

Minutes of the Hurricane City Council meeting held on May 5, 2022, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 4:00 p.m.

Members Present: Mayor Nanette Billings and **Council Members Present:** Joseph Prete, Dave Sanders, David Hirschi, Doug Heideman, and Kevin Thomas.

Staff Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, Planning Director Stephen Nelson, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Planning Technician Brienna Spencer, Ash Creek Special District Mike Chandler, and Fire Chief Tom Kuhlman.

AGENDA

4:00 p.m. Work Session regarding floodplain training

Angela Crowler, the State Floodplain Manager, presented the National Flood Insurance Program (NFIP) managed by FEMA to the City Council. Flash flood is on the rise in Utah. Fifteen presidentially declared disasters in Utah were flood-related. This is a voluntary program that gives communities eligibility for disaster insurance. The City has to opt into the program. There are currently twenty-five flood insurance policies through the NFIP in Hurricane City. Nine of the policies are in high-risk areas. That number does not include the private insurance policies in Hurricane City. Councilman Thomas asked if the twenty-five policyholders were required by their mortgage company to have flood insurance or did they voluntarily opt for coverage. Ms. Crowler shared that the nine policies in high-risk areas were likely required to have flood insurance. Councilman Hirschi clarified that if the Council chooses not to opt into the program, residents will not be able to obtain flood insurance through the NFIP.

Ms. Crowler discussed the NFIP requirements for communities that opt-in. Councilman Prete asked about the timeline for probation and suspension. Ms. Crowler shared that depending on the severity of the concerns, the probation period could be a year or more. FEMA does not want to put a community on probation or suspend them. If a community is on probation and fails to make the required improvements, FEMA will start the suspension process. Councilman Prete asked what the benefit is of NFIP when there is private insurance. Ms. Crowler stated that NFIP is consistent and federally backed. They do not deny insurance coverage, and there is a chance that private insurance will not insure the property.

Councilman Thomas asked how many cities are participating in Utah. Ms. Crowler stated that 228 cities are participating, and she thinks there are 290 cities within the state. Councilman Heideman asked how often the City needs to renew its participation.

Ms. Crowler reported that renewal is in conjunction with new studies. It does not cost the City anything to opt-in, but there are requirements for the floodplain administration personnel to attend specific training. Councilman Sanders asked who initiated this study and why the NFIP is not helping with the detention basin for the reservoir. Arthur LeBaron stated that this study was completed to convince the NRCS of the present danger that needs to be mitigated. Ms. Crowler stated that Hurricane City is the sponsor of the NRSC detention basin. The study identified the modeling flaws, and the NIFP is obligated to show where the risk is.

This study is FEMA funded. Ideally, NFIP would like to update maps every five years, which is difficult because the state does not have funds for that. Heavy thunderstorms are becoming the most prominent issue. Multiple communities in Washington County are going through this process. Councilman Prete stated that the proposed maps increase the flood area. Ms. Crowler reviewed the current and drafted map. The risk today is different than what the current maps are showing. Gould's Wash cannot handle the water volume in a one percent annual chance event.

Mayor Billings asked if the channel was cleared of debris, will there still be an issue. Ms. Crowler reported that the map projections are based on a clear channel. Mr. LeBaron stated that they work hard to represent the channel properly when they model a channel. The City has put in much effort to clear the channel. Councilman Prete asked if the community opts-in does this give FEMA assistance to those affected by a flood but are not within a floodplain. Mr. Crowler explained that FEMA defers to private insurance first, and there is no guarantee of FEMA assistance.

Mark Drawe declared conflict because he lives in the area and sells FEMA insurance. He reported that flood insurance deductibles typically start at \$1,000. Depending on the flood zone, annual premiums can go up as high as \$5,000. Most properties are underinsured even with a FEMA plan, and it is hard to get money from FEMA.

Ms. Crowler explained the difference between the Regulatory Floodway and Administrative Floodway. Councilman Prete asked what the time frame is for the completion of the study after the Goulds Wash retention is complete. Ms. Crowler stated that it could take more than eighteen months.

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

Ken Richins stated that Dallin Wadsworth had given his two weeks' notice. He accepted a position with Washington City. He went over updated information for New Business agenda item # 4. They are now requiring a wet irrigation water system and a dry system. The item should be continued until after Dayton Hall reviews it.

Tiffani Wright shared that the Recreation Department is slowly getting up to full staff. The pool opened last week. School parties cannot be accommodated because the rec

center does not have enough lifeguards. Summer programming is starting soon. She asked for direction on requirements for the Farmers Market. City Manager Kaden DeMille stated that all required safety and health measures should be implemented. A community member stated that people preparing food are required to have a food safety handlers permit. Mayor Billings stated that more details should be discussed on managing the Farmers Market. Councilman Prete feels it is important to promote agriculture as he does want to add roadblocks.

Chief Excell shared that the police department is interviewing for an officer position. The Crime Scene/Evidence Technician tech starts May 23rd providing she finds housing. The intern in that division is starting in June. Officer Torres is going through the K-9 training in Salt Lake City, and Cole Hansen is in the academy. Kasen Kennedy was rehired, and he started on Monday. There are six officers in the in-field training program and three officers attending Emergency Vehicle Operations School.

Mike Chandler reported that Interstate Rock is currently working on the settlement and patching on 3000 south. This is a temporary solution. They are working with a firm to get ground penetration radar to verify that there are no additional voids. There are more odor complaints when the weather gets hot, and they don't discourage the complaints because it helps identify corrosion. Councilman Prete asked at what point does growth becomes too much for our ponds to handle. Mr. Chandler stated that there are eight to twelve years of continuous flow coming into the lagoons at the current growth rate. The Confluence Park treatment plant will help ease that capacity.

Chief Kuhlman shared that Deputy Chief Kevin Gildea retired, and Joe Decker is the new Deputy Chief. Twenty firefighters have graduated.

Mike Vercimack reported that twenty-four building permits were issued this week. The slurry seal project is behind schedule because some materials did not meet the specifications. The paving project on Hwy 91 in the Industrial Park is complete.

Fred Resch III shared that he got a complaint that he doesn't do enough code enforcement and another that he does too much.

Stephen Nelson shared that the Open House for the Moderate-Income Housing Program is on June 8th. They are doing citizen surveys. The City is required to approve a new plan by October. He went over the timeline and steps to have the plan ready for approval in October.

Dayton Hall is the new City Attorney. It was a busy week, and he could not review everything on the agenda. Many items were removed from the agenda because they didn't follow the correct procedure.

Councilman Prete shared that he had a tour of Three Falls Elementary this week, and there is concern about the safety of the path. The path the children are walking on is not paved and does not have sidewalks.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer: Dave Sanders

Thought: Mayor Billings shared a thought about recognizing fallen officers. She extended appreciation for Police Chief Lynn Excell.

Pledge: Mayor Billings

City Attorney Dayton Hall read a resolution that Hurricane City backs the blue and HONORS Law Enforcement for the month of May.

Awards given to "Our Heroes in Action"

Officer Omar Torres. Officer Darrin Richmond. Officer Steve Johnson. Officer Trent Leslie. Officer Ryan Erickson were awarded for going above and beyond their job.

Declaration of any conflict of interest.

Kevin Thomas declared a potential conflict of interest regarding the airport lighting.

Discussion and possible approval of an **all-abilities park in Dixie Springs-** Rotary Club

Marv Marcus is the President of the Hurricane Valley Rotary Club. Mr. Marcus explained that their motto is the Service above Self. Darin Larsen shared that they propose to use the open area of Dixie Springs Park as an all-abilities park. Dixie Springs Park already has bathroom facilities and parking spaces. He provided a presentation representing some of the features that can be included in the park. Matt Wetzel with Matt's Off Road Recovery presented the Rotary Club with a \$100,000.00 check. The Rotary Club asks for \$200,000 from the City to go towards this park. Mr. Larsen proposed that the City donates \$100,000 this year to get equipment ordered and another \$100,000 next spring.

Doug Heideman motioned to appropriate \$100,000 this year and \$100,000 next year to the rotary club from the Dixie Springs bond fund for the all-abilities park. David Hirschi seconded the motion. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

Public Forum – Comments from Public

Consent Agenda

Mr. Hall explained the purpose of the consent agenda. All the items on the consent agenda can be approved with one motion, and items that need more discussion can be removed from the consent agenda.

Doug Heideman motioned to move item #3 from the consent agenda to item #1 on New Business. Seconded by Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

Joseph Prete motioned to approve Consent Agenda items #1,2,4,5,6. Seconded by Kevin Thomas. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

David Hirschi motioned to move Old Business item #7 to item #5 on New Business and to continue New Business item #3 for Bench Lake LLC at the applicant's request. Seconded by Doug Heideman seconded the motion. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

1. Consideration and possible approval of **Resolution 2022-18 supporting local law Enforcement**
2. Consideration and possible approval of **Ordinance 2022-20 amending 8-4-4**

The rate changes were approved. This agenda item is an amendment of the ordinance to match the approved fees.

3. Resolution 2022-21: Discussion and possible approval of a **resolution appointing Kelby Iverson to the Planning Commission**

Councilman Sanders is concerned that there is no involvement from the Dixie Springs area. Stephen Nelson stated that Michelle Cloud lives in Dixie Springs. Rebecca Bronemann and Ralph Ballard live in the north section of the City. Councilman Prete does not have any concerns with Kelby Iverson. Councilman Heideman is concerned because Mr. Iverson is on the Water Board. He is uncomfortable with having one person on two boards. Others declined. Mayor Billings reported that others she approached for the position denied her request. She chose Mr. Iverson because he is familiar with agriculture. Mr. Hall shared that the City ordinance does not prohibit serving on multiple boards. Councilman Prete thinks Mr. Iverson would be a good voice, but he is uncomfortable with him serving on two boards.

4. Consideration and possible approval of a **Proclamation designating May 13 as Arbor Day**

5. Minutes of the Special City Council Meeting for February 28, 2022, and regular meeting September 2, 2021

6. Consideration and possible approval of an **Interlocal Agreement with Washington County for funding to construct the Hurricane Equestrian Park**

The money comes from the Washington County Tourism Advisory Board, and the City will receive \$308,600.

OLD BUSINESS

1. Ordinance 2022-12: Consideration and possible approval of a **Land Use Code Amendment to Title 10, Chapter 15, regarding Planned Commercial development standards**

Stephen Nelson reviewed the changes to the setbacks, the live-work units, and the change of minimum twenty percent of the development area shall be used as commercial and twenty percent as long-term residential. He discussed the changes to each section and the additional sections. Mr. Nelson reported that current law does not allow councils to require a developer to do inclusionary housing, but they can offer incentives. He and the City Attorney reviewed the amendment, and he is comfortable with the City Council moving forward with this. Councilman Prete suggested a revision to Subsection E. Possibly rewording it to increase density up to twenty units. The City can look at both options to evaluate the increase. Councilman Hirschi is concerned that this will set a precedence for developers.

Dwaine Shallenberger supports the ordinance. He thanked the Council and staff for their time in this matter.

Joseph Prete motioned to approve Ordinance 2022-12 in its latest draft with revision to Subsection E instead reads there is a density bonus of up to seventeen for commercial division and up to seventeen for affordable housing provision. Up to twenty if they do both. Seconded by Dave Sanders. Motion carried with Doug Heideman, Kevin Thomas, Joseph Prete, and David Sanders voting aye. David Hirschi voted nay.

2. Consideration and possible approval of a **reimbursement agreement for the Cordero Development**, to provide impact fee vouchers for reimbursement for master plan roadways and waterlines.

Mr. Nelson stated that the applicant is request a significant reimbursement for regionally based infrastructure. The City has tentatively agreed because most of this is beyond

their impact. Based on the latest water model, the City Engineer does not think they will qualify for reimbursement of the waterline. He recommends tabling the item until the details are worked out.

Joseph Prete motioned to table the item. Seconded by David Hirschi. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

3. Consideration and possible approval for a **preliminary plat for Gateway at Sand Hollow Commercial, a 6-lot commercial subdivision**, located between SR-9 and Sand Hollow Road. Western MTG and Realty Co-Applicant. Brent Moser Agent.

Mayor Billings asked if approval was received from UDOT. Karl Rasmussen reported that the requirements are changing. He requested to table the item.

Joseph Prete motioned to table the item. Seconded by Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

4. Consideration and possible approval of Ordinance 2022-23 updating code 7-1-8 Off-Highway Vehicles

Dayton Hall reviewed this and did not have any concerns, but it is not ready to adopt. Councilman Prete would like to discuss the content and concepts.

Dave Sanders motioned to continue the item for two weeks. Seconded by David Hirschi. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

5. Ordinance 2022-14: Consideration and possible approval of an **ordinance updating changes to the short-term rental ordinance**-Fred Resch III

Mayor Billings noted that her recommendation is to leave the ordinance as is.

RuthAnn Beardsley bought a lot in Dixie Springs in 2011. They planned to use this as a nightly rental. They were on the waiting list for over a year before being granted a permit. Several developers in the area have designated areas for nightly rentals without going through the permit process. They are doing everything according to the City guidelines. Her home value will significantly decline if she cannot transfer her nightly rental permit upon selling her property.

Scott Wolfenden purchased a residence in Dixie Springs in 2016. Their nightly rental permit was granted in 2019. They have complied with the City guidelines. Item C4

allows the homeowner to transfer the permit upon sale of the property. He doesn't think this should be changed. He purchased this property to protect his investment. If this is moved forward, the existing permits should be grandfathered in.

Ed West agrees with the previous two speakers. He received his license after waiting for three years. The equity in his property has increased, and he will lose about thirty percent of his property value if he cannot transfer his license.

Fred Resch III reported that staff's recommendation is to leave the code as-is. Granicus has been helpful. He sent thirty-five final notice letters this week to comply, or they will be charged \$750 per day.

Joseph Prete motioned to table the item. Seconded by Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

6. Consideration and possible approval of a **preliminary plat for Sky Valley West, a 24 lot single family subdivision**, located at 600 N and 3400 West. Frank Lindhardt/Shoshone Land Company Applicant.

Frank Lindhardt explained the project and the cause of the flag lot. Stephen Nelson reported that the Planning Commission gave a positive recommendation. Councilman Thomas stated that the flag lot could have been avoided if they had one less lot. Mr. Lindhardt agreed, but that would have created two large lots. These homes are primarily sold to empty nesters who do not prefer large lots.

Joseph Prete motioned to approve the preliminary plat for Sky Valley West, a 24-lot single family subdivision, located at 600 N and 3400 W. Subject to staff and JUC comments. Seconded Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

NEW BUSINESS

1. Resolution 2022-21: **Discussion and possible approval of a resolution appointing Kelby Iverson to the Planning Commission**

Councilman Thomas thinks Mr. Iverson is a good fit for this position. He is very involved in the community and has an agricultural background.

Joseph Prete motioned to appoint Kelby Iverson to the Planning Commission. Seconded by Kevin Thomas and David Hirschi. Motion carried with Dave Sanders, Joseph Prete, David Hirschi, and Kevin Thomas voting aye. Doug Heideman, nay.

2. Discussion regarding **updating the ordinance pertaining to the Airport**

Authority and the board members

Mayor Billings has received a large number of public comments. She recognized that this is a big decision and that not everyone will be happy. She does not want people to feel as if they are not valued. Historically, the airport has not had lights. People who bought homes in this area knew it was an airport. She has not received any complaints about the airplanes. The complaints she gets are about helicopters. The lights are a change of use. The airport has been a daylight airport unless a pilot decides to fly in late or leave early in the morning, but that is their choice.

Scott Freeman is a corporate pilot and flight instructor. He presented a "win-win solution." The airport has been in Hurricane since 1942. There are thirteen small businesses located at the airport. He discussed the small business revenue and property taxes paid. The airport is a positive contributor to the community. This is the only airport in the state without lights. A pilot attempted to land in the dark and went off the end of the runway. Residents in the vicinity were subjected to excessive noise from Southern Utah University (SUU) helicopters. They feel that lights will result in more noise. He outlined a five-prong solution consisting of a noise abatement team, SUU Liaison team, compliance with the Memorandum of Understanding (MOU) with SUU, Implementing a Hurricane City Aircraft noise policy and procedures, and creation of a robust pilot education program. SUU is abiding by the assigned MOU. Reduce the traffic and have noise policies in place. Formed teams will implement and help keep things running smoothly.

Russ Perkins favors the lights, but he is not allowed to fly at night because of restrictions on his license. The PAPI lighting system is an important safety feature even during the day, and safety is an important issue.

Dave Houston- Airport Manager, clarified that they have six instructors and two planes.

Rich Rathke likes the sound of helicopters, but he has not heard any helicopters in the last month. The lights are always just right. If two cars were lined up on the runway, their lights would be brighter than the runway lights. The lights are set for twenty minutes, and they are there for safety.

Vaughn Jones lives in the flight path. He shared that not all pilots are the same, and it is impossible to control their difference. Some are quiet and some are loud when they land. This is a small hobby airport, and there is no reason to land in the nighttime. There is a church across the street, and many pilots have had to adjust at the last minute to miss the steeple.

Harmony Vanderhorst lives by the airport. She has politically been involved for the last few years. When we take federal government money, there are restrictions that the

government imposes. This should be kept at the local level. The City should not pay for this either. The people who want the lights should pay for them.

Lacy Jessop shared that she has lived around the airport since she was a teenager, and she has witnessed six planes go down in the daylight, not because of lights but for other reasons. As we bring up growth, there are just too many instances where people would not like a plane to land in their yards or homes.

Steve Lemmon shared a portion of two letters that he and his wife received. Highway Patrol and Life Flight are the only planes that landed between 1:00 a.m. and 3:00 a.m. in the past six months. Mr. Lemmon does not fly at night but has been accused of flying at night. The FAA states there is no record of the hillside being a problem. The City is liable to pay back all the money given by the FAA if we turn it down. Mayor Billings stated that the \$124,000 for the engineering will have to be paid back if the lights are not installed. Mr. Lemmon read a portion of transcribed minutes from the City Council and FAA meeting.

Jason Campbell stated that steps can take place to potentially avoid paying back the money for the engineering if the City chooses not to move forward. SUU has admitted to flying in retaliation. This has caused issues between friends and neighbors. The City put together a resolution on the record that reminded SUU that the City is a Sovereign community, and the way they fly could cause us to close our airport doors. The City went through the process of putting SUU on notice. He does not think SUU is controllable without a mandate. He agrees with the majority of Mr. Freeman's presentation. However, he would have appreciated knowing about the presentation ahead of time so he could prepare a counter presentation. The airport's lighting in relation to Mr. Freeman's proposal is the cart before the horse. The FAA will control the lights once installed, and the City will lose control. One hundred thirty-three signatures of residents who do not want night flights were gathered in seven hours. Night landings should continue to take place in St. George. It's safer for the residents and the pilots. Almost 300 of the immediately affected residents do not want this historic change to the airport.

Mayor Billings thinks it is important to review how board members are appointed. She is proposing to make changes to the ordinance. It is important to have citizens on the board who are not pilots. The ordinance states that there can be between three to seven members. She listed the current members. Councilman Prete thinks the board should be more diverse. Dave Houston shared that there were citizens on the airport board in the past who were not pilots, and they provided good perspectives. Mr. Campbell shared that it is important to have citizens outside of the airport community on the board because the aircraft affects more than those within the airport community. Steve Cox stated that the board should be established proportionately. This requires expertise.

3. Consideration and possible approval of awarding the runway lighting project at the airport - Mike Vercimak

Councilman Sanders is appalled at the tension this has caused. Regardless of how he votes, someone is going to lose. There is no place for disrespectful comments in this discussion. He wants to do what is best for the citizens, and he would like to find some middle ground on this. He is concerned because he doesn't feel that the Council was involved in the bid process like they should have been.

Councilman Prete shared that he also has people on both sides. The Council has to consider all of the resident's feelings on the matter. The Council never wants to disappoint people, but it is impossible not to when voting on this issue. There are policy considerations for the safety of people on the ground. The lights provide safety for pilots flying at night but do not protect people on the ground. He questioned how this affects the City's efforts to preserve agriculture.

Councilman Hirschi shared that both sides have excellent arguments. Some of the things that stand out to him are the change of use application. Even though it may be best for the City, it may not be best for the citizens, and sometimes that outweighs the benefit to the City. There are many citizens living in the area who do not want this.

Councilman Thomas shared that he is saddened because of the things said about Mr. Lemmon. Mr. Lemmon is a solid pillar of the community. Councilman Thomas also has family and friends on both sides. He believes that the safety of the pilots is important and doesn't want there to be an accident caused by someone flying after dusk or before dawn because of missing the runway. He does respect and cares about the citizens that do not want this. There are things he thinks were done wrong in the way the lights came about, and things need to be changed on the airport board.

Mr. Vercimack shared how the process took place. In December 2020, the Council passed the contract with JVIation unanimously. Some questions were brought up after that meeting. In January 2021, there was another vote to move forward. On two separate occasions, the lighting project was discussed. The project has received approval from the FAA and UDOT. When proposing to accept the bid award for JVIation, the motion was to table the item, which is how the item got to this point. Councilman Prete asked what the move forward ahead vote was for. Mr. Vercimack stated that it was to reaffirm whether the project should move forward. In the fiscal year 2021, the Council approved \$25,000 in the airport budget to match the 5% required for the project. In 2022 the Council approved \$48,000 to pay for the City's share of the actual project.

Councilman Heideman "I have been in the middle of this mess from the start. I won't call it a mess. When I was first put on the airport board, I was here. We have Jason and them over here and the Airport Board over there. I did not take any sides. I did not know

anybody. I was totally neutral. I'm clear over here now. Now, Mr. Jason, I like you. I think you missed your calling in life, and you should have been a college debate person or professor. Because you know how to twist everything, that can be taken as positive. I think you try to twist too many things. That is my personal opinion. I mean, even this, trying to twist it to get out of paying this \$139,000 or whatever. I think it's a little ridiculous to try and go to the FAA to argue that with them. Sure, we can do it, and we can take on lawsuits and everything else. But I do not want to do that. You know, I agree with what the council said. I like this thing my wife gave me. She said this is like trying to stuff a turkey through the beak. This has really been tough.

I do like what John Adams said, "Facts are stubborn things, and whatever may be our wishes, our inclinations are the dictates of our passion." They cannot alter the state of facts and evidence. I love that about John Adams, Second President of the United States.

Let me get into some of what I have done. I have tried to look for facts. I went out to the neighborhood and started talking and knocking on doors. Anybody can send out a bunch of emails. What are these people really saying? I took my grandkids out there, and there was a lady in her yard, and I could see the airport from her front door, so I said, can my kids play with those little chickens for a minute? I said you live right here within sight of that airport. What is your opinion of the problems you hear with this airport? Is that a big concern to you? And she said, No. she said, but do not tell my neighbors that, and don't tell anybody my name. I thought, well, that is interesting. I have lived near airports in my life. I told you that the last time we met. If you really want to have a noise problem, move next to a train track. I am serious. They are coming through there all night long, all day long. They are twice as loud as a helicopter. I am not going to wish something on somebody else that I have not experienced myself. So let me just briefly go through and summarize a few things here. We had a lot of questions come up. It is amazing to me how this flow of questions and answers has moved around. We had a lot of questions submitted to the FAA, so the Mayor called for a meeting. I thought this is awesome. We submitted six questions. They probably answered 20 questions.

I want to be right blunt with you. When I went in there, I was totally neutral. I was there to seek information. And when I left there, it was cut and dried. The FAA did a wonderful job in answering those questions. They were very diplomatic and very professional. In fact, I felt a little embarrassed to tell you the truth. I am serious. I mean, I respect Hurricane people. I am sure they are sitting there wondering why these people are making a mountain out of a molehill. That is my personal opinion. I am not going to say more because I will just say something that's rude. But I mean, they just destroyed all those questions. They did it professionally, and they asked many more. And they said, do the people follow the right procedures? They said that three times. I have it written here in my notes. I do not want to hear any more about that.

Tom Hirschi, I do not know if he appointed Mike to help him there, but he got some grants. I have them right here in my folder. I have researched it. He started improvements on the airport. The airport has continued to get better. Why did they improve when it was only 40 feet? Because it was a safety issue. Why did we send people up to the school here? Why do we have crossing guards? It is a safety issue. Why did we improve our highways? I just drove to Provo. They have now installed cable almost all the way between the two freeways. Can you imagine the millions and millions that cost us as taxpayers? Why did they do that? To protect people's lives. We had a near-crash here with a couple that almost got killed. Do we just ignore that? What is the cost of one life? If we say no tonight to the lights and it happens two months from now, you people have a conscience. That will bother me. They widened the airport to make it safer. We are trying to make it safer again. Okay, they had three people there. Eric Temperton, Jesse Lyman, and Mark Miller. One served 13 years. I know one was 20 years. I am not sure about the other one. That's a lot of experience. They go all over the United States. Every time there is a crash, they go there and ask what went wrong? How can we make it safer? It sort of bothers me that Jason tries to twist their words, and he's done that tonight. I don't find that valid."

Mayor Billings – Doug, just go ahead and talk about your feelings instead of about him. That would probably be the best.

Councilman Heideman "I'll keep going. I said I like Jason. We have gone outside and talked. I want to apologize publicly to Chuck Reeves down there. I feel like he's been thrown under the bus. I think that is really sad. Just like Steve Lemon, here was thrown under the bus. You know, a lot of these false rumors started when they were quoting Chuck. They said they couldn't have lights because of this and that and the other. I asked him, and he said, yes, well, the rest of the story was that Chuck said that the FAA said it was their opinion. And that is why they could not find any documentation. But that was the big issue three months ago or two months ago when this started FAA said they could not find any documentation either. That is why I think facts are important. That is what I base my opinion on. I would much rather pay \$41,480 and finish this instead of paying back \$137,000 You want to argue that back and forth. Well, my opinions are based on a lot of facts and the safety of the citizens. That's what is important to me. I knocked on a lot of doors out there. I just did not stop with one. Some people said they were upset, but it wasn't a vast majority. Yes, it's going to affect those people that are closer there.

I am going to get down to my feelings here. So that is some facts. Let's put that aside for a minute. I have lost a lot of sleep over this because of one person, and she is important to me. Ms. Wadsworth, I have talked to her two or three times. The last time I talked to her, I started driving from Hurricane, and I ended up in St. George, and I did not say much. That is a long conversation. She is important to me as a person. I said, you know, I learned from business that if you identify a problem, you need to come up with a solution. So, I went back to some of these airport members and said, what are

some solutions we can come up with to try and help her and other people? They did a lot better job than I could have ever done. And I think the presentation you saw tonight was awesome. And sometimes, you do not need an ordinance. Sometimes it's better to get volunteers to do it. They do a better job than having been forced to do it. These pilots are professional people. You are always going to have a few that don't do it. When we drive our cars down the road, we have a few people that do not obey stop signs, etc. But here's a solution that I felt would help both people, both sides.

You know, just because we put lights in does not mean all of a sudden, every pilot in southern Utah will start flying at night. I do not think they are any more night people than I am. They like to go to bed at night and sleep. I think this is a great idea. They are aware that kids would like to go to bed. When some people fly out of there with their planes at night, you don't hear them. I've called SUU. There have been some real PR problems there, and a lot of it has been brought on by us. Let's not pass the buck. We can both improve there. But anyway, I feel a lot better. Two months ago, I did not have a solution like this. I did not know all the facts. I now have most of these facts. I have a solution for Ms. Wadsworth. It is probably not going to work perfectly. But it is going to improve it. If we did nothing, it would improve it over what it was. The safety factor is pretty important to me. It is going to help the pilots with a safety factor. This friendly neighborhood policy here will help Ms. Wadsworth. That is where I am standing now. I think it is a win-win. So, I'm going to vote for it."

David Hirschi motioned to deny awarding the runway lighting project. Seconded by Joseph Prete. Motion carried with David Hirschi, Joseph Prete, and Dave Sanders, aye. Keven Thomas and Doug Heideman, nay.

4. Ordinance 2022-22: Consideration and possible approval of a **Zone Change Amendment request located on the northwest corner of 2500 South and 2100 West totaling 50 acres to contain a PDO, planned development overlay, with the underlying zone of RA-1, residential agriculture** one unit per acre to build the American Village of the West. Parcel numbers H-3345 and H-3346. Bench Lake LLC Applicant. Dennis Leavitt Agent.
5. Discussion and possible approval of **Resolution 2022-22 naming a trail in Hurricane City**-David Hirschi

Dan Zaleski is retiring from Hurricane Elementary. The Council would like to name a trail after him. It will take about a year and a half to have the trail renamed through the BLM process. Stephen Nelson stated that the City does not have the authority to name a trail on BLM land. However, it is possible to name a trailhead within the City. Councilman Hirschi read the resolution. The Council agrees with the name "The Dan Zaleski Cinder Knoll trailhead.

David Hirschi motioned to approve Resolution 2022-22. Seconded by Kevin Thomas. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

Joseph Prete motioned to move into a public hearing. Seconded by Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

6. Public Hearing to take comments on the following:

a. Amendments to the Design Standards pertaining to secondary water system requirements

Ken Richins shared that all new subdivisions are required to put in an irrigation system. The Conservancy District has come up with a way to connect temporarily to the culinary water system. The impact fee for secondary water will enable the City to put money aside for improvements.

b. 2022-2023 Preliminary Budget

No comments

c. Proposed amendments to 2021-2022 Fiscal Year Budget

No comments

Dave Sanders motioned to move out of public hearing. Seconded by David Hirschi. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

7. Consideration and possible approval of a Resolution approving the 2022-2023-Preliminary Budget-Kaden DeMille

Kaden DeMille went over the preliminary general fund budget. The proposed budget is \$16,832,235.00. This is a 17.93% increase from the prior-year budget. The budget will be trimmed before the June meeting. Revenues are anticipated to increase by 25%

Dave Sanders motioned to approve the Resolution for the 2022-2023 preliminary budget. Seconded by Kevin Thomas. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

8. Consideration and possible approval of a Resolution approving the amendments to the 2021-2022 Fiscal Year Budget-Kaden DeMille

Paige Chapman reviewed budget amendments requested by Department Heads to move from revenue to expenditure. Mayor Billings would like to see the total cost and hours the City has paid for IT.

Joseph Prete motioned to approve the 2021-2022 fiscal year budget amendment. Seconded by Dave Sanders. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

Kelby Iverson shared that he is extremely thankful for anyone who decides to serve the City. He is happy and willing to serve on the Planning Commission, and he is happy to serve on the Water Board. His passions are water and agriculture and the citizen's concerns.

9. Mayor and Council reports

Mayor Billings	Airport, Administration, Police, Washington County Solid Waste District, Washington County Water Conservancy District, Youth City Council, Ash Creek Special Sewer District
Joseph Prete	Court, Prosecutors Office, City Attorney, Fire District, Economic Development, Agriculture Preservation, Industrial Park, Power, Power Board
Dave Sanders	Animal Control, Police, Emergency Management, Mosquito Abatement, School Crossing Guards, Victim Services
David Hirschi	Historic Preservation, Parks/Cemetery, Recreation/Pool, Water Department, Water Board, Ash Creek Special Service District, Tourism Board, Golf Course
Kevin Thomas	Planning Commission, Streets and Drainage, Public Works, Engineering, Planning Dept
Vacant	Building Inspections, Code Enforcement, Tree Board, Airport Board, Appeals Board, Beautification Board
Kaden DeMille	City Administration -

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

Joseph Prete motioned to go into a closed meeting. Seconded by David Hirschi. Motion carried unanimously with David Hirschi, Joseph Prete, Dave Sanders, Kevin Thomas, and Doug Heideman voting aye.

Adjournment: