

Minutes of the Hurricane City Council meeting held on May 7, 2026, in the Council Chambers at 147 North 870 West, Hurricane, Utah at 4:30 p.m.

Members Present: Mayor Clark Fawcett and **Council Members:** Drew Ellerman, Joseph Prete, Dave Imlay, Lynn Excell, and Amy Werrett.

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Public Works Director Mike Vercimak, Assistant Public Works Director Weston Walker, Streets Superintendent Hayden Roberts, Water Superintendent Kory Wright, City Planner Gary Cupp, Assistant Planner Fred Resch III, , City Engineer Arthur LeBaron, Building Official Larry Palmer, Parks Superintendent Darren Barney, HR Director Sel Lovell, Finance Manager Paige Chapman, and City Recorder Cindy Beteag.

AGENDA

4:30 p.m. Work Meeting

1. Presentation and discussion on Storm Drain Utility Fees and Storm Drain Impact fees

Weston Walker gave a presentation regarding drainage and flooding issues identified throughout the City. He reviewed the Street Department's storm drain responsibilities, including street sweeping, inlet box inspections, detention basin and swale maintenance, wash cleaning, and MS4 requirements. He also presented a comparison of storm drain impact fees and utility fees from surrounding communities. Mr. Walker reviewed the proposed project list identifying areas needing improvements due to flooding deficiencies, undersized piping, or lack of infrastructure, which formed the basis of the impact fee study. He then presented an alternative funding option through property taxes, estimating an average increase of approximately \$117 annually depending on property size. The presentation concluded with an informational video from Millcreek explaining how storm drain fees are used to maintain and improve drainage systems.

Mayor Fawcett asked the Council if they would like additional information to better explain the proposal to residents. Councilwoman Werrett commented that the presentation was well done. Councilman Imlay asked about equipment available to remove sand and debris. Mr. Walker stated the Street Department currently has a truck and recently received a quote of approximately \$550,000 for a new vac truck. Councilman Imlay noted concerns about potential late summer storms and the need to be prepared for flooding before improvements are completed. Mr. Walker explained staff actively monitor storm activity and conditions throughout the City during storm events. Councilman Excell requested a detailed list of projects that would be completed with the proposed fee increase so residents could better understand how the funds would be used. Kaden DeMille clarified that the City already collects a monthly storm drain utility fee and the proposal would increase the existing fee. Councilman Excell expressed concern about implementing a fee increase without ensuring adequate long-term funding and asked if bonding options could be considered to address some projects sooner. Mr.

DeMille stated bonding options could be reviewed to determine the best approach. Cindy Beteag asked if the Council wanted to schedule the public hearing on the next agenda. The Council directed staff to make a public announcement and hold workshop prior to scheduling the public hearing.

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

Larry Palmer stated that since the last meeting, the City has issued permits for nineteen single-family homes, four townhomes, and one twin home. He stated the Rush Funplex is nearing completion and is anticipated to open by the end of the month. The facility will include go-karts, laser tag, game rooms, party rooms, a bowling alley, kitchen, bumper cars, and a climbing wall.

Darren Barney reported the pickleball courts are nearing completion and are anticipated to open to the public by Friday evening. He noted the area on the east side will require a few additional weeks to complete, but the remainder of the facility will be open. Kaden DeMille stated there is already interest in scheduling tournaments and noted the Council will need to determine an appropriate fee structure. Mr. Barney also reported that the Power Department completed augering the light pole bases at Veterans Park, and park staff will begin trenching work tomorrow. He stated the project is moving forward again. He added that his crew is currently focused on preparing and cleaning the cemetery for Memorial Day.

Sel Lovell reported there are currently no new hires to introduce. He stated there are four open positions, including Finance Manager, Parks Custodian, part-time Gym staff, and Utility Clerk. He added that two additional positions for an Evidence Technician and Streets Operator will be posted next week. Mr. Lovell also reported he is working on several projects, including website updates, the privacy policy, ADA compliance, and updates to the policy manual.

Kory Wright announced there are two employees who have completed their CDL certification this week, with a third employee still in testing. He also stated two employees will receive asbestos certification next week. He reported the walls of the Sky Ranch Water Tank have been completed, and work on the lid is scheduled to begin next week. He stated the Sky Ranch Well reached 500 feet today, while the Goulds Wash Well is currently at 420 feet but drilling operations are temporarily down due to equipment issues. He added staff are continuing efforts to become SWPPP compliant. He stated a meeting was held yesterday with other entities regarding failing infrastructure, which he felt was a positive step forward.

Mike Vercimak stated they will start on the AWOS project at the airport on Monday. A preconstruction meeting for Exceptional Healthcare and a new dental office was held this week.

Paige Chapman stated an additional budget work meeting will need to be scheduled. She suggested looking at the first week of June and asked the Council to review their calendars so a meeting date can be set at the next meeting. She mentioned she plans to continue working through the end of June to assist with training her replacement.

Hayden Roberts reported that the Streets Department is currently repairing a failure on 920 West. He stated a preconstruction meeting was held for the chip seal project, which is scheduled to begin on May 13th. Sweeping operations will take place at night, and notifications will be sent to residents in advance. He stated the slurry seal project is scheduled for preconstruction in June.

Weston Walker reported that they have approved three construction drawing plans consisting of Sky Mountain Clubhouse, Hurricane Storage, and Core Main.

Arthur LeBaron requested New Business Item 16 be continued to the next meeting to allow for additional internal review. He stated a grant application submitted for the project was recently awarded. He stated he has been working on the second access to Sand Hollow State Park, with the initial phase focused on completing the off-ramps, which will be advertised soon. He stated there was a recent fatal pedestrian accident on State Street. SR-9 has been identified as a high-risk corridor, and grant opportunities are available to improve pedestrian safety. He added that reviews will begin soon to evaluate traffic calming measures. Councilman Excell stated he has received multiple requests for dedicated turn lanes at 1150 West, 700 West, 300 West, and Main Street, noting concerns about traffic flow and drivers attempting to “shoot the gap.” Mr. LeBaron responded that UDOT is aware of the concerns and discussions are ongoing regarding possible improvements. He further reported the environmental impact study for Gould’s Wash is nearing completion, and he anticipates a record of decision soon. He stated he will be working with Lance Smith on a request for design funding.

Gary Cupp mentioned there is a full Planning Commission agenda next week with half of the items potentially coming to the Council.

Fred Resch III stated that enforcement letters regarding tumbleweeds have been sent out. The Planning Commission approved a plat for five more Villas at Sand Hollow and a site plan for a hotel in Coral Junction. He thanked everyone that came to the cleanup and closed by stating Dumpsters Day will be May 18th-20th.

Mayor Fawcett stated he intends to have presentations heard prior to Old Business items in order to improve meeting flow and facilitate public attendance.

Dayton Hall requested that New Business Item 10, relating to the franchise agreement, be continued to a future meeting due to questions that arose earlier in the day from the Power Department.

Kaden DeMille reported that the pool project is progressing, with work currently focused on the retaining wall, footing, and underground plumbing. He stated vertical construction is expected to begin by the end of the month. He noted that rock was encountered beneath the pool area, requiring additional excavation work, which is expected to take only a few days to complete.

Cindy Beteag reminded the Council to submit their responses from the Retreat so she can compile the results. She stated she will be taking the following Friday off and asked whether the Council preferred to receive all Planning Commission items in the packet on Thursday with

potential updates on Monday, or to include only approved items on Monday. The Council indicated a preference to include the items on Thursday. Ms. Beteag also noted that the Privacy Policy was not included with New Business Item 11. She stated a printed copy was placed in front of the Council, but she indicated the item would need to be continued if additional review time was desired. Mr. Lovell stated he would prefer the item to be continued to allow for a thorough review.

6:00 p.m. - Call to Order –

Mayor Fawcett welcomed everyone and called the meeting to order.

Prayer: Hartley Iverson

Pledge: Evelyn Eggleston

Declaration of any conflicts of interest

None declared.

Minutes of the Regular City Council Meeting for April 2, 2026 and April 16, 2026

Lynn Excell motioned to approve the April 2, 2026, and April 16, 2026, minutes as written. Seconded by Dave Imlay. Motion carried unanimously.

Mayor Fawcett took new business items 1, 2, and 3 out of order and addressed them next. These minutes are in order of the agenda.

Public Forum – Comments From Public

OLD BUSINESS

1. Consideration and possible approval of Zone Change Amendment Ordinance No. ZC26-05 to rezone a 0.522-acre portion of a 8.36-acre property located at 630 S 60 E from Residential Agriculture RA-1 to Single Family Residential R1-10; File No. ZC26-05; parcel no. H-362; Samantha Hinton, applicant

Gary Cupp stated the item is a zone change request and noted the first step in the process is public notice. He reported a public hearing was held at the Planning Commission, where he observed some misinformation among neighboring property owners. He explained the request involves rezoning approximately one-half acre of the property to single-family residential to allow for one home. He stated the proposal would not create a subdivision or multi-family development and would not significantly increase traffic. He further noted that approval of the request would not open the door to additional development, as such potential already exists under current conditions. Mr. Cupp stated the request meets the requirements for a zone change and has been reviewed by the JUC Committee, which recommended approval. Councilman Prete asked whether a half-acre zoning designation would be feasible. Mr. Cupp stated the lot width would not accommodate half-acre zoning and reiterated that the site would support only one home. Councilman Ellerman asked what roadway improvements would be required on Main Street if the request were approved. Mr. Cupp stated a fire turnaround,

such as a cul-de-sac or T-turnaround, would be required. Councilman Imlay clarified that a home could be constructed on the property under the current zoning without the requested change.

Samantha Hinton stated the proposal preserves as much of the property in agricultural use as possible and is consistent with surrounding zoning. She noted her intent is to sell the home and that they would be required to subdivide the property in order to do so. Councilman Excell asked whether curb, gutter, and sidewalk improvements would be required. Arthur LeBaron responded that improvements would be required on the west side as well as half of the roadway. Councilman Prete confirmed that, if approved, a lot split would be the next step in the process.

Kyle Ballard asked those in attendance who opposed the request to raise their hands. He stated there was confusion at the Planning Commission meeting regarding how the motion was made, noting one motion failed before a revised motion was subsequently approved. He presented a petition in opposition to the request, stating it contained signatures from approximately 95 percent of surrounding property owners. He expressed concerns that approval would set a precedent for similar requests. He referenced fire access and turnaround requirements, citing Hurricane City Code IFC Section 3.2.4.5, and stated these requirements were not addressed during the Planning Commission meeting. He stated South Main is already out of compliance with fire turnaround requirements and that approval of the request would exacerbate existing issues. He also noted that garbage trucks currently must back down the street to exit the area. He stated that connecting Main Street and 60 East is not feasible due to the narrow roadway width, which he indicated is approximately 16 to 20 feet in some areas with no capacity for widening. He concluded by stating that property owners do not have a constitutional right to a zone change, only to the existing zoning designation, and stated the Council may deny the request if it does not meet public health and safety considerations.

Bruce Ballard stated the request is not about a single home, but the potential for additional development, noting that more homes could already be built on the property under existing zoning. He referenced the requirement to protect the health, safety, and general welfare, and questioned whether that standard applies equally to all parties. He expressed concern that additional development requests would follow in the future. He referenced the Planning Commission minutes and expressed concern regarding the voting process, stating the item should not have been voted on a second time. He stated the Council is not obligated to follow staff recommendations as they are the elected decision-makers. He further stated that 60 East is already experiencing increased traffic from the Three Falls Trailhead and expressed concern that additional development would worsen traffic conditions in the area.

Mayor Fawcett requested Dayton Hall explain the Planning Commission motion. Mr. Hall stated seven commissioners were present. He explained the first motion, which recommended approval, failed with three votes in favor and four against. He stated no recommendation was

made at that point due to the majority opposition. Mr. Hall noted that after additional discussion, a second motion to recommend approval was made and passed by majority vote, and he stated the process followed proper procedure. Mayor Fawcett stated all applicable requirements are reviewed and must be met prior to any building approval. He also noted additional written opposition had been received and was provided to the Council. Councilman Imlay confirmed that if the request is approved, any future subdivision would require a formal subdivision process. Councilwoman Werrett asked whether low water pressure in the area was a concern. Kory Wright stated it would not be an issue for a single lot and explained that a water loop would be required if a lot exceeds 600 feet from the intersection.

Councilman Prete confirmed half-acre zoning would not be feasible due to frontage requirements and asked whether the lot could be reconfigured to meet those standards. Mr. Cupp stated approximately 100 feet of frontage would be required for half-acre zoning. Councilman Excell asked about depth requirements, and Mr. Cupp stated there are none. Councilwoman Werrett asked whether the road in question is narrower than other areas in the City. Mayor Fawcett responded that 60 East is narrower, while Main Street is only approximately one foot narrower than the road in front of his house. Councilman Prete noted the request would extend R1-10 zoning south, and that zoning already exists adjacent to the property. He stated the Council's role is to evaluate the proposal based on relevant considerations rather than hypothetical outcomes. Mr. Hall recommended the Council clearly state findings when making a motion for approval or denial. Councilman Prete expressed preference for a revised lot configuration to allow for a larger lot. Councilman Ellerman noted there are no surrounding half-acre lots and stated R1-10 is the most compatible zoning designation for the area. Mr. Cupp agreed, stating the lot could potentially be reconfigured but R1-10 is the most appropriate fit and that half-acre zoning does not align with the General Plan. He added that distance from the intersection to the cul-de-sac will limit the number of allowable lots.

Dave Imlay motioned to approve Zone Change Amendment Ordinance No. ZC26-05 to rezone a 0.522-acre portion of a 8.36-acre property located at 630 S 60 E from Residential Agriculture RA-1 to Single Family Residential R1-10 based on staff and Planning Commission's recommendation and based on the request meeting the four criteria for a zone change. Seconded by Amy Werrett. Motion carried with Drew Ellerman, Dave Imlay, Lynn Excell, Amy Werrett voting aye. Joseph Prete voted nay.

NEW BUSINESS

1. Presentation from the Three Falls Elementary Student Council

Jennifer Eggleston, Principal of Three Falls Elementary School, thanked the Council for their time and introduced Student Council representatives serving on the Safe Routes Committee. She stated their primary concern is safety along 900 South. She noted the issue had been previously presented to the Council and some improvements were made; however, concerns remain. Student Council representatives each addressed the Council and described safety

hazards for students walking to school. Proposed solutions included installing sidewalks to separate pedestrians from traffic, adding signage to increase awareness, and marking designated walking areas with paint.

Ms. Eggleston added that the group met with Arthur LeBaron to discuss additional options, including converting 900 South to a one-way street or installing rubber bollards. She also noted the school resource officer regularly assists with traffic control in the area. She concluded by expressing the school's strong concern and request for action to improve student safety.

2. Announcement of the 5th Grade Give Me Liberty award winners

Principal Jennifer Eggleston explained that United We Pledge offers a "Give Me Liberty" program in which students must complete 29 requirements to earn a medal. She outlined the requirements associated with the bronze, silver, and gold medal levels. Ms. Eggleston then recognized and congratulated the Give Me Liberty award recipients.

3. Reading of her award-winning essay by Mia Ballard

Mia Ballard read her award-winning essay from the Give Me Liberty competition.

4. Public Hearing to take comments on the following:

Joseph Prete motioned to go into a Public Hearing at 7:06 p.m. Seconded by Amy Werrett. Motion carried unanimously.

a. Preliminary Budget for 2026-2027

No comments.

b. A request for disposal of property in Falcon Ridge parcel # H-FAL-4-COMMON

Becky Zitting, applicant, stated she and her husband purchased the property located behind the subject lot. She explained the adjacent property owner was willing to sell only to the City due to a utility easement crossing the property. It was noted that discussion of the item would be addressed later in the agenda. There were no public comments.

c. A request for abandonment and vacation of easements near 90 North and 3200 West

No comments.

Dave Imlay motioned to go out of a Public Hearing at 7:08 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

5. Consideration and possible approval of Resolution 2026-21 Approving the 2026-2027 Preliminary Budget - Paige Chapman

Paige Chapman referenced her executive summary included in the packet and presented an overview of the proposed Citywide budget. She stated the total proposed budget prior to any reductions is \$134,316,836, which reflects an increase of approximately \$10 million from the previous year, primarily due to project-related costs. She reported that the General Fund totals

\$25.8 million, representing a 17% increase, and highlighted several major project requests contributing to the increase. She noted the Buildings and Grounds budget includes funding in preparation for a future bond payment related to the City campus. She stated Special Revenue Funds show a decrease in highway sales tax due to completion of projects, and the Airport Revenue Fund decreased due to repayment of the AWOS grant. She reported Capital Project Funds decreased due to prior-year equipment purchases in the Golf Maintenance Department. She also noted funding allocated to the Veterans Memorial Fund to support project completion.

She stated Street Impact Funds increased by approximately \$6.9 million due to scheduled roadway improvements, while Public Safety Impact Funds remained unchanged. She reviewed additional Capital Project, Enterprise, Trust and Agency, and RDA Funds, explaining increases and decreases based on project needs and funding sources. She also noted the Theater was removed from the General Fund and placed into a separate fund to allow for reinvestment of its revenues into programming and operations. She reported that the General Plan budget reflects a 17% increase due to conversion of field lighting to LED and wage adjustments. She stated Animal Control is requesting two new positions and a vehicle. Councilman Ellerman asked whether the increase in the Electric Fund was primarily due to impact fees. Ms. Chapman confirmed it included both impact fee-eligible projects and cash-funded expenditures. Kaden DeMille added that a portion of the fund is allocated for the Sky Mountain Substation, noting anticipated changes in development patterns may require adjustments to substation planning. Ms. Chapman concluded by stating it is typical for the General Fund to be out of balance at this stage of the process and noted the Council will need to identify approximately \$3 million in reductions prior to final adoption.

Joseph Prete motioned to approve Resolution 2026-21 Approving the 2026-2027 Preliminary Budget. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

Mayor Fawcett took new business item 6 out of order and addressed it next. These minutes are in order of the agenda.

7:30 p.m. - Recognition of the HHS basketball team and state champion wrestlers

Coaches from the HHS lacrosse, basketball, and wrestling teams introduced their respective student-athletes. The athletes were recognized for their outstanding performances throughout the season.

6. Consideration and possible approval of awarding the bid to reconstruct the apron at the Hurricane City Municipal Airport - Mike Vercimak

Mike Vercimak stated that in 2022, the Bipartisan Infrastructure Law (BIL) provided additional funding through the FAA, making the City Airport eligible for grant assistance. He reported that the Airport Board and consultants evaluated potential uses for the funding and determined that reconstruction of the airport apron was the most appropriate project. The project was subsequently included in the Capital Improvement Plan in 2020 and approved by the City

Council, allowing staff to proceed with engineering and bidding. He stated the Airport Board and staff are recommending awarding the bid to Mel Clark Incorporated in the amount of \$556,755. Councilman Prete asked for clarification on the term “apron” and inquired about the City’s financial contribution. Mr. Vercimak explained the apron refers to the paved area in front of the hangars between the runway and stated the City’s share is \$42,966, with UDOT contributing \$198,675 and the FAA contributing \$329,666. He added that the first phase of the project will begin at the taxiway and extend north to the first set of hangars.

Drew Ellerman motioned to award the bid to reconstruct the apron at the Hurricane City Municipal Airport to Mel Clark Incorp. in the amount of \$556,755. Seconded by Joseph Prete. Motion carried unanimously by a roll call vote.

7. Consideration and possible approval of a Reimbursement Agreement with JEBO LLC regarding a water line upsized - Arthur LeBaron

Arthur LeBaron explained that a developer extended the water line on 600 North and the City will reimburse the developer for upsizing the pipe from 8-inch PVC to 12-inch ductile iron. He stated staff have reviewed the costs and are recommending approval of the reimbursement. Councilman Excell asked whether the reimbursement would be issued as cash or water impact fee credits. Mr. LeBaron responded that the reimbursement will be provided in the form of impact fee vouchers equivalent to the approved dollar amount.

Drew Ellerman motioned to approve the Reimbursement Agreement with JEBO LLC as shown in the packet. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

8. Consideration and possible approval of the reassignment of hangar 5S 3E to Motive Aero LLC - Mike Vercimak

Dayton Hall explained the item is a lease for an airport hangar pad originally approved in 2018. He stated the request is to reassign the hangar lease to a new party. Mr. Hall noted the Airport Board has reviewed the request and recommended approval; however, final approval of the reassignment is required by the City Council.

Dave Imlay motioned to approve the reassignment of hangar 5S 3E to Motive Aero LLC. Seconded by Amy Werrett. Motion carried unanimously.

9. Consideration and possible approval of local consent for a single event liquor license at Pecan Valley Resort - Chris Wylor

TJ Packer explained that the resort will be holding a grand opening during Memorial Day weekend, which will include concerts. He stated the establishment currently holds a restaurant liquor license, but they are requesting approval for a beer garden on the second level for two days. He noted a map was provided showing compliance with applicable requirements.

Councilman Imlay clarified that the request is for a beer garden only and not a single-event liquor license. Cindy Beteag stated that the application submitted reflects a single-event liquor license and the local consent would need to be updated if the request is limited to a beer garden. Councilman Excell confirmed the application meets all applicable requirements.

Dave Imlay motioned to approve local consent for a beer garden license at Pecan Valley Resort for the dates requested on application. Seconded by Amy Werrett. Motion carried unanimously.

**10. Consideration and possible approval of a Franchise Agreement with Forged Fiber 37, LLC
- Dayton Hall**

Phil Hammond, Construction Manager for Forged Fiber, was present. Dayton Hall stated staff prepared a franchise agreement in accordance with ordinance requirements. He noted the Power Director could not attend tonight's meeting and he had additional questions; therefore, staff recommended the item be continued. However, since a representative was present, the Council was invited to ask questions. Mr. Hall asked Mr. Hammond to describe the scope of the utility. Mr. Hammond explained that Lumen sold its fiber-to-home operations to AT&T and that Forged Fiber 37 is a subsidiary of AT&T. He stated the company will provide fiber-to-the-home service for residents. He explained they will be overpulling existing copper cables within current conduit and may utilize microtrenching methods. He offered to meet with staff for further review of their construction processes. Councilman Imlay asked how many dark fiber pairs would be installed. Mr. Hammond stated service is received from Lumen to a midpoint, after which fiber is extended to individual residences using microfiber technology. Mayor Fawcett confirmed that a buildout schedule has been established.

Drew Ellerman motioned to table the Franchise Agreement with Forged Fiber 37, LLC to allow the parties to meet and have further discussions. Seconded by Lynn Excell. Motion carried unanimously.

11. Consideration and possible approval of Resolution 2026-20 Adopting a Privacy Program Policy - Sel Lovell

Sel Lovell explained the item should have been implemented the previous year and is required by the State. He stated the proposed policy is a template provided and recommended by the State Department. Mr. Lovell noted Mr. Hall reviewed the policy and indicated some state code references are outdated and will require updates once the code is revised. Mayor Fawcett confirmed that a public statement would be required regarding the collection of information. Mr. Lovell stated the City will develop a QR code for public access explaining why data is collected and how it is used. He also noted annual employee training is required under the policy. Councilman Werrett confirmed that violations must be reported. Mr. Lovell stated the policy was not included in the packet and requested the Council have additional time to review it prior to taking action.

Joseph Prete motioned to continue Resolution 2026-20 Adopting a Privacy Program Policy to the next meeting. Seconded by Lynn Excell. Motion carried unanimously.

12. Consideration and possible approval of Ordinance 2026-08 Approving the Abandonment and Vacation of Easements on parcels H-WALM-A-1, H-3-1-31-3000, H-3-1-31-321, H-3-1-31-30091, near 90 North and 3200 West - Arthur LeBaron

Arthur LeBaron explained that the Sky Rim project east of Walmart includes both existing and newly installed infrastructure. He stated the request involves abandoning easements that are no longer needed in order to accommodate development moving forward. He noted the request has been reviewed by the JUC Committee and staff, who are recommending approval. He added that utility lines have been rerouted for power and water. Councilman Imlay expressed concern regarding the loss of power easements. Chase Stratton stated there is a development agreement between his company and Sky Rim indicating that the 90 North Road and access from 290 North are contingent upon rerouting utilities into designated corridors. He further stated water easements are being relocated into larger utility corridors and off private property and noted plans for future building along SR-9. He confirmed all utility relocations have been completed and are functioning. Councilman Imlay noted the original easements were intended to be temporary pending future development. Mr. Stratton stated there is also a cross-access agreement with the Walmart subdivision. Councilwoman Werrett asked whether approval should be delayed until all easements are fully in place. Mr. LeBaron responded that the motion includes a condition ensuring easements will not be formally abandoned until all required relocations are completed.

Amy Werrett motioned to approve Ordinance 2026-08 Approving the Abandonment and Vacation of Easements on parcels H-WALM-A-1, H-3-1-31-3000, H-3-1-31-321, H-3-1-31-30091, near 90 North and 3200 West. Seconded by Drew Ellerman. Motion carried unanimously by a roll call vote.

13. Consideration and possible approval of Ordinance 2026-09 Approving the disposal of surplus property located in Falcon Ridge parcel #H-FAL-4-COMMON - Dayton Hall

Dayton Hall explained that in the Falcon Ridge area, a parcel labeled as a “common area” is privately owned and not City property. He stated that at the time of platting, the City retained an access and utility easement across the parcel. He noted the designation as “common area” is misleading, as it is not an association-owned common area, and indicated the arrangement was originally intended to provide access to two parcels located behind it. He stated the City was approached by Bill Zitting, who is purchasing the two rear parcels. He explained the property owner of the intervening parcel was unwilling to sell to Mr. Zitting but was willing to sell to the City due to the existing easement. Staff subsequently worked with Mr. Zitting to structure a three-way simultaneous closing in which Mr. Zitting would fund the purchase of the property, the City would accept ownership of the property and immediately deed the property to Mr. Zitting. He noted the City has no financial investment in the transaction and is serving only as a facilitator. He added that Mr. Zitting engaged a realtor and surveyor to prepare contracts and certify legal descriptions. Councilman Ellerman asked about elevation changes on the property. Mike Vercimak stated the terrain is traversable and reiterated that the existing easements provide access to the rear parcels. Becky Zitting reviewed the proposed layout and home

location. Mr. Hall stated the City would retain a 10-foot easement, resulting in minimal risk to the City. Councilwoman Werrett asked why the owner could not sell directly to Mr. Zitting. Mr. Hall stated he had not had direct discussion with the owner regarding that alternative but understood that the owner would only sell to the City.

Drew Ellerman motioned to approve Ordinance 2026-09 Approving the disposal of surplus property located in Falcon Ridge parcel #H-FAL-4-COMMON. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

14. Consideration and possible approval of Ordinance 2026-10 Amending Title 10, Chapter 36 regarding sign regulations; File No. LUCA26-02; Hurricane City Planning, applicant - Gary Cupp

Gary Cupp explained the proposed ordinance originated to address election campaign signage and includes provisions defining and regulating signs in accordance with State law. He stated that while updating those sections, staff also incorporated additional housekeeping revisions to improve clarity within the code and address electronic signage. Mr. Cupp reported the Planning Commission held multiple work sessions and is recommending approval of the draft presented to the Council. Councilman Excell confirmed enforcement would be handled by code enforcement and stressed the importance of addressing existing violations. Councilman Ellerman stated staff has the Council's full support in resolving current signage violations. Councilman Prete noted the proposed changes would significantly impact election signage regulations. Councilwoman Werrett suggested providing candidates with a map identifying approved sign locations. She also referenced Section J.4 regarding the requirement to remove campaign signs within three business days, stating that timeframe may be difficult for working candidates and suggesting it be extended to one week. Councilman Ellerman expressed concern that extending the timeframe could lead to delayed compliance, suggesting the original three-day requirement remain with a short grace period. Councilman Excell disagreed with a grace period, stating the requirement should be clear and consistently enforced. He recommended extending the removal timeframe to five days to allow candidates additional time, particularly over weekends.

Councilman Prete stated he does not support electronic signs becoming standard within the City. Mr. Cupp explained electronic signs are currently permitted without specific regulations, and the proposed ordinance seeks to establish standards and conditions for their use. Councilman Prete expressed concern that permitting electronic signage could alter the character and appearance of the community. Councilwoman Werrett stated that restricting future electronic signs could create an advantage for existing sign owners. Councilman Imlay agreed electronic signage impacts the overall feel of the community. Councilman Prete recommended continuing the item and directed staff to further refine the provisions related to electronic signage. Councilman Imlay also noted there is repetitive language within the ordinance that should be removed.

Joseph Prete motioned to continue Ordinance 2026-10 Amending Title 10, Chapter 36 regarding sign regulations to next meeting with the recommendation of changing it to 5 days to

remove election signs and different language for electronic signs. Gary Cupp requested additional direction from the Council regarding electronic signage standards. He stated the Planning Commission discussed prohibiting animated displays. The Council indicated that sign size and brightness should also be addressed in the regulations. Councilman Prete recommended staff return with multiple options for Council consideration and reiterated his motion to continue the item. Seconded by Dave Imlay. Motion carried unanimously.

Dayton Hall stated that with election season approaching, the Council will need to designate locations on City property where campaign signs are permitted. He noted staff will develop a proposal and bring it back for Council consideration. He explained staff have considered at least three City-owned properties where signs could be allowed. He added that park strips may be used with consent from the adjacent property owner. He mentioned that Mr. Cupp contacted UDOT, which indicated support for City enforcement prohibiting signs within the UDOT right-of-way. Councilman Ellerman suggested considering a designated area near the 3400 West signal, subject to UDOT approval. Mr. Hall noted that enforcement in park strips may be difficult. Councilman Ellerman further stated campaign signs should be prohibited in medians.

15. Consideration and possible approval of awarding a contract for the 180 West Pedestrian Bridge project - Arthur LeBaron

Arthur LeBaron stated this project has been requested by the public for an extended period and acknowledged its importance, particularly due to the number of children who walk in the area to access the school. He identified it as a significant public safety need. He noted that only one bid was received, which exceeded the engineer's estimate; however, sufficient funding is available to cover the cost. He stated the opportunity is beneficial because Interstate Rock is also completing the irrigation project, allowing the work to be coordinated and potentially improving scheduling efficiency. He added that combining the projects may also result in cost savings related to bridge manufacturing due to extended lead times. Kaden DeMille stated funding was originally budgeted for the project several years ago but was later reallocated to Fund 20. He also reported the City received a \$300,000 grant to assist with construction of the bridge.

Drew Ellerman motioned to award the contract for the 180 West Pedestrian Bridge project to Interstate Rock in the amount of \$511,128. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

16. Consideration and possible approval of a contract for the Transportation Masterplan Update - Arthur LeBaron

Lynn Excell motioned to continue the approval of a contract for the Transportation Masterplan Update. Seconded by Amy Werrett. Motion carried unanimously.

17. Mayor, Council, and staff reports

Councilman Excell stated there are trees in the wash at 180 West that should be reviewed. He also thanked Mayor Fawcett for organizing the Youth City Council meeting.

Mayor Fawcett reported he toured the Water District during the week and observed their treatment facilities, including a large carbon filtration tower. He stated that ultraviolet treatment will be used in the future to address the sludge, which is expected to result in cost savings. He also noted two holes on the side of the 700 West bridge that should be evaluated. Hayden Roberts stated the areas have been temporarily filled with dirt and will be permanently addressed during the upcoming 700 West reconstruction project. Mike Vercimak added that a preconstruction meeting for the 700 West project is scheduled for May 21st, with construction anticipated to begin on May 26th.

Councilman Prete noted a retirement celebration for Michelle Prince scheduled for the 29th from 3:00 p.m. to 5:00 p.m., as well as a recognition dinner for a police officer on the 12th. He also stated a resident contacted him regarding a notice received about Sewer District fee increases. Mike Vercimak responded that he also received the notice and understood it to relate to bonding for a pump station. Councilman Prete read from the notice indicating a public hearing is scheduled for the 28th regarding issuance of bonds and noted the letter includes a referenced dollar amount. Councilman Imlay stated he did not interpret the notice as a rate increase, but rather informational. Councilman Prete asked about the timeline for improvements at 3000 South and 1500 West. Hayden Roberts stated curb and gutter work is scheduled for Tuesday morning. Councilman Prete also stated he had been contacted by the owner of The Farm and indicated he has discussed the matter with staff. He asked if there had been any progress. Dayton Hall responded that he has potential options but needs to coordinate further with the Planning Department and Mayor Fawcett.

Councilman Imlay reported attending the League conference and stated the meetings were beneficial and provided valuable networking opportunities. He also noted he spoke with attendees who were traveling to Hurricane to attend a performance of *Mamma Mia*. He stated it was a forward-looking decision by a previous Council to purchase the Fine Arts Building and described it as a strong investment for the City.

Cindy Beteag requested feedback regarding the use of OneDrive for Council packets. Councilman Excell recommended labeling folders by item name to improve navigation and reduce the need to switch between documents. Ms. Beteag explained that if Council members wish to make notes or comments, they would need to download documents to a separate folder, as shared files would make comments visible to all users. Kaden DeMille encouraged the Council to adopt the system, noting it would result in cost savings. Councilman Ellerman stated the system appears workable and indicated it will just require some refinement.

18. Tentative Closed Meeting held pursuant to Utah Code section 52-4-205, upon request
A closed session was not held.

Adjournment: Joseph Prete motioned to adjourn at 9:04 p.m. Seconded by Drew Ellerman. Motion carried unanimously.