Minutes of the Hurricane City Council meeting held on May 6, 2024, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 3 p.m.

Members Present: Mayor Nanette Billings and **Council Members**: David Hirschi, Clark Fawcett, and Joseph Prete.

Members Excused: Kevin Thomas and Drew Ellerman

Also Present: City Manager Kaden DeMille, City Accountant Paige Chapman, City Attorney Dayton Hall, Water Superintendent Ken Richins, Public Works Director Mike Vercimak, Power Superintendent Scott Hughes, Zoning Administrator Gary Cupp, Planning Assistant Fred Resch III, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, Building Official Larry Palmer, Planning Technician Brienna Spencer, and Chief Deputy Kurt Yates.

AGENDA

3:00 p.m. Work Meeting

1. Field trip to the Three Falls Substation

The Council all traveled to the Three Falls Substation to see the construction progress. They then returned to the Council Chambers.

4:00 p.m. Pre-meeting - Discussion of Agenda Items, Department Reports

Fred Resch III shared that he and Gary were at the spring APA conference where he did a presentation on short term rentals. He mentioned he got a complaint about illegal dumping down by Confluence Park. He has sent notice to the new property owners.

Gary Cupp reported on the APA conference they attended last week, where legislative updates were a major focus. The primary topics were growth and affordable housing, with zoning reform being a key issue. Nationally, there is a push to eliminate single-family zoning, and the state of Utah appears to support this movement. However, it is not yet mandatory in Utah, and it is unclear if it will be included in any new legislation. He also mentioned that the planning department is busy, with a consistent flow of planning applications and ordinance updates.

Weston Walker stated that the slurry seal project was expected to be completed that day. He has been coordinating with Straight Stripe to schedule the painting of lines and crosswalks, hopefully by next week. He mentioned discussions with Tiffani Wright about painting parking stalls on 100 West, where the road has been closed. The Council supported stripping parking stalls outside the barricades but not inside. He reminded everyone about the upcoming City cleanup, with dumpsters to be located at the pool, near the fire department on 3400 West, on 700 West and 400 South, and near Dixie Springs. In response to Clark Fawcett's inquiry about plans for the wash at 700 West and 400 South, he explained that while they were able to clean it out last year using equipment, they had not secured the necessary equipment this year. They did use a mower but were unable to finish before the tail water rose.

Ken Richins mentioned that the test well at Gould's Wash was completed and water samples have been sent off for analysis. He stated that the irrigation expansion project was progressing, with estimation numbers ready to be used for bidding. Once the final numbers are received, the project could be advertised and open for bid hopefully by Friday of the following week. He noted that this project had been a lengthy process that began in 2017. He also mentioned that they were still awaiting engineering results for the Dixie Springs well.

Scott Hughes thanked the Council for visiting the Three Falls Substation. Preparations are underway to get the generators ready for the summer. While power fees have been manageable, he stressed the importance of being prepared with backup generators. He recently attended UAMPS training, which included tours of the Payson Nebo Plant and Lehi City's Power Plant. He informed the Council about upcoming tours of the IPP Plant in Delta and the new steel solar plant in Plymouth, inviting them to join. He noted that they have entitlements in the IPP Plant. In response to Mayor Billings' inquiry about other generation purchase options, he explained that they were continually exploring alternatives. There is a promising solar project by Parowan, an RFP for geothermal projects, and the consideration of building UAMPS-owned gas plants in several locations.

Chief Deputy Kurt Yates informed the Council about a new bill requiring every school to have either a resource officer, private security guard, or school guardian. The school district is considering the school guardian program, where the guardians will be employed by the district, armed, and trained in firearms, de-escalation, and law enforcement. He highlighted the necessity of having a replacement officer or school guardian when a school resource officer is absent due to sick leave or training, ensuring the school is never left unattended. Additionally, each classroom will be equipped with a panic button. He emphasized that they have been training for active shooter responses, and the protocols proved effective during a recent situation. He also noted that Bob Tippets has completed his field training and is now patrolling the city independently. He pointed out that this bill makes Utah the first to implement such measures without having experienced an active shooter incident.

Larry Palmer reported that they have received nine new single-family home permits, one twin home permit, and one commercial permit. The Standard Plumbing building has been finalized. They are also working with Jellystone Park to get them operational, with the goal of being ready by next Friday.

5:00 p.m. - **Call to Order** –

Prayer, Thought and Pledge led by Paige Chapman

Declaration of any conflicts of interest

None declared.

Minutes of the Special City Council Meeting April 17, 2024

Clark Fawcett motioned approve the minutes from April 17, 2024. Joseph Prete seconded the motion. Motion carried unanimously.

Presentation from Bikers Against Child Abuse (BACA)- SASS

Shots has been a member of BACA (Bikers Against Child Abuse) for 18 years. He explained that BACA is a free resource available to anyone in need. The organization, which helps children in abusive situations, was founded in Northern Utah and has since expanded to eight chapters within Utah and many more worldwide.

Public Forum – Comments From Public

OLD BUSINESS

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

A video of Suzy Giles was played in which she shared her experience serving on the Youth City Council for the past two years, focusing on city beautification. She expressed her desire to incorporate more art into the community as a fun way to make the city unique. As a member of an art studio, she has created sketches for crosswalk murals. She sought the Council's approval to paint a mural on 100 West. However, the sketches were not available for the Council to review in time for tonight's meeting.

David Hirschi motioned to continue this item until June 6, 2024. Seconded by Joseph Prete. Motion carried unanimously.

NEW BUSINESS

1. Annual Police Report for 2023

Chief Deputy Kurt Yates presented to the Council, reviewing the department's structure, supervisors, and their respective responsibilities. He provided statistics for 2023, comparing them with previous years. While some categories have decreased, others have increased, which he attributed to the city's growth. He explained their procedure for handling vehicle accidents and highlighted the areas with the highest accident rates. He noted that Hurricane City's crime rates are comparable to other communities in Washington County. Additionally, he mentioned that, for the first time in a long time, they are disposing of a significant amount of evidence. They have seen a dramatic increase in GRAMA requests.

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

Tiffani Wright created a proposal based on feedback from the last Council meeting. She questioned whether there should be a different drop-in fee for residents and nonresidents or if it should be the same for everyone. The Council agreed to have the fee the same for all. Joseph Prete suggested defining "resident" and "nonresident" more clearly. Mrs. Wright recommended defining a resident as someone living within the High School boundaries. David Hirschi emphasized the importance of monitoring shoe types to prevent damage to the courts. Councilman Prete inquired about the status of the water repair and the court floor. Mrs. Wright reported that the fire risers had been fixed and they were still waiting on some items for the floor.

David Hirschi motioned to approve Resolution 2024-14 adopting and setting fees for uses at the Lichfield Family Gymnasium making the clarification that a resident is someone who resides in the Hurricane High School boundaries. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

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

Scott Hughes presented a map to the Council highlighting ongoing projects in the southern area of town. He referenced the history provided in the packet, which detailed when the capacity problem in this area was first identified. They developed cost estimates for all approved developments and established agreements on the costs to extend power to this area. City code requires that power line extensions be approved by the Council. Mr. Hughes questioned how the Council preferred to handle these approvals in the future, suggesting that applicants come directly to the Council for extensions instead of going through him. He reviewed the proposed projects in the area, including a new service to the City's new well at Sky Ranch, and outlined the requirements for each. David Hirschi expressed interest in hearing recommendations from Mr. Hughes and the Power Board and supported the idea of applicants presenting their requests directly to the Council. Mr. Hughes shared that both he and the staff, as well as the Power Board, recommended approval. He emphasized that this approach would not cost the City anything, as the developers would bear the costs. By grouping these developers and sharing expenses, the cost for the Water Department would be significantly reduced.

Kaden DeMille asked if the water well would have sufficient power capacity through the Sky Ranch system without updating and installing new infrastructure. Mr. Hughes responded that he did not think so and suggested that a study be conducted to determine the necessary updates. Clark Fawcett proposed that the power service extensions be considered as part of a whole package including other utility and service considerations. Dayton Hall explained that the ordinance requires the decision on a line extension to be based on the best interest of existing residents in the City. Mr. DeMille inquired about who would be responsible for installing the new infrastructure. Mr. Hughes explained that this could be decided, but typically they contract out for underground lines and handle overhead lines themselves if their schedule allows. Mr. DeMille noted that if the City builds it, it represents an opportunity cost to the City. Joseph Prete expressed concerns similar to those of Councilman Fawcett, recalling his previous opposition to zone changes due to inadequate services. He was against leapfrogging services miles away and did not feel an urgent need to provide these services to developers, as extending power would increase the stakes. Mike Vercimak shared his excitement that Mr.

Hughes found the relevant wording in the ordinance, as it forces the Council to consider the issue more carefully. He noted that extending one utility often spurs growth, as seen with the sewer line. Mr. Fawcett reiterated the need to consider the entire picture before making a decision.

Patrick Jaqueline is one of the applicants seeking an extension of power service south of Sky Ranch. He emphasized the uniqueness of his development. He and his wife aim to become residents of Hurricane City, noting that theirs is the only development that has not requested a zone change on their property. He assured the Council that he does not want other citizens to bear the burden of his development and is willing to pay their share. Ken Richins highlighted the urgent need for increased capacity to support the new water well in that area. Mr. Prete pointed out that "facilities" encompasses more than just utilities—it includes streets, drainage, utilities, sewer, fire, and police services. He stressed that these infrastructure developments would incur significant costs and that prioritizing this project means potentially deprioritizing others. He emphasized the need to determine if this development is critical or if there are other viable options.

Clark Fawcett motioned to continue the possible power line extension approval until the July 18th meeting, with direction to the Public Works Director to provide a report on the status of other infrastructure and services in the area south of Sky Ranch. Seconded by Joseph Prete. Motion carried unanimously.

David Hirschi motioned to go into a Public Hearing. Seconded by Clark Fawcett. Motion carried unanimously.

4. Public Hearing to take comments on the following:
   a. 2024-2025 Fiscal Year Budget

No comments.

   b. Proposed amendments to the 2023-2024 Fiscal Year Budget

No comments.

David Hirschi motioned to go out of Public Hearing. Seconded by Joseph Prete. Motion carried unanimously.

Clark Fawcett motioned to go into Public Hearing. Seconded by David Hirschi. Motion carried unanimously.

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.

No comments.

Joseph Prete motioned to go out of Public Hearing. Seconded by Clark Fawcett. Motion carried unanimously.

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

Kaden DeMille reviewed the proposed budget items, highlighting differences between last year's budget and the allocation of funds. Mayor Billings inquired about employee wages and potential increases. Mr. DeMille stated that a 4% increase is anticipated across the board in January, contingent on revenue. He clarified that the agenda listed a 5% increase for the public hearing due to a change in State Legislation that prevents the City from covering retirement fund contributions for Tier 2 non-public safety employees. Mayor Billings expressed concern about a tighter budget while offering a higher wage increase. Mr. DeMille noted that wages could be reviewed again in January based on revenue performance. He reported that the proposed budget is $79,043,527. Paige Chapman mentioned that the budget includes approval for a new Public Works employee, who could be hired on July 1, 2024. Mayor Billings suggested advertising the position by June 15th to enable an immediate start. Mr. DeMille stated that the logistics and funding for office equipment need to be discussed. David Hirschi asked if Peach Days requested an increase or if it was proactively included. Mrs. Chapman explained that the increase was based on current costs and the expansion of Peach Days to a week-long event.

Clark Fawcett motioned to approve Resolution 2024-25 approving the 2024-2025 Fiscal Year Budget as presented. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

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

Kaden DeMille provided a brief overview of the changes in the 2023-2024 fiscal year budget. Councilman Hirschi inquired about the remodel of the golf pro shop. Mr. DeMille explained that they are in the process of securing an architect and engineer for the project, and the Request for Qualifications (RFQ) is ready to be issued.

Clark Fawcett motioned to approve Resolution 2024-26. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

8. Mayor, Council, and Staff reports

Mayor Billings handed out flyers for the June 5th Boot Stompin fundraiser event.

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

Closed Meeting was not held.

Adjournment: David Hirschi motioned to adjourn at 7:10 p.m. Seconded by Clark Fawcett. Motion carried unanimously.