. Seconded by Clark Fawcett. Roll call vote. David Hirschi, Kevin Thomas, Drew Ellerman, Joseph Prete, and Clark Fawcett – aye. Motion carried unanimously.

**19.** Discussion and possible approval of **limited development of Liberty Village.** - Mayor Billings

Dayton Hall explained Liberty Village is a development that was previously rezoned as part of the Balance of Nature project. Liberty Village is separate from the Balance of Nature project. Mr. Hall noted his record of approval. Dennis Leavitt with United We Pledge read its vision and mission statement. He stated that their core values are rooted in freedom, family, and faith. He explained that this thirty-acre educational and immersive campus is located on 2820 South. Mr. Leavitt detailed the thirteen colonies plaza. The funding is in place for phases one and two, and the anticipated ribbon-cutting date is July 2nd, 2024.

Kevin Thomas motioned to approve the record of approval of limited development for Liberty Village. Seconded by David Hirschi. Councilman Prete noted that many developments have been denied for inadequate utilities. He is concerned about not adhering to the standards in place. Mayor Billings pointed out this learning education facility is a nonprofit development. Clark Fawcett added there is no occupancy being given in this approval. Roll call vote. Joseph Prete, Clark Fawcett, Drew Ellerman, Kevin Thomas, and David Hirschi – aye. Motion carried unanimously.

**20.** Consideration and possible approval of a **Letter of Commitment to participate in the Healthy Utah Community** - Kaden DeMille

Kaden DeMille stated the City has several projects that qualify for participation in the Healthy Utah Community.

David Hirschi motioned to approve a Letter of Commitment to participate in the Healthy Utah Community. Seconded by Joseph Prete. Kevin Thomas Drew Ellerman, Clark Fawcett, David Hirschi, and Joseph Prete – aye. Motion carried unanimously.

**21.** Closed Meeting held pursuant to Utah Code section 52-4-205, upon request purchase of real property.

Joseph Prete motioned to go into a closed meeting to discuss the purchase of real property. David Hirschi seconded. Motion carried unanimously.

**Adjournment: 9:30 p.m.**