

Minutes of the Hurricane City Council meeting held on December 5, 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, Kevin Thomas, Clark Fawcett, Drew Ellerman, and Joseph Prete.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Kurt Yates, Power Superintendent Scott Hughes, City Planner Gary Cupp, Assistant Planner Fred Resch III, Recreation Director Tiffani Wright, Parks Superintendent Darren Barney, City Engineer Arthur LeBaron, Building Official Larry Palmer, HR Director Sel Lovell, Finance Director Paige Chapman, and City Recorder Cindy Beteag.

AGENDA

4:00 p.m. Work Meeting

Discussion regarding recreational facilities within Hurricane City

Mayor Billings welcomed everyone and called the meeting to order. She introduced the discussion on relocating the pickleball courts. Tiffani Wright noted the current location is well-loved, but the trees are causing issues, and the public opposes removing them. She handed out a proposed plan of courts facing north and south along State Street. They love them on the property as they are used all the time. The proposed area gives the opportunity to have more now and have room for future ones. They have also included space for food truck parking. If they move them then they don't have to worry about affecting surrounding neighbors with the noise and lights. Councilman Fawcett stated if we take our property back that the car lot is using then he will want us to purchase his lot too because he won't have enough space without our property. Mayor Billings shared that she has been in communication with the owner about finding a new location.

Mayor Billings mentioned there is some funding in RAP tax. She asked if we had enough in savings to do three pickleball courts with post tension concrete and parking. Kaden DeMille stated they have allocated \$450,000 for redoing the courts where they are at, but it will cost more to move them to a different location. He thought they could safely say there is another million in RAP funding that they need to decide what they want to do with it. He stated the Council has discussed renovations on the pool, so they have saved 3.4 million to go towards that. However, the Council has also discussed covering the pool so he was thinking they could use some impact fees for that or possibly RAP tax but if this is a higher priority then they might have to switch gears. Mayor Billings stated there is limited amount of funds. She mentioned they could apply for funding from State for the property around the H.

Mr. DeMille explained that a special fund has been set aside for pool renovations, with contributions made over several years. However, the current impact fees are allocated for the four-court gym, leaving a \$5 million shortfall to cover the pool project. He asked the Council's opinion on using impact fees to make bond payments. Councilman Fawcett added that they

could also use RAP tax for payment. Councilman Hirschi asked about seeking contributions from the County or School District, given their past support and their use of the pool for the swim team. Mr. DeMille acknowledged this as a possibility and noted he plans to approach them for funding assistance. The Council will also need to finalize pricing details for family passes, including resident and non-resident rates and benefits once the four-court gym and pool are completed. Mayor Billings proposed using the available funds to build six pickleball courts now and focusing on land acquisition later. She also suggested relocating the pump track to the site of the current pickleball courts. Councilman Fawcett pointed out the parking for the new courts would also be additional costs. Mr. DeMille is working with the consultants to hopefully have construction drawings done by next August for the pool so it can be built in the off season. Mrs. Wright stated the pool is undersized for our needs. Councilman Thomas stated he has a hard time tearing out a pool that works and functions just to add more lanes. He added that regarding the pickleball courts if the trees are the worry, then why move them over where there are no trees. He stated this is prime real estate that should be used for the downtown district, and he thinks this is a horrible location for pickle ball courts and he thinks the players would hate it too.

Councilman Hirschi explained citizens want this area to be open green space that they can use for recreation. They don't want commercial there. This is a hub that can host many things. This is a gathering place as opposed to high density commercial. So many people use it. Councilman Prete suggested moving the pickleball court east of the soccer field by the Fine Arts Building. Mrs. Wright pointed out people want the trees to stay for other reasons not for the pickleball courts. Councilman Prete stated they could put six new ones in the area he mentioned and then redo the existing ones with only four courts instead of six so they could be away from the trees. Mrs. Wright explained they wanted to put the pump track in the existing pickleball courts, so it had lights and the ability to lock it if there are graffiti problems. Arthur LeBaron stated they can get funds for skate parks if the City was willing to match it. Councilman Fawcett stated there would be problems in the future if they rebuild the pickleball courts in the same location if they don't remove the trees. Floating the concrete was discussed as a possible remedy but then a handicap ramp would have to be provided. Councilman Fawcett commented the green space we have is nice and he doesn't want to lose it.

Councilman Thomas suggested talking to a tree specialist about cutting the tree roots to prevent the problem. Mr. Barney explained they would come back in the future. They had problems when they had to do that along State Street. Councilman Thomas recommended in addition to cutting the roots, they could put a wall there to prevent it from growing in the future. Mr. Barney is worried about the close proximity to the courts. Mayor Billings stated she thinks the pickleball courts are the number one priority, so they need to decide where to put them. Dayton Hall recommended putting it on an agenda for a vote since there is not a consensus of the location. Mr. Barney added that they could also plant another row of trees to the south and then move the other ones once they have grown. Councilman Hirschi thinks that will take too much away and then they lose the area for soccer and flag football. Councilman Ellerman pointed out the grass area at the corner of Main and 100 S isn't used as much. They

could fit six courts there by the splash pad. Councilman Fawcett stated it is not an area used for events, but large parties do use it. Mr. LeBaron stated they could draw something up to see if it will fit. Councilman Ellerman pointed out they are going to lose something in every location. He thinks this will be the least impactful. Mayor Billings added that the pump track could be put where the current pickleball courts for a very little cost. Councilman Thomas questioned why the pump track couldn't go north of the fine arts building. Councilman Fawcett explained it needs to be fenced. Mayor Billings questioned why rebuild when the facilities are already there. Councilman Hirschi added that area is also used for multiple events and is needed. Mrs. Wright asked if the Council wanted open space or commercial along State Street. Councilman Fawcett doesn't think there is a big enough space for commercial. He wants to see it used for recreation. There are already traffic problems in this area. Councilman Thomas stated they laid out a commercial plan with parking with the downtown master plan that didn't take out any grass. Mayor Billings directed staff to put an action item on the next agenda to decide where to put the pickleball courts. Mr. DeMille confirmed the Council still wanted to work towards improvements to the pool.

5:00 p.m. - Call to Order –

Prayer and Pledge led by Tiffani Wright.

Declaration of any conflicts of interest

None declared.

NEW BUSINESS

1. Consideration and possible approval of a power line extension for Hawk Ridge - Mitch Weis, Perry Homes

Scott Hughes explained the proposed area is east of Peregrine Pointe. In order to get capacity to the area Perry Homes has been installing a gut line along the ridge. They need to continue that line to the west underground and then they will build an overhead line until the area is developed. On the northeast end they will have to install a main gut line underground to their project. The Power Board recommended approval. Councilman Prete highlighted the Power Board's concerns regarding future capacity challenges. Mr. Hughes confirmed that resource limitations are becoming an issue. Mitch Weis from Perry Homes stated that they have worked closely with the power department and are prepared to meet whatever requirements are necessary.

Joseph Prete motioned to approve the power line extension for Hawk Ridge. Seconded by David Hirschi. Motion carried unanimously.

2. Consideration and possible approval of a power line extension for Silver Wood - Rhett Beazer, Alpha Engineering

Scott Hughes explained the location of the project near the end of Old Hwy 91, which will involve a substantial power load. He noted that Balance of Nature is increasing its power demands at its nearby building, necessitating upgrades to accommodate both their needs and those of this new development. The businesses will share the costs of the required upgrades. He described the load lines extending to the Anticline Substation, which currently include a small line that they are considering replacing with a larger one. This would require tearing up sections to install larger conduit. An alternative option is to install an overhead line along Old Hwy 91. The overhead line would simplify the process and create a loop feed for added reliability, but it would mean visible powerlines in front of businesses. Councilman Ellerman pointed out that underground installation would require tearing up landscaping, particularly near the Lighthouse building, and wouldn't offer the same loop feed benefits. Mr. Hughes added that underground lines present risks, as both lines could be damaged if struck. Councilman Prete stated that an overhead line allows for future expansion. Councilman Fawcett suggested consulting with the businesses in the area to gauge their preference, noting that, given the industrial setting, they might be more open to the overhead option. He expressed a preference for overhead lines if the businesses support it.

Drew Ellerman motioned to approve the power line extension for Silver Wood. Seconded by Joseph Prete. Motion carried unanimously.

Cindy Beteag confirmed there would be a quorum at legislature breakfast so it would be advertised as a meeting.

Adjournment: Joseph Prete motioned to adjourn at 5:23 p.m. Seconded by David Hirschi. Motion carried unanimously.