HURRICANE CITY
UTAH

Mayor
Nanette Billings

City Manager
Kaden DeMille

City Council

David Hirschi
Kevin Thomas
Clark Fawcett
Drew Ellerman
Joseph Prete

Hurricane City Council Meeting
Agenda

May 16, 2024
3:00 PM
City Council Chambers 147 N 870 W, Hurricane

Notice is hereby given that the City Council will hold a Regular Meeting in the City Council Chambers 147 N 870 W, Hurricane, UT. Meeting Link on Webex Meeting number: 2630 456 5376 Meeting password: HCcouncil Join from a video or application Dial 26304565376@cityofhurricane.webex.com. You can also dial 173.243.2.68 and enter your meeting number. Join by phone +1-415-655-0001 US Toll Access code:26304565376.
A silent roll call will be taken, followed by the Pledge of Allegiance and prayer by invitation.
THOSE WISHING TO SPEAK DURING PUBLIC FORUM MUST SIGN IN WITH THE RECORDER BY 5:00 P.M.

3:00 p.m. Work Meeting

1. Field trip to the Three Falls Substation
2. Agenda Summary

4:00 p.m. Pre-meeting

5:00 p.m. - Call to Order

Prayer

Thought

Pledge of Allegiance

Declaration of any conflicts of interest

Minutes of the Special City Council Meeting April 17, 2024

Presentation from Bikers Against Child Abuse (BACA)- SASS

Public Forum – Comments from Public

Please Note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda, public comments will be limited to 3 minutes per person per item. A spokesperson representing a group to summarize their concerns will be allowed 5 minutes to speak. Repetitious commentary will not be allowed. If you need additional time, please request agenda time with Cindy Beteag in writing before 5:00 p.m. the Wednesday one week before the Council meeting.

OLD BUSINESS

1. Consideration and possible approval of a **mural at the Community Center** - Youth City Council

NEW BUSINESS

1. Annual **Police Report** for 2023
2. Consideration and possible approval of **Resolution 2024-14 adopting and setting fees for uses at the Lichfield Family Gymnasium** - Tiffani Wright
3. Consideration and possible approval of a **power line extension** to the area south of Sky Ranch - Scott Hughes
4. **Public Hearing** to take comments on the following:
   a. 2024-2025 Fiscal Year Budget
   b. Proposed amendments to the 2023-2024 Fiscal Year Budget
5. **Public hearing** to take comments on the following:
   a. Wage increases within the 2024-2025 Fiscal Year Budget of up to 5% for all executive municipal officers as defined in Utah Code 10-3-818.
6. Consideration and possible approval of **Resolution 2024-25 approving the 2024-2025 Fiscal Year Budget**
7. Consideration and possible approval of **Resolution 2024-26 approving and adopting amendments to the 2023-2024 Fiscal Year Budget**
8. Mayor, Council, and Staff reports
9. Closed Meeting held pursuant to Utah Code section 52-4-205, upon request

Adjournment

I hereby certify that the above notice was posted to the city website, (www.cityofhurricane.com) posted to the state public notice website, and at the following locations:
1. City office – 147 North 870 West, Hurricane, UT
2. The Post Office – 1075 West 100 North, Hurricane, UT
3. The library – 36 South 300 West, Hurricane, UT
______________________________ for the City Recorder

Agenda Summary for Hurricane City Council May 16, 2024

3:00 p.m. Work Meeting

1. Field trip to the Three Falls Substation

4:00 p.m. Pre-Meeting

5:00 p.m. Call to Order

Minutes of the Special City Council Meeting April 17, 2024

Presentation from Bikers Against Child Abuse (BACA) - SASS

Old Business

1. The Youth City Council is proposing to do an art mural on the road between the two buildings or possibly on the crosswalk that spans the two buildings. They will be bringing a design for approval to the meeting. - Tiffani Wright

New Business

1. Annual Police Report for 2023
2. On May 2, 2024, during a City Council meeting, staff received direction regarding fees and hours of operation. Following the discussion, staff has now prepared a resolution to formally adopt those recommendations. The proposed resolution aims to solidify the decisions made during the previous meeting and establish them as official policy.
3. On the south side of Sky Ranch we have 5 individual entities that have made application to the Power Department and Power Board for a line extension. High Desert Ranch, Sky Ranch Ph. 6, Moccasin Flats Lot 19, Solaroca and the Hurricane Water Department. In reviewing a line extension, we have taken into consideration the available capacity as well as the physical infrastructure. Both are currently lacking for all besides the Water Dept. We have reserved capacity for them, but they still lack adequate infrastructure. The Power Dept. has preliminarily looked at options to extend power to these 5 entities and believe that it is possible. It would require a substantial amount of infrastructure upgrades and new installations. The Power Dept. staff and Power Board have recommended approval of the extensions as a joint project with the following conditions. First, all easements are obtained by the entities, prior to final approval of the project. Second, all estimated costs are paid in advance of starting the project with the caveat that if the project ends up costing more than the estimate the parties agree to pay additional expense, pro rata, to cover the full cost and if the project ends up costing less than the estimate the parties will be reimbursed according to their pro rata share. And third, that the parties will sign a contract with the City that covers all the terms of the agreement including that all the money will be paid up front or the project is not approved. If the Council were to approve the extensions with these conditions, the Power Dept. could finalize the designs and cost estimates and finalize the contracts with

Legal. Then if all conditions are fulfilled, bring the contracts back to the Council for final signatures.

For additional helpful information please see the attached documentation for a map and brief history of the power capacity issues out south of town. Also, if you have any questions, please feel free to reach out to Scott Hughes.

City Attorney Comment:

When considering a request for a power line extension, HCC 8-4-3 states that “The City Council may grant or deny the request as in its discretion deemed best for the welfare of existing power users in the City.” When considering requests to extend power lines into new areas of the City, it is recommended that the Council also consider the feasibility and appetite of providing other necessary services and utilities to the new area. Allowing a developer to extend power lines to a new development area will create an expectation that other services and utilities to support development will also be made available.

4. Public Hearing to take comments on the following:
    a. 2024-2025 Fiscal Year Budget
    b. Proposed amendments to the 2023-2024 Fiscal Year Budget
5. Public Hearing to take comments on the following:
    a. Wage increase within the 2024-2025 Fiscal Year Budget of up to 5% for all executive municipal officers as defined in Utah Code 10-3-818.
6. This item is the resolution for the 2024-2025 proposed budget. Please let Kaden or Paige know if you have any questions.
7. 2023-2024 proposed Budget Amendments
8. Mayor, Council, Staff reports.
9. Closed Meeting if necessary.

Minutes of the Hurricane City Council special online meeting held on April 17, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4 p.m.

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

Also Present: City Manager Kaden DeMille (online), City Attorney Dayton Hall (online), Power Superintendent Scott Hughes, Public Works Director Mike Vercimak, City Planner Gary Cupp, City Engineer Arthur LeBaron, Planning Assistant Fred Resch III, and City Recorder Cindy Beteag.

AGENDA

4:00 p.m. - **Call to Order** –

Mayor Billings welcomed everyone and called the meeting to order.

Prayer & Pledge led by Joseph Prete

Public Forum:

Kelby Iverson addressed item number three regarding the historic livestock trail on 1100 West. He expressed appreciation for Dayton Hall's efforts in researching the matter and raised additional points for consideration. First, he suggested referring to state law in the resolution and questioned if it pertained to the definition of continuous use. Second, he highlighted the importance of addressing traffic control in the future. He emphasized the significance of the resolution for his family, detailing their longstanding tradition of using the trail for cattle transportation. Mr. Iverson underscored the necessity of preserving this tradition due to the impracticality of alternative methods. He expressed support for the resolution but stressed the need for long-term protection, particularly concerning potential developments like stoplights. Mr. Iverson provided further context regarding the current process of cattle transportation. He estimated the length of the trail to be approximately three and a half miles, which may extend further as neighboring properties develop. He mentioned concerns about fencing requirements along the route and acknowledged the need for better enforcement of city ordinances in this regard.

Mr. Iverson shared insights into ongoing discussions about property acquisition along 1100 West. He expressed his unique position as the property owner on both sides of the road. He has been cautious in selling his property until all pertinent issues are addressed. Specifically, the easement on the east side of the road, where the power is currently located. It is his understanding that once the power line is relocated to the west side, all easements on the east side, including deeded ones, would be abandoned. He referenced a text message from the Mayor stating all easements outside the prescriptive easement fence line to fence line would be abandoned. Mayor Billings clarified the easement on the east side of the road is a deeded easement and wouldn't be abandoned. It is needed for utilities.

Patty Nation commented she looks forward to when the cattle are moved. She always goes out and watches.

NEW BUSINESS

1. Consideration and possible approval of a professional services contract for the Storm Drain Master Plan - Arthur LeBaron

Mayor Billings read the staff summary submitted by Arthur LeBaron. “Hurricane City has budgeted funds to develop a new Storm Drain Masterplan. The project was advertised and the City received 3 statements of qualifications, from which JUB Engineers was selected. I have worked with JUB to develop a workplan and associated fee to complete the work for $225,000. I have discussed this with Kaden and Paige and we are in a good position financially to fund this project, since it will straddle two budget years. The project will include responding to the State of Utah's recent mandate of Hurricane City's status as an MS4 community. I have submitted the contract to Dayton for his review and comment. The proposed scope and fee have been successfully negotiated. If this contract is approved, we will have the masterplan ready for approval in April, 2025.”

Arthur LeBaron stated JUB Engineers is here to answer any questions. Dayton Hall did have a chance to review the document and he submitted redlines to the contract. All his recommendations have been made.

Joseph Prete motioned to approve the professional services contract for the Storm Drain Master Plan to JUB Engineers in the amount of $225,000. Seconded by Clark Fawcett. Motion carried unanimously by a roll call vote.

2. Consideration and possible approval of Resolution 2024-19 Authorizing a tax certificate and agreement for UAMPS Steel Solar 1A - Scott Hughes

Mayor Billings read the staff summary submitted by Scott Hughes. “The IRS Code and US Treasury Regulations allow for tax-exempt bonds to be issued to finance prepayments for energy and/or fuel used for the generation of energy. This resolution would authorize Hurricane City, in conjunction with UAMPS and other participating members, to assign a portion of our Steel Solar 1A Power Purchase Agreement into a prepay agreement with J. Aron and SEA (Southeast Energy Authority). It also authorizes Scott Hughes or Brian Anderson “to execute and deliver the Tax Certificate and Agreement” to UAMPS, and “to approve such changes to the Tax Certificate and Agreement as are necessary to complete the form thereof, together with any minor or non-substantive changes”. The result of the designed transaction is a substantial discount on the price of the energy. Hurricane City, together with the other participants, will have the ability to assign other fuel or energy projects into the prepay agreement for the next thirty years and receive some level of discount (depending on the current market conditions), or terminate the agreement if the discount is not satisfactory.”

Scott Hughes explained this is the same agreement the Council approved a few months ago for the Payson Prepaid Gas project. So far nothing has been done with that one, so he doesn't have results to report back to the Council.

Joseph Prete raised two key questions regarding the proposed arrangement. He inquired about the legitimacy of the arrangement and its potential legal implications, expressing concern about using a city benefit in partnership with a private party. Additionally, he sought clarification on the process for terminating the arrangement if necessary. Scott Hughes explained that similar arrangements are common and outlined the protective measures in place through agreements with the involved parties. He emphasized the city's commitment to using the energy produced for its customers and highlighted the legal obligations of both parties involved in the deal. He explained that, according to the information provided, it is possible to terminate the arrangement at any time, despite it being a 30-year contract. He elaborated on the flexibility of the agreement, indicating that the city can both contribute energy to and withdraw energy from the program as needed. Additionally, he detailed the periodic reassessment of the arrangement, typically every five to ten years, where the terms are reevaluated based on market conditions. If the potential savings are lower during reassessment, the city can opt out of the program. Conversely, if the savings remain consistent or increase, the city can continue participating, with adjustments made to the percentage discount accordingly.

Mr. Hughes displayed a flowchart to aid in understanding the complex arrangement being discussed. He acknowledged that the flowchart might not be entirely clear but attempted to simplify the process as much as possible. He explained SEA will acquire bonds for the program, but they do not qualify for tax-exempt bonds as a municipality. The bonds are then prepaid to a designated entity, and the energy eventually returns to the city through this process. He clarified that the city is also signing a contract with Twin Eagle to purchase gas, which will be assigned to J Aron & Co. through a limited assignment agreement. This agreement allows the city to withdraw if any issues arise. He expressed trust in UAMPS and emphasized that the city's contracts with J Aron and SEA are the main points of interaction with the involved companies, providing reassurance regarding the arrangement. Mayor Billings mentioned Washington City did pass this same resolution.

Drew Ellerman motioned to approve Resolution 2024-19. Seconded by Kevin Thomas. Motion carried with David Hirschi, Kevin Thomas, Drew Ellerman and Joseph Prete voted aye. Clark Fawcett voted nay as he would like to understand the process more.

3. Consideration and possible approval of Resolution 2024-21 Designating 1100 West as a historic livestock trail extending south from Frog Hollow Wash to the City limits

Mayor Billings read the proposed resolution. She stated Kelby Iverson wanted it to refer to State law regarding continuous use and he wanted traffic control to be addressed. Dayton Hall explained there is an act in the State Code but it only applies to trails crossing private land so it wouldn't apply to a City road, which is why the State Code is not referenced in the resolution. The City code states that before livestock is moved you are to notify the police department. He believes the traffic considerations could be addressed when that happens. He commented they could reference city code in the resolution if the Council liked that better.

Mayor Billings read the staff summary written by Dayton Hall. "Mayor Billings and City staff have continued to work with Kelby Iverson to meet his terms and conditions to sell property to the City along the 1100 West corridor. One of Mr. Iverson's conditions is that the City designate by resolution 1100 West between his property and his open range on the south end of the City as a historic livestock trail. Mr. Iverson and his family have historically driven cattle between their corrals near the Equestrian Park and the BLM range land south of the City. The Hurricane City Ordinances currently regulate driving herds of livestock on City streets as follows:

Sec. 7-1-7. - Driving animals on streets.

- Permission required. Every person, prior to driving any herd of sheep or band of horses, cattle or other animals upon any public street or highway, shall be required to notify the Police Department.
- Designated streets. No person shall drive livestock through the City upon streets not designated for that purpose, except upon permission and according to the direction of the Chief of Police.

The proposed resolution requested by Mr. Iverson would designate this section of 1100 West as a street where livestock could be driven upon notification to the Police Department. Recommendation: The City Attorney and City Engineer have no objection to designating the route consistent with historical uses. It is recommended that a motion approving the resolution state that the execution of the resolution is contingent on Mr. Iverson executing the currently drafted purchase contract for the property along 1100 West."

Mayor Billings suggested adding a section 3 to the Resolution quoting Hurricane City Code 7-1-7 which states, "Every person, prior to driving any herd of sheep or ban of horses, cattle, or other animals upon any public street or highway, shall be required to notify the Police Department." Mr. Iverson asked if the City could give him a prescriptive easements on city roads. Councilman Ellerman explained prescriptive easements can only be awarded by a judge. He is comfortable with putting they need to notify the police department.

Mr. Iverson expressed concerns about the long-term protection of allowing cattle on this road particularly in light of potential future developments such as the installation of new stoplights along the corridor. He questioned whether the resolution under consideration provided sufficient safeguards to address these concerns. He raised questions regarding a prescriptive easement over a half-mile stretch of their property that the City uses as a road. Dayton Hall expressed his intention to keep the resolution simple and straightforward. He referred to the city code, which designates a specific route for driving livestock, allowing for notification to the police department beforehand. He highlighted that the resolution simply designates this route for livestock, without delving into unnecessary complexities. All parties agreed to put language in the resolution stating that they will notify the police department prior to the cattle drive but not reference the City code. Then if the code changes in the future this resolution stays in effect. Councilman Prete recommending adding “a portion of 1100 West” in every recital to avoid any confusion with including all of 1100 West. Council agreed to add section 3 to the resolution stating, “notification to the Police Chief is required”.

David Hirschi motioned to approve Resolution 2024-21 Designating 1100 West as a historic livestock trail extending south from Frog Hollow Wash to the City limits subject to adding “a portion of 1100 West” to all the recitals and adding a section 3 stating that notification to the Police Chief is required. Seconded by Drew Ellerman. Motion carried with David Hirschi, Clark Fawcett, and Drew Ellerman voting aye. Kevin Thomas and Joseph Prete voted nay.

Mayor Billings sought direction from the council regarding several inquiries from Andrea Kaaz. Ms. Kaaz has been working with Dayton Hall on a resolution for smart pet adoption. She would like to add cats to the resolution in addition to dogs. Additionally, she is proposing making it a proclamation instead of resolution that is adopted on annually basis aligning with National Pet Adoption Day. Council would prefer it as a resolution as opposed to a proclamation. They do not want to reapprove it each year but agreed to change the language to household pets rather than just dogs.

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

Joseph Prete motioned to go into closed session to discuss the purchase of real property and pending litigation. Seconded by Clark Fawcett. Motion carried unanimously.

Adjournment**:** Joseph Prete motioned to go out of a closed meeting and adjourn the meeting at 5:45 p.m. Seconded by Clark Fawcett. Motion carried unanimously.

HURRICANE CITY
UTAH

STAFF COMMENTS

Presentation from Bikers Against Child Abuse (BACA)- SASS

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of a **mural at the Community Center** - Youth City Council

Discussion:
The Youth City Council is proposing to do an art mural on the road between the two buildings or possibly on the crosswalk that spans the two buildings. They will be bringing a design for approval to the meeting. - Tiffani Wright

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Annual **Police Report** for 2023

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Resolution 2024-14 adopting and setting fees for uses at the Lichfield Family Gymnasium** - Tiffani Wright

Discussion:
On May 2, 2024, during a City Council meeting, staff received direction regarding fees and hours of operation. Following the discussion, staff has now prepared a resolution to formally adopt those recommendations. The proposed resolution aims to solidify the decisions made during the previous meeting and establish them as official policy.

Findings:

Recommendation:

Attachments:
1. Resolution 2024-14 Adopting fees for the Lichfield Family Gymnasium

Resolution No. 2024-14

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, ADOPTING FEES AND HOURS OF OPERATION ASSOCIATED WITH THE LICHFIELD FAMILY GYMNASIUM.

WHEREAS the Hurricane City Council is authorized by Section 10-3-717 of the Utah Code and Section 1-5-6 G.1. of the Hurricane City Code to establish fees for municipal services; and

WHEREAS the City Council desires to adopt the addition of the follow fees; and

WHEREAS the Hurricane City Council finds that it is necessary and desirable for the preservation and protection of the health, safety, and welfare of the residents of Hurricane,

BE IT HEREBY RESOLVED by the City Council that the following fee schedule is hereby approved and adopted for implementation:

SCHOOL YEAR HOURS	Monday-Friday 6AM-11AM & 3PM-10PM. 11:00 AM-3:00 PM Available by reservation only
	Saturday: 6AM-10PM
SUMMER HOURS	Monday-Saturday 6AM-10PM

Court Rentals	Rate per court R/NR	For Profit/Max
Full Court Rental – State Bank Floor	$30/$40hr	$150 pr hr/$1500 max
Half Court Rental – State Bank Floor	$20/$25hr	
Drop-In Play Rate	$1	
Children 9 and under must be accompanied by an adult		

BE IT FURTHER RESOLVED that this Resolution shall take effect at the earliest date allowed by law.

DATED this 16th day of May, 2024.

____

Nanette Billings, Mayor

Attest:

____

Cindy Beteag, Hurricane City Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of May, 2024. Whereupon a motion to adopt and approve said Resolution was made by ___________________________ and seconded by ____________________________. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

____
Cindy Beteag, Recorder

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of a **power line extension** to the area south of Sky Ranch - Scott Hughes

Discussion:
On the south side of Sky Ranch we have 5 individual entities that have made application to the Power Department and Power Board for a line extension. High Desert Ranch, Sky Ranch Ph. 6, Moccasin Flats Lot 19, Solaroca and the Hurricane Water Department. In reviewing a line extension, we have taken into consideration the available capacity as well as the physical infrastructure. Both are currently lacking for all besides the Water Dept. We have reserved capacity for them, but they still lack adequate infrastructure. The Power Dept. has preliminarily looked at options to extend power to these 5 entities and believe that it is possible. It would require a substantial amount of infrastructure upgrades and new installations. The Power Dept. staff and Power Board have recommended approval of the extensions as a joint project with the following conditions. First, all easements are obtained by the entities, prior to final approval of the project. Second, all estimated costs are paid in advance of starting the project with the caveat that if the project ends up costing more than the estimate the parties agree to pay additional expense, pro rata, to cover the full cost and if the project ends up costing less than the estimate the parties will be reimbursed according to their pro rata share. And third, that the parties will sign a contract with the City that covers all the terms of the agreement including that all the money will be paid up front or the project is not approved. If the Council were to approve the extensions with these conditions, the Power Dept. could finalize the designs and cost estimates and finalize the contracts with Legal. Then if all conditions are fulfilled, bring the contracts back to the Council for final signatures.
For additional helpful information please see the attached documentation for a map and brief history of the power capacity issues out south of town. Also, if you have any questions, please feel free to reach out to Scott Hughes.

City Attorney Comment:
When considering a request for a power line extension, HCC 8-4-3 states that "The City Council may grant or deny the request as in its discretion deemed best for the welfare of existing power users in the City." When considering requests to extend power lines into new areas of the City, it is recommended that the Council also consider the feasibility and appetite of providing other necessary services and utilities to the new area. Allowing a developer to extend power lines to a new development area will create an expectation that other services and utilities to support development will also be made available.

Findings:

Recommendation:

Attachments:

1. History
2. Map
3. 046-01-2024-04 High Desert Ranch Water Analysis First Review Memo 2024-05-09
4. Re Desert Ranch Water Analysis

Capacity History South of Town

Mid to Late 2021 -

- Raised flag of low capacity on CW-101
  - Circuit CW-101 study - Sept. 2021
    - Study found that with mods- 550 units available

Late 2021

- Started working on substation property and routes for transmission

Throughout 2022

- Analyzed existing projects with current entitlements
  - Assigned projects with signed CD's as Cap. Proj. 1.0
  - These projects equalled 528 units
  - Cap. Proj. 1.0 did not require any substantial infrastructure upgrades
- 5 developments received Preliminary Plat approvals
  - Hurricane Fields Estates Ph. 4-8
  - The Views at Hurricane Cliffs Ph. 1-2
  - Horseman's Edge
  - Cordero Ph.2
  - Cordero Ph.3

Late 2022 or Early 2023

- 2 developments were denied PP because of lack of adequate infrastructure
  - Desert Sky Estates
  - Southern Dunes Town Homes

Early 2023

- Desert Sky and Southern Dunes invited back to CC and approved PP with the condition that Power Dept. staff would not sign CD's until the "inadequate infrastructure" issue was resolved.
- Same night, Bench Lake Town Homes received PP with the same condition

Early to mid 2023

- Circuit CW-103 study
  - Option to increase capacity on CW-103 by 767 units with additional infrastructure and upgrades
  - Additional option with connecting to Three Falls Substation(under construction) could provide an additional 333 units with additional infrastructure
  - Together; provided option of additional 1100 units
- 8 projects mentioned would need 1048 units

Mid to late 2023

- Options presented to 8 projects and CC as Cap. Proj. 2.0 with terms
  - All easements would first have to be in place
    - Secured final needed easements from Scott Stratton
  - Every project would have to have deposited the estimated funds in the City's account
    - Term of reconcilliation after project completion could mean added cost for developer or reimbursement of any unused funds
  - Contracts have to be signed by all developers and the City
- All agreed, signed the contracts, and the 8 projects deposited their portions to the City
- City agreed to not withold CD signatures for "inadequate infrastructure" and complete infrastructure upgrades within 2 years

Late 2023 - present

- Multiple developments have continued to ask for power capacity
  - Somewhere north of 2000 units

Capacity Project 1.0

Project	Units
Moccasin Flats	19
Copper Rock	21
Golf View Estates	62
Pebble Beach	21
Rock View Estates	30
North Slope Ph. 1	58
North Slope Ph. 2	48
North Slope Ph. 3&4	87
Cordero Ph. 1	37
Total Units	383

Capacity Project 1.1

Project	Units
Hurr. Fields Ph. 1-3	35
Rock Hollow	53
Cactus Creek Storage	1
Southern Shores	56
Total Units	145

Capacity Project 2.0

Project	Units
Hurr. Fields Ph. 4-8	56
Horseman's Edge	60
Bench Lake TH	200
Hurricane Cliffs	60
Desert Sky	73
Southern Dunes	345
Cordero Ph. 2	40
Cordero Ph. 3	214
Total Units	1048

Capacity Project 2.1

Project	Units
Sky Ranch Ph. 6	28
High Desert Ranch	20
Total Units	48

Capacity Project 2.2

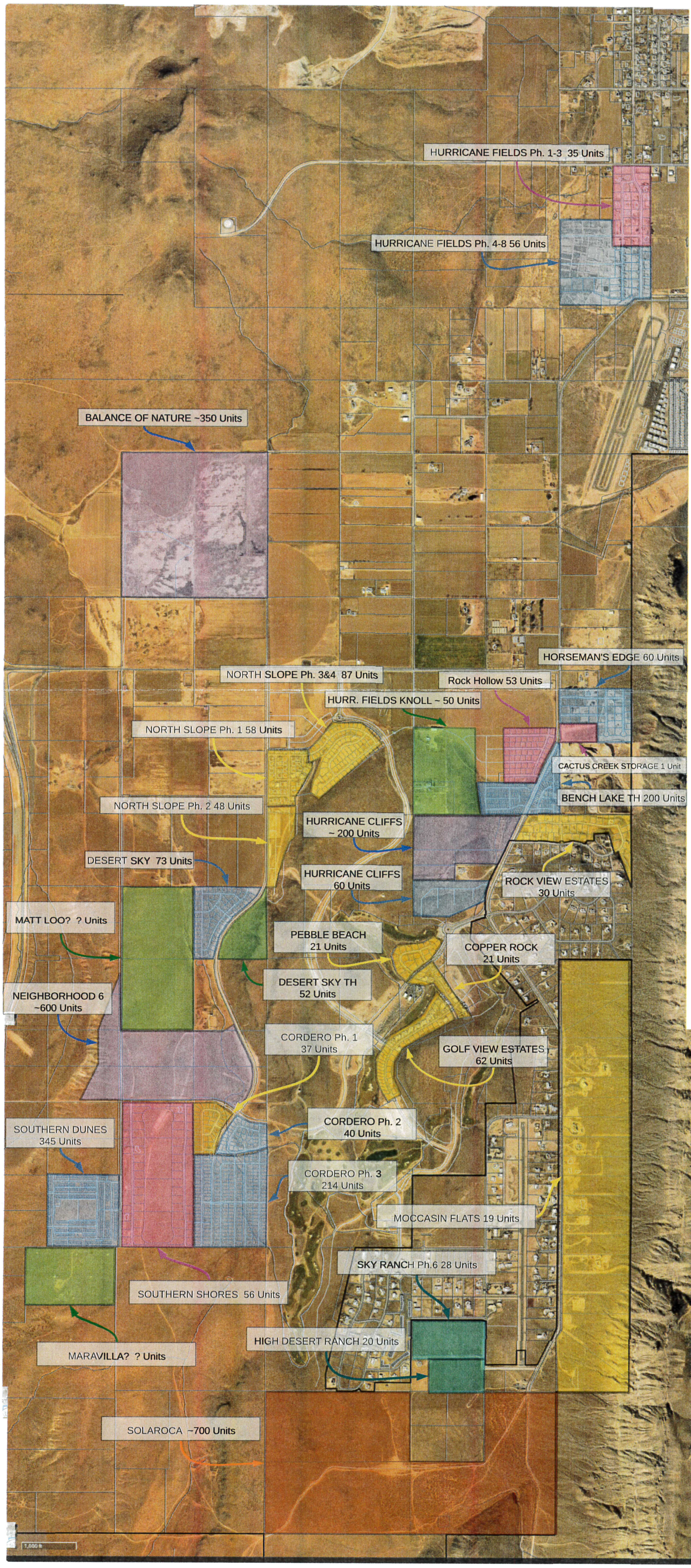
Project	Units
Solaroca	700
Total Units	700

Capacity Project 3.0

Project	Units
Neighborhood 6	600
Balance of Nature	350
Hurricane Cliffs	200
Total Units	1150

Capacity Project 4.0

Project	Units
Hurricane Fields Knoll	50
Desert Sky TH	52
Matt Loo	?
Maravilla	?
Total Units	?



ALPHA ENGINEERING
43 South 100 East, Suite 100
St George, Utah 84770
T 435.628.6500
F 435.628.6553
alphaengineering.com

May 9, 2024

Hurricane City Water Department
Attention: Ken Richins
646 West 600 North
Hurricane, Utah 84737

Re: High Desert Ranch Water Analysis

Dear Ken:

As requested, we have performed a hydraulic analysis in the vicinity of the proposed High Desert Ranch subdivision located on parcel H-3403-K. As you are aware the proposed subdivision is within the Hurricane City municipal boundary. The Hurricane Valley Water System (HVWS), which is owned and operated by the Washington County Water Conservancy District (WCWCD) provides service to the properties immediately west and east of the proposed subdivision. The Hurricane City culinary system is east of the proposed subdivision in 1100 West where it ends at the intersection with 4620 South, and north of the proposed subdivision on Torrey Pines Road in the Copper Rock subdivision. An exhibit showing the property and extent of the existing HVWS and City culinary lines is attached with this letter.

As you are aware the southernmost hydrant on the City system on 1100 West was flow tested and produced approximately 1,300 gpm. The hydrant south of the property on the HVWS was also flow tested and produced approximately 1,244 gpm. Note that the City system in this area is currently serviced from the South Fields Tank which has a base elevation of 3580 feet, while the HVWS is served from a separate tank at a base of approximately 3540 feet. The two systems are currently interconnected in two locations to provide looping and supplement flow from one system to another when required.

As the proposed High Desert Ranch subdivision resides in the Hurricane City boundary it will be necessary for the developer to extend the Hurricane City water system to and throughout the subdivision. Section 3.6.4 of the *Hurricane City Standards for Design and Construction* indicates that "the water system shall be looped and valves shall generally be spaced such that a break in any one length of main will put no more than six hundred feet of main, nor more than two fire hydrants out of service…". Section 4.4.1.4.M of the *City Standards* also indicates that dead end mains shall not be installed which exceed 600 feet in length.

Two options were evaluated to provide required fire flow and looping for the proposed development.

The option to connect to the Hurricane City system on 1100 West, and coordinate with the WCWCD and install an additional interconnect between the HVWS and City system was evaluated. It would be necessary that the connection to the HVWS be at an agreed upon location with the developer, City, and WCWCD to meet the above referenced City requirements. This would require the installation of a Pressure Reducing/Sustaining Valve Vault at the interconnect location. The hydraulic analysis shows that with a connection to the City main on 1100 West and an additional interconnect to the HVWS, modeled fire flows will be near 1,300 gpm, similar to the hydrants flow tested in the area, which is below the required 1,500 gpm. In addition, we understand the WCWCD is not willing to allow another connection to the HVWS at this time.

The option to connect to the Hurricane City system in two locations was evaluated. This would include connection to the Hurricane City system on 1100 West and a connection to the Hurricane City infrastructure in the Copper Rock subdivision to the north of the proposed development. The hydraulic analysis shows that with a connection to the City main on 1100 West and an additional interconnect to the City main on Torrey Pines Road, modeled fire flows will be near 1,800 gpm.

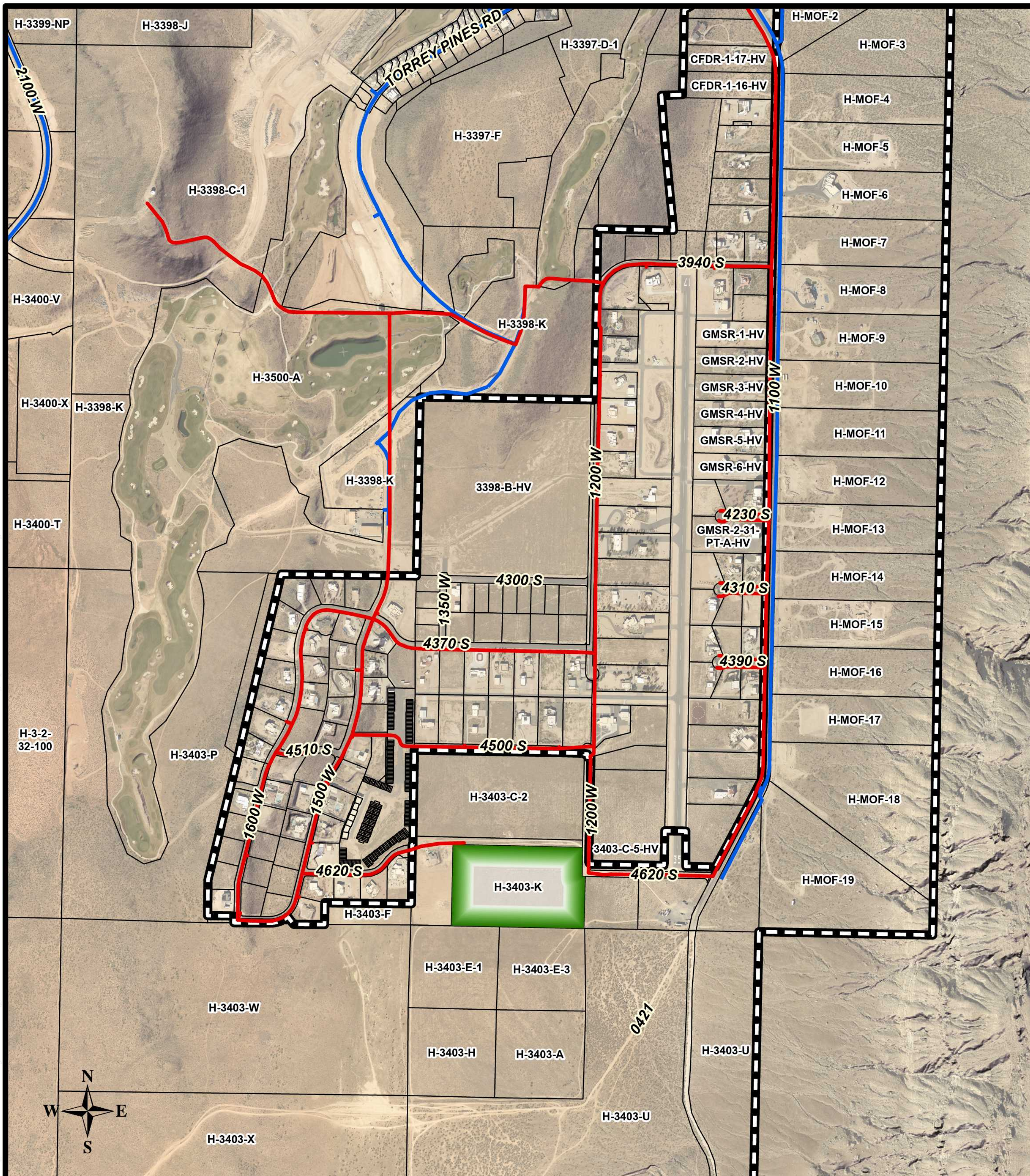
We recommend the developer obtain easements and extend 8" water lines to existing City infrastructure in 1100 West and Torrey Pines Road.

This analysis only includes preliminary hydraulic recommendations for the proposed development and does not address materials and construction design, including valving and hydrants, which we would recommend be reviewed prior to approval of the construction drawings. If you have any questions, please let us know.

Sincerely,

Glen E. Carnahan, P.E.
ALPHA ENGINEERING COMPANY

Encl: Existing Water Mains Exhibit



0 250 500 1,000 1,500
Feet

Legend
- Existing Hurricane City Culinary Main
- Existing Hurricane Valley Water System Main
- Hurricane Municipal Boundary
- High Desert Ranch
- Washington County Parcels

ALPHA ENGINEERING
43 South 100 East, Suite 100 • St George, Utah 84770
T: 435.628.6500 • F: 435.628.6553 • alphaengineering.com

Existing Water Mains
Sky Ranch Area, Hurricane, Utah

Spatial Reference:	UT83-SF
Drawn By:	JRH
Scale:	1" = 1,000 feet
Date:	April 30, 2024

P:\046-01-2024-04 Grassy Meadows Sky Ranch Water Analysis\Drawings\GIS\ArcPro\046-01-2024-04 ArcPro.aprx, AEBORDER 85x11 Portrait, 4/30/2024 8:41 AM wslack

Cindy Beteag

From:	Arthur Lebaron
Sent:	Tuesday, May 14, 2024 10:09 AM
To:	Kory Wright; Kaden DeMille; Dayton Hall; Cindy Beteag; Nanette Billings; Mike Vercimak; Gary Cupp
Cc:	Jeremy Pickering
Subject:	RE: I am sharing '046-01-2024-04 High Desert Ranch Water Analysis First Review Memo 2024-05-09' with you

All,

Thanks for sharing this memo. I would like to chime in that the supply to this area many not be sufficient to allow the City to approve any further development. Peak demands in the summertime keep the level in the South Fields tank dangerously low, from what I have heard. I recommend that this issue be addressed in this, and any future review memos that influence our decision-making on approvals for projects that are especially dependent on the South Fields Tank until we can get the Sky Ranch tank and well in service.

Thanks,

Arthur

From: Kory Wright <kwright@hurricane.utah.gov>
Sent: Tuesday, May 14, 2024 8:49 AM
To: Kaden DeMille <kaden@hurricane.utah.gov>; Dayton Hall <dayton@hurricane.utah.gov>; Cindy Beteag <cindy@hurricane.utah.gov>; Nanette Billings <billings@hurricane.utah.gov>; Mike Vercimak <mike@hurricane.utah.gov>; Gary Cupp <gary@hurricane.utah.gov>; Arthur Lebaron <arthur@hurricane.utah.gov>
Subject: I am sharing '046-01-2024-04 High Desert Ranch Water Analysis First Review Memo 2024-05-09' with you

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https://aka.ms/GetM365

Sent from my Verizon, Samsung Galaxy smartphone
Get Outlook for Android

HURRICANE CITY
UTAH

STAFF COMMENTS

Public Hearing to take comments on the following:

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

2024-2025 Fiscal Year Budget

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Proposed amendments to the 2023-2024 Fiscal Year Budget

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Public hearing to take comments on the following:

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Wage increases within the 2024-2025 Fiscal Year Budget of up to 5% for all executive municipal officers as defined in Utah Code 10-3-818.

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Resolution 2024-25 approving the 2024-2025 Fiscal Year Budget**

Discussion:

Findings:

Recommendation:

Attachments:
1. Resolution 2024-25 Approving 2024-2025 Budget
2. Final Budget Summary FY24
3. Final GF Budget FY25

RESOLUTION NO. 2024-25

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING THE 2024-2025 BUDGET

WHEREAS the City Council of Hurricane, Utah desires to adopt a budget for the fiscal year 2024-2025; and

WHEREAS notice of public hearing for the adoption of said budget has been given in the manner prescribed by law; and

WHEREAS said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the proposed 2024-2025 budget, a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein as if fully set forth, be and is hereby approved and adopted.

PASSED AND ADOPTED THIS 16th DAY OF MAY, 2024.

____
Nanette Billings, Mayor

ATTEST:

____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of May, 2024. Whereupon a motion to adopt and approve said Resolution was made by ___________________________ and seconded by ____________________________. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	____	____	____	____
Kevin Thomas	____	____	____	____
Clark Fawcett	____	____	____	____
Drew Ellerman	____	____	____	____
Joseph Prete	____	____	____	____

____
Cindy Beteag, Recorder

Exhibit “A”

FUND NUMBER	FUND NAME	Final Budget 2024-25	Budget 2023-24	Difference
10	GENERAL	$20,030,812	$18,350,501	$1,680,311
13	CARES ACT	$0	$0	$0
20	HIGHWAY SALES TAX	$5,480,766	$2,300,000	$3,180,766
	CAPITAL PROJECTS			
40	EQUIPMENT REPLACEMENT-ENTERPRISE	$200,000		
41	VETERANS MEMORIAL FUND	$0	$0	$0
42	STREET IMPACT	$2,375,000	$1,400,000	$975,000
43	PARKS IMPACT	$7,407,337	$4,782,020	$2,625,317
44	PUBLIC SAFETY IMPACT	$178,000	$159,000	$19,000
45	CITY OFFICE ADDITION	$200,000	$0	$200,000
46	BUILDING FUND	$315,000	$0	$315,000
47	RAP TAX	$1,490,000	$517,569	$972,431
48	HOUSING	$12,000	$12,000	$0
49	EQUIPMENT REPLACEMENT	$425,000	$759,155	-$334,155
	ENTERPRISE FUNDS			
50	PRESSURIZED IRRIGATION	$834,774	$1,010,555	-$175,781
51	WATER	$13,538,282	$14,248,889	-$710,607
53	ELECTRIC	$21,678,696	$22,799,434	-$1,120,738
54	GOLF	$2,748,932	$2,527,156	$221,776
55	DRAINAGE	$661,942	$4,035,657	-$3,373,715
59	MUNICIPAL BUILDING AUTH.	$326,154	$358,925	-$32,771
	TRUST AND AGENCY FUNDS			
75	DIXIE SPRINGS AGENCY FUND	$485,000	$40,000	$445,000
78	FLAG PERPETUAL CARE	$3,000	$4,500	-$1,500
79	CEMETERY PERPETUAL CARE	$0	$0	$0
	RDA FUNDS			
81	RDA GOLF COURSE	$200,000	$6,656	$193,344
82	RDA GATEWAY	$452,832	$450,832	$2,000
	TOTAL	$79,043,527	$73,762,849	$5,080,678

Dept. number	Revenues	FINAL OPERATING BUDGET 2024-25	FINAL CAPITAL BUDGET	FINAL PERSONNEL ADDITIONS	TOTAL BUDGET 2024-25	2023-2024 BUDGET	DIFFERENCE	BUDGET INCREASE
	GENERAL FUND REVENUES:	**$20,030,812**	$273,620	$62,677	**$20,030,812**	**$18,350,501**	$1,680,311	9.16%
	OPERATING EXPENSES:							
1041	MAYOR & CITY COUNCIL	$133,432	$0		$133,432	$135,247	($1,815)	-1.34%
1042	COURT	$362,122	$0		$362,122	$371,904	($9,782)	-2.63%
1043	ATTORNEY	$323,633	$0		$323,633	$331,149	($7,516)	-2.27%
1044	CLERK	$347,579	$0		$347,579	$329,835	$17,744	5.38%
1045	TREASURER	$129,962	$0		$129,962	$127,001	$2,961	2.33%
1046	HUMAN RESOURCES	$151,253	$2,895		$154,148	$156,283	($2,135)	-1.37%
1047	CITY ADMINISTRATION	$596,286	$0		$596,286	$590,797	$5,489	0.93%
1048	ADMINISTRATION	$546,189	$0		$546,189	$550,282	($4,093)	-0.74%
1049	NON-DEPT	$325,182	$0		$325,182	$156,307	$168,875	108.04%
1050	BUILDING & GROUNDS	$93,402	$31,400		$124,802	$92,378	$32,424	35.10%
1051	BEAUTIFICATION	$6,125	$5,000		$11,125	$15,125	($4,000)	-26.45%
1054	POLICE	$7,220,602	$62,790	$53,897	$7,337,289	$7,031,316	$305,973	4.35%
1055	CROSSING GUARD	$51,435	$0		$51,435	$52,414	($979)	-1.87%
1056	ANIMAL CONTROL	$371,284	$1,620		$372,904	$388,167	($15,263)	-3.93%
1060	STREET	$3,031,885	$20,000		$3,051,885	$2,376,509	$675,376	28.42%
1061	PARKS & CEMETERY	$1,724,132	$33,000		$1,757,132	$1,756,290	$842	0.05%
1062	AIRPORT	$29,850	$40,000		$69,850	$69,106	$744	1.08%
1063	PUBLIC WORKS	$525,038	$0		$525,038	$374,050	$150,988	40.37%
1065	ENGINEER	$346,050	$2,500		$348,550	$360,337	($11,787)	-3.27%
1066	GIS	$247,083	$7,200		$254,283	$305,579	($51,296)	-16.79%
1067	EMERGENCY MANGMNT	$38,420	$1,300		$39,720	$37,992	$1,728	4.55%
1068	PLANNING	$369,372	$1,500		$370,872	$404,644	($33,772)	-8.35%
1069	BUILDING (INSPECTORS)	$534,050	$7,019		$541,069	$545,820	($4,751)	-0.87%
1070	METER READING	$82,377	$0		$82,377	$80,622	$1,755	2.18%
1071	HERITAGE PARK	$43,125	$0		$43,125	$43,125	$0	0.00%
1072	RECREATION	$1,274,833	$0		$1,274,833	$915,980	$358,853	39.18%
1073	SWIMMING POOL	$342,226	$0		$342,226	$314,793	$27,433	8.71%
1074	COMMUNITY CENTER	$146,348	$57,396		$203,744	$216,194	($12,450)	-5.76%
1075	EVENTS	$72,870			$72,870	$62,070	$10,800	17.40%
1076	FINE ARTS	$123,450		$8,780	$132,230	$78,350	$53,880	68.77%
1098	PEACH DAYS	$104,920	$0		$104,920	$80,835	$24,085	29.80%
	TOTAL	$19,694,515	$273,620	$62,677	$20,030,812	$18,350,501	$1,680,311	9.16%

HURRICANE CITY
UTAH

STAFF COMMENTS

Consideration and possible approval of **Resolution 2024-26 approving and adopting amendments to the 2023-2024 Fiscal Year Budget**

Discussion:

Findings:

Recommendation:

Attachments:
1. Resolution 2024-26 Approving and Adopting Amendments to 2023-2024 Budget
2. Final Budget Amendments FY24

Resolution 2024-26

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF HURRICANE, UTAH, APPROVING AND ADOPTING AMENDMENTS TO THE 2023-2024 BUDGET

WHEREAS, the City Council of Hurricane, Utah previously adopted a budget for the fiscal year 2023-2024; and

WHEREAS, said City Council, after public hearing, deems it necessary and desirable for the efficient operation of the financial affairs of Hurricane City that said budget be amended,

BE IT HEREBY RESOLVED by the City Council of Hurricane, Utah that the 2023- 2024 Budget, shall be and is hereby amended as provided in Exhibit "A", a copy of which is attached hereto and incorporated herein.

PASSED AND APPROVED THIS 16th day of May, 2024.

____
Nanette Billings, Mayor

ATTEST:

____
Cindy Beteag, Recorder

The foregoing Resolution was presented at a regular meeting of the Hurricane City Council held at the Hurricane City Office Building on the 16th day of May, 2024. Whereupon a motion to adopt and approve said Resolution was made by ___________________________ and seconded by ____________________________. A roll call vote was then taken with the following results:

	Yea	Nay	Abstain	Absent
David Hirschi	___	___	___	___
Kevin Thomas	___	___	___	___
Clark Fawcett	___	___	___	___
Drew Ellerman	___	___	___	___
Joseph Prete	___	___	___	___

____
Cindy Beteag, Recorder

Exhibit A

2023-2024

General Fund
Revenues

		Final Amendment
103120	PRIOR YEAR PROPERTY TAXES	$ 50,000
103130	SALES TAX	$ 1,169,776
103140	MUNICIPAL ENERGY TAX	$ 160,000
103160	ROOM TAX	$ 100,000
103216	BUSINESS LICENSE	$ 10,000
103229	EXCAVATION PERMITS	$ 5,500
103323	ALCOHOL & DRUG FEE GRANT	$ 600
103324	EMERGENCY PREPAREDNESS	$ 5,875
103325	SCHOOL DIST	$ 10,000
103356	B & C ROAD FUNDS	$ 300,000
103359	SAFETY ASSISTANCE GRANT	$ 9,837
103411	COURT ADMINISTRATION FEE	$ 550
103413	ZONING & SUBDIVISION FEES	$ 5,600
103422	POLICE REPORT FEES	$ 3,100
103423	SEX OFFENDER REGISTER FEES	$ 200
103444	ADOPTION FEES	$ 500
103461	CEMETERY FEES	$ 13,000
103490	AIRPORT LEASES	$ 1,100
103492	AIRPORT FUEL FLOWAGE FEE	$ 575
103520	FILING & SERVICE FEES	$ 800
103625	PRINCESS CONTEST	$ 300
103635	INSURANCE REIMBURSEMENT	$ 4,600
103715	ADULT VOLLEYBALL FEES	$ 500
103716	GYMNASTICS FEES	$ 20,600
103717	KARATE FEES	$ 1,700
103718	TENNIS	$ 700
103721	BASEBALL REG FEES	$ 6,200
103722	BASEBALL CONCESSIONS REV	$ 6,500
103726	GROUP FITNESS	$ 17,500
103729	SOCCER REC FEES	$ 7,500
103731	DANCE REG FEES	$ 15,000
103733	PICKLEBALL	$ 4,600
103736	ART PROGRAM FEES	$ 2,000
103742	SALE OF REC T-SHIRTS	$ 1,700
103750	PEACH DAYS- ADVERTISING	$ 7,000
103751	PEACH DAYS - COMM BOOTH FEES	$ 1,500
103752	PEACH DAYS - FOOD BOOTH FEES	$ 11,000
103756	PEACH DAYS - MISC REV.	$ 1,000
103761	PARK RENTAL FEES	$ 3,200
103784	RENTS & CONCESSIONS	$ 2,000
103790	COMMUNITY CENTER RENTAL	$ 7,000
103791	THEATER CONCESSIONS	$ 5,500
103792	FINE ARTS PROGRAMS TICKETS	$ 45,000
103945	DONATIONS COMMUNITY CENTER	$ 250

103946	DONATION TO ANIMAL CONTROL	$ 500
103952	BASEBALL SPONSORSHIPS	$ 7,500
103953	BASKETBALL SPONSORSHIPS	$ 3,600
103963	FINE ARTS SPONSORSHIPS	$ 12,500
		$2,043,963

Expenses

1043	ATTORNEY	$ 5,000
1048	ADMINISTRATIVE	$ 100,000
1049	NON-DEPARTMENTAL	$ 1,714,000
1073	SWIMMING POOL	$ 40,000
1076	FINE ARTS PROGRAMS	$ 40,000
1080	YOUTH VOLLEYBALL	$ 663
1083	LEGO LEAGUE	$ 1,200
1084	FLAG FOOTBALL	$ 1,600
1085	BASEBALL	$ 2,000
1087	SOFTBALL	$ 8,000
1088	DANCE	$ 100,000
1089	KARATE	$ 1,000
1090	GYMNASTICS	$ 20,000
1092	GROUP FITNESS	$ 3,000
1093	TENNIS	$ 2,500
1096	ART PROGRAM	$ 3,000
1097	WRESTLING	$ 2,000
		$2,043,963

Fund 13

Close Fund '	Transfer to other funds	132240	$ 42,005	
	Transfer from other funds	513930		$ 42,005

Fund 20

Highway Sales Tax	203110		$ 300,000
Interest	203810		$ 417,000
Property Acquistion	204069	$ 5,000	
Street Improvements 100 North	204070	$ 5,000	
600 N Trail	204072	$ 50,000	

Fund 41

Donation Veterans Memorial	413950		$ 300,000
Interest Income	413810		$ 10,000
Veterans Memorial	414070	$ 20,000	
Transfer to Other Funds	415090	$ 100,000	

Fund 42

Impact Fees	423212		$ 300,000
Misc Revenue	423890		$ 207,000
700 W Ext	424072	$ 120,000	

Fund 43

Impact fees	433212		$ 400,000
Donations	433951		$ 150,000
2600 West Park	434078	$ 2,000	

Fund 44

Impact Fees	443212		$ 25,000
Interest Income	443810		$ 1,000

Fund 45

Interest Earned	453810		$ 5,000
Lease Revenue	453478		$ 1,000

Fund 46

Transfer from Other Funds	463930		$ 87,000

Fund 47

Misc. Revenue	473890		$ 20,000

Fund 49

Interest	493810		$ 5,000
Vehicles & Equip-Police	494072	$ 50,000	

Fund 50

Office Supplies	505024	$ 500	

Fund 51

Connection Fees	513720		$ 80,000
Work Order Revenue	513750		$ 10,000
Impact Fees	513915		$ 250,000
Overtime	515012	$ 5,000	
Bond Paying Agent Fees	515041	$ 3,000	

GIS System	515089	$ 1,500	

Fund 53

Solar Plan Review	533732		$ 3,000
Community Center Event	533738		$ 200
Diesel For Power Generation	534450	$ 50,000	
Credit Card Expense	535019	$ 15,000	
Solar Plan Review	535039	$ 3,000	
Online Payment Expense	535042	$ 7,000	
Physical & Testing	535066	$ 2,000	
Capacity Project	535088	$ 10,000	
Generation Projects	535099	$ 100,000	

Fund 54

Interest	543810		$ 50,000
Over/Short	543497		$ 200
Pro Shop Merch	544420	$ 200,000	
Overtime	544712	$ 3,000	
Equip R&M	544725	$ 2,000	
Utilities	544727	$ 500	
Credit Card Expense	544919	$ 25,000	
Building R&M	544926	$ 5,000	
Marketing Co-Op	544931	$ 65,000	
Misc	544960	$ 200	
Overtime	545012	$ 5,000	
Equip R&M	545025	$ 15,000	

Fund 59

Building R&M	595026	$ 20,000	

Fund 78

Flag Replacement	784026	$ 700	

Fund 82

Interest Income	823810		$ 5,000

HURRICANE CITY
UTAH

STAFF COMMENTS

Mayor, Council, and Staff reports

Discussion:

Findings:

Recommendation:

Attachments:
None

HURRICANE CITY
UTAH

STAFF COMMENTS

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

Discussion:

Findings:

Recommendation:

Attachments:
None