Minutes of the Hurricane City Council meeting held on June 18, 2026, in the Fine Arts Building at 92 S 100 West, Hurricane, Utah at 5 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, Police Chief Kurt Yates, 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, Power Director Mike Johns, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, HR Director Sel Lovell, Finance Manager Paige Chapman, and City Recorder Cindy Beteag.

AGENDA

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

Paige Chapman stated a hard copy of the proposed budget and budget amendments to be discussed during the meeting had been placed in front of the Council. She also announced that Brendon Angus had been hired to fill her position and would begin employment on July 6, 2026.

Arthur LeBaron reported that UDOT will be hosting the UDOT Transportation Academy at the Community Center the following week. He stated that invitations had been sent to the Council and encouraged them to attend. He noted that several transportation projects are currently in the design phase, including the Sand Hollow Exit, 100 South, 650 South, and 1400 West. He also stated that design work will soon begin on the 700 West/400 South roundabout project. Mayor Fawcett asked whether staff was aware of the letter submitted that evening by Siteworks regarding concerns with the Storm Drain Master Plan. Mr. LeBaron responded that he had received the letter at the beginning of the meeting and had not yet had an opportunity to review it. Mr. LeBaron stated that preparations for the Fourth of July festivities were underway and that City staff were ready to manage traffic control for the parade. He added that the City would be discharging fireworks at Sand Hollow State Park that evening. Mayor Fawcett reminded the Council that a float would be available for them to ride in during the parade.

Weston Walker reminded everyone of the contractor training meeting scheduled for June 30th regarding MS4. He stated they are getting a lot of telecommunication plans submitted.

Sel Lovell announced that candidates had been selected for the Utility Clerk and Finance Manager positions; however, the individuals still needed to complete the necessary paperwork before their names are announced. He stated that openings remain for a Police Officer, Custodian, and several positions within the Streets Department.

Mike Johns reported that he had recently returned from a meeting with UAMPS, where he learned of a new project that will bring an additional transmission line from southern Utah

County. He stated that the project will provide more than 500 megawatts of power to the Washington County area.

Hayden Roberts announced that 700 West is scheduled to open on Saturday morning. He stated that Street Department crews have been busy removing weeds throughout the City and completing various drainage improvement projects.

Chief Yates reported that there had been multiple sightings of a mountain lion within the City. The initial sighting occurred near Dollar Tree, followed by additional sightings in several residential neighborhoods. He stated that the animal showed little fear of people, raising concerns for the safety of residents, livestock, and pets. The Police Department worked closely with the Utah Division of Wildlife Resources to evaluate options and determined that relocation was not appropriate because the animal would likely return to populated areas. Due to public safety concerns, the mountain lion was located and euthanized. He stated that detectives had served a search warrant the previous day on an individual suspected of accessing child pornography online. He stated that Detective Johnson successfully arrested the individual on eight counts of Sexual Exploitation of a Minor. During the investigation, officers seized multiple electronic devices containing additional evidence. He noted that the case is expected to be referred to federal authorities due to the number of violations involved. He added that the suspect is facing significant criminal penalties.

Gary Cupp reported that the Planning Department continues to stay busy processing land use applications. He stated that following the denial of the recent zone change application submitted by Interstate Rock, the Planning Commission expressed a desire to discuss the Council's vision for infill development within established areas of the City. He noted that the Planning Commission did not provide a recommendation regarding specific code changes moving forward. Councilman Excell stated that infill development is a concern for him and expressed opposition to allowing duplexes within single-family residential zones. Mayor Fawcett agreed, adding that the allowance of rentable casitas already creates a more multifamily character in some neighborhoods. Councilman Ellerman stated that the State had already addressed housing density when it amended state law to allow an accessory dwelling unit on any residential lot without limiting its size. He noted that Washington City permits duplexes in R1-2 zoning districts, provided the lot meets a minimum size requirement of 12,000 square feet. He stated that the units may be either attached or detached and that the policy has not created issues in that community. Councilman Imlay stated that he is not opposed to duplexes but believes they should be located in appropriate zoning districts. He explained that the primary difference between duplexes and accessory dwelling units is that duplexes typically have separate utility meters and can be separately owned. He stated that he does not support changing single-family zoning districts to allow multifamily uses. Councilwoman Werrett agreed that additional duplex housing may be needed but stated that she does not support placing duplexes within established single-family neighborhoods. Councilman Prete stated that he is open to infill development that includes duplexes and believes the City should remain flexible in considering their placement, particularly in areas near schools.

Kory Wright reported that approximately 212 million gallons of water were delivered through the Hurricane Valley system by this time in 2025. He stated that with the Dixie Springs Well now online, approximately 336 million gallons have been delivered this year, representing 27.5% of the City's available water rights. He stated that Ash Creek and Toquerville Springs provided approximately 375 million gallons of water in 2025. This year, those sources have produced approximately 338 million gallons, which represents about 30% of the City's water rights from those sources. He noted that Hurricane City purchased approximately 260 million gallons of water from the Water Conservancy District in 2025, compared to approximately 168 million gallons purchased so far this year. He stated that staff switched the west side of town to the Water Conservancy District's treatment plant earlier that day because the City is currently operating at maximum water transmission capacity. He stated that it is currently "leak season" and that crews have spent three nights during the week responding to water main breaks. He expressed appreciation for the efforts and dedication of the water crews. He also reported that drilling of the City's wells continues to progress slowly. The lid has been poured on the Sky Ranch Tank, and slide gates have been installed at the irrigation ponds. He stated that the project is nearing the point where water can be introduced into the irrigation pond.

Mike Vercimak stated development is very busy. He thanked the supervisors that he oversees for their work.

Tiffani Wright announced that in-person voting will be held next Tuesday at the Community Center. She also stated that the parking lot will be re-asphalted the following week. She mentioned that the grand opening for the bike park is scheduled for Saturday, June 27th, from 9:00 a.m. to 1:00 p.m. Mrs. Wright noted that applications are currently open for entries in the 4th of July parade. She encouraged the public and Council to participate in the upcoming parade, attend activities at the Community Center, and conclude the celebration with the fireworks display at Sand Hollow State Park that evening.

Dayton Hall stated that New Business Item #10, regarding the Memorandum of Understanding (MOU) with Ash Creek Sewer District, should be continued. He explained that the attorney for Ash Creek submitted revisions earlier that day; however, Public Works and MS4 staff have not yet had an opportunity to review the proposed changes.

Councilman Imlay reported that the Fire District has deployed a brush truck and crew to the Arizona Strip to assist with ongoing wildfires. He stated that this deployment represents a significant source of revenue for the District. He also noted that the Fire District will hold a public hearing on July 8th to receive public comment regarding proposed bonding for new facilities.

6:00 p.m. - **Call to Order** –

Prayer: Councilwoman Werrett

Pledge: Councilman Prete

Declaration of any conflicts of interest

Amy Werrett declared a conflict on new business #9 explaining her husband's law firm represents the applicant so she will not vote. Lynn Excell declared a conflict on the same item because he is an employee of the applicant.

Minutes of the Regular City Council Meeting for June 4, 2026
Lynn Excell motioned to approve the June 4, 2026, minutes. Seconded by Dave Imlay. Motion carried unanimously.

Public Forum – Comments From Public

None.

OLD BUSINESS

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

Andy Pierucci, representing Forged Fiber, stated that although the company is newly formed, the organization itself is not new. He explained that in February, AT&T acquired the fiber-to-the-home business from Lumen, and Forged Fiber, a subsidiary of AT&T, was created to manage and expand the fiber buildout. He stated the company is seeking to take ownership of fiber operations across multiple states. In Utah, they are currently working to obtain franchise agreements with each municipality prior to assuming ownership or initiating new construction. He noted that additional projects are already in the pipeline for expansion. Mr. Pierucci stated that while fiber infrastructure exists within the City, it does not yet serve the entire community. He explained that their goal is to expand service options for residents. He clarified that AT&T Fiber would serve as the service provider, while Forged Fiber would construct and maintain the fiber lines.

He added that the company has met with Councilman Imlay and City staff to review project details, and that a pole attachment agreement would still need to be negotiated if the franchise agreement is approved. Dayton Hall stated that the proposed contract complies with City ordinance and has been reviewed by staff for accuracy and detail.

Dave Imlay motioned to approve the Franchise Agreement with Forged Fiber 37, LLC. Seconded by Joseph Prete. Motion carried unanimously.

NEW BUSINESS

1. Consideration and possible joint approval of (1) First Amendment to Development Agreement for Sand Hollow Mesa Project and (2) Settlement Agreement and Release - Dayton Hall

Dayton Hall explained that the item is a proposed amendment to the Sand Hollow Mesa Development Agreement, which includes approval of the Neighborhood Six preliminary plat that was previously denied last year for various reasons. He stated that staff and the applicant have been working through outstanding issues and that the amendment would allow the project to proceed with an initial 44-unit phase. He noted that the Power Department has confirmed adequate capacity is available to support the proposed development. Mr. Hall added that the amendment provides a path forward for development but requires a secondary access, which must either be installed or bonded for prior to any lots being platted. He further stated that the agreement establishes conditions under which no additional final plats may be approved until the City completes the transmission line and substation improvements, or until October 2028, whichever occurs first. He confirmed that all required easements for the transmission line have been secured and recorded. Mr. Hall also explained that the amendment is accompanied by a release and settlement agreement. He stated the developer currently has a pending appeal before the Appeals Board and, if the amendment is approved, the developer would waive its right to pursue that appeal. He added that the amendment extends the term of the development agreement by an additional five years. Councilman Ellerman clarified that the extension would run from the most recent approval date of April 29, 2026. Kevin Spilsbury, manager for Toquerville Enterprises, stated that the applicant has worked closely with staff to meet all required easement and project conditions and expressed appreciation for the opportunity to move forward with development. Thayne Smith, with the Romney Group, stated that they are partners with the landowners and expressed gratitude for the City's support. Councilman Prete asked whether the easements had been fully secured. Mr. Hall responded that the City Engineer has confirmed the transmission line easements have been secured. Councilman Prete also confirmed that the agreement resolves all claims related to the prior denial of Neighborhood Six. He further asked where the 44 units would be located, and Mr. Smith responded that they would be adjacent to existing roads. Councilwoman Werrett asked whether the Power Department had any concerns regarding the 44-unit phase, and Michael Johns stated that there were no concerns.

Dave Imlay motioned to approve (1) First Amendment to Development Agreement for Sand Hollow Mesa Project and (2) Settlement Agreement and Release. Seconded by Lynn Excell. Motion carried unanimously by a roll call vote.

2. Consideration and possible approval of local consent for a limited restaurant liquor license for Riggatti's - Jackson Carter

Jackson Carter, with Riggatti's, explained that the business is applying for a limited restaurant liquor license to allow the service of beer and wine. He stated that they anticipate liquor sales to be similar to their St. George location, where such sales account for less than 1% of total revenue. He noted that they are planning to open by July 8th and stated that the restaurant is located in the Buck's Ace Hardware subdivision.

Lynn Excell motioned to approve local consent for a limited restaurant liquor license for Riggatti's. Seconded by Drew Ellerman. Motion carried unanimously.

3. Consideration and possible approval of Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319; Kent Burdick Rowley Trust, applicant; Teri Humphries, agent

Gary Cupp stated the item was reviewed by the Planning Commission on May 28th, where it received a positive recommendation. He explained that the applicant owns just under one acre and is requesting a rezone to RA-.05 to allow for a future lot split. He noted that a public hearing was held with no objections or comments received. He stated that the Planning Commission recommended utilizing a development agreement to accommodate the proposed two-lot configuration, as the property does not meet the size requirements for the requested zoning designation. Councilman Ellerman asked whether a development agreement would be an appropriate mechanism in this case. Dayton Hall responded that a development agreement would be the proper method to allow approval if the Council chooses to move forward. Councilman Ellerman also strongly recommended that the City consider creating an R1-20 zoning designation for similar situations in the future, noting it would serve as a useful planning tool.

Teri Humphries explained that they are requesting a zone change along with a development agreement, as recommended by the Planning Commission, which unanimously recommended approval. She stated that a portion of the property had previously been deeded for roadway purposes, resulting in the remaining parcel being too small to meet minimum lot size requirements for a two-lot split. She stated that the Planning Commission recognized the constraints and determined that a development agreement is the best available solution. Ms. Humphries explained that her father wishes to remain in his home for as long as possible and that she is seeking to assist in that effort. She noted that she has an eye condition that limits her ability to assist after dark, and that living adjacent to her father would allow her to provide necessary support. She stated she is the only family member in the area able to assist him. She further stated that the proposal would allow them to remain in Hurricane and that she has lived and worked in the community for many years. She believes the request is consistent with the General Plan, that utilities are available, and that it would result in additional residential property within the City. She stated that she has spoken with neighboring property owners, all of whom support the proposal. She noted that other options were considered but would negatively impact her father's property. She requested that the Council consider the unique circumstances and approve the request.

Councilman Prete asked whether there was anyone in opposition to the request. Mr. Cupp responded that there was not. Councilman Excell added that no objections were raised at the Planning Commission meeting either. April Pinkston asked why the City had taken the property. Mr. Cupp explained that the previous property owner had dedicated a portion of the land for roadway widening purposes. Councilman Imlay stated that the acreage and frontage do not meet the requirements for half-acre zoning. Mr. Cupp responded that he had calculated approximately 220 feet of frontage and believed the lot width was sufficient. Councilman Imlay reiterated his concern with approving a half-acre lot when the acreage requirement is not met. Councilman Excell asked what the proposed size of the new lots would be. Mr. Cupp stated that a final configuration had not yet been prepared, but if the property were split evenly, each lot would be approximately 0.45 acres. Councilman Excell agreed with Councilman Imlay and stated he would prefer an even split between the two lots. He expressed concern with creating a situation where one lot would be significantly smaller than a half acre under a half-acre zoning designation. Councilman Ellerman stated that the new lot should meet the half-acre requirement, while the remaining lot could be approximately 0.47 acres and considered grandfathered in. Mr. Cupp added that if the original property owners from when the roadway dedication occurred applied for this, they would be grandfathered in to get the smaller lot but since the current applicant isn't the original owners they don't qualify. Councilman Excell stated that the Planning Commission recommended that being changed in the code. He stated he would like to see the lot configuration before he makes a decision. Ms. Humphries stated they measured 0.34 acres for the new lot. She showed the layout of the existing lot and explained that, due to where the house is located, an even split doesn't make sense. She added that to get more acreage for the new lot it would take property from the back of the existing house and would be unusable. Councilman Prete stated he has confidence in the Planning Commission who thought through the issues and came up with a solution. He doesn't like that one lot can go down to 0.3 acres because that isn't necessary. He clarified their vote was unanimous. He stated due to the fact there is no objection, both lots will be close to half acre, and they lost some frontage he is open to facilitating a sensible request. Councilwoman Werrett agrees with Councilman Prete adding that part of the problem occurred because the frontage was taken for road. Councilman Excell asked if they could make it work at 0.4 acres for the new lot. Ms. Humphries stated there is no good way to do that with the layout of the lot. Councilman Imlay asked if they considered doing an ADU for them to live in instead. Ms. Humphries stated they did talk about that, but she has ten other siblings so as soon as her dad passes the other siblings will sell the property and she would lose her home. Councilman Imlay stated he doesn't want to approve a smaller lot in half acre zoning. Councilman Prete stated he dislikes PDO's but one of the concepts in using a PDO is to make it denser in some areas. He suggested averaging the density over the property. Ms. Humphries stated no matter what they can't get 0.5 acres, but it doesn't make sense to take his backyard just to make that work. She stated there is plenty of room to do what she is proposing.

Joseph Prete motioned to approve Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 subject to the Planning Commission's recommendation that 0.3 is not the lower threshold, that it is 0.34 minimum or the split follows the fence line on the east side. Dayton Hall stated setting a minimum lot size would be less ambiguous than trying to follow a fence line that could move. Councilman Ellerman asked what the side yard setback is on a half-acre. Mr. Cupp stated ten feet. Councilman Ellerman stated that property boundaries and fences can change over time, and he would prefer establishing a lot line approximately ten feet off the existing house as a more practical boundary. Mr. Hall recommended that the Council determine the minimum lot size and clearly establish that figure within the development agreement. Councilman Prete asked whether the required frontage had been confirmed. Mr. Cupp responded that there is approximately 220 feet of frontage, but noted that the exact lot line configuration would determine how that frontage is divided between the resulting parcels. He added that the frontage requirement could also be specified within the development agreement. Motion failed for lack of a second.

Joseph Prete motioned to approve Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 with the lot line 15 feet from the existing house. Ms. Humphries stated that is about 10 feet more than her dad wants to sell. Councilman Ellerman pointed out they could leave it as is for now and then change the property lines in the future. Ms. Humphries stated that ideally, they want approval for the 0.34 acres today. She doesn't have the approval from her family to take an extra 10 feet. Motion died for lack of second. Ms. Humphries asked for 20 feet off the house.

Lynn Excell motioned to approve Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 subject to the main house keeping 120 feet of frontage and the second lot has 100 feet of frontage with the lot line going straight back from that point. Staff tried to get measurements from the County map. Mr. Hall stated taking the measurements off the online county GIS map and not getting it surveyed could give inaccurate numbers. Motioned died for lack of second.

Amy Werrett motioned to continue Zone Change Ordinance No. ZC26-10 to rezone a property located at 1260 S 700 W from Residential Agricultural (RA-1) to Residential Agricultural (RA-0.5); File No. ZC26-10; Parcel No. H-3-2-3-319 to the next meeting to allow time to get precise measurements of the proposed lots. Seconded by Drew Ellerman. Motion carried with Drew Ellerman, Dave Imlay, Lynn Excell and Amy Werrett voting aye. Joseph Prete voted nay.

4. Presentation and discussion on Storm Drain Utility Fees and Storm Drain Impact Fees - Weston Walker

Weston Walker gave a presentation on the City's storm drain needs, noting that it was the same presentation previously provided to the Council, but was being presented again to allow for public input on the proposal. He explained that the first portion of the presentation outlined existing system challenges and areas of concern, while the second portion addressed the proposed fee structure and associated rate adjustments.

Joseph Prete motioned to go into a public hearing at 7:38 p.m. Seconded by Amy Werrett. Motion carried unanimously.

5. Public Hearing to take comments on the following:
   a. Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee

Sherron Hall stated the sewage bill is going up and she asked how big of an increase is being proposed. Mayor Fawcett stated the proposal is a $7 a month increase. The impact fee is only paid by new builds. Ms. Hall stated that she has lived in the City since 2015 and noted that the area has not experienced significant rainfall. She expressed that she has not personally observed the types of stormwater issues being discussed. Mayor Fawcett explained that cloudburst events can occur in isolated areas and do not necessarily impact the entire City uniformly. Ms. Hall stated that the City should look into geoengineering and expressed concern that it should be stopped, stating her belief that it is affecting natural weather patterns. Mayor Fawcett responded that cloudburst events have occurred in the region for more than 70 years.

Sharon Shores asked if the Council would consider making an incremental increase over the next few years. Mayor Fawcett stated that is something they can consider.

David Himle asked why something wasn't done sooner. Contractors should have been doing this for years. Mayor Fawcett stated it has been pushed off for years and now it is time. Mr. Himle stated he doesn't mind the impact fee but the monthly fee on fixed income is hard. Residents shouldn't be paying for the contractor making money. He questioned why the City hasn't been enforcing the SWPPP requirements. Weston Walker explained that before the City received the MS4 designation, the State oversaw the inspections and enforcement. Mr. Himle stated there has been illegal concrete dumping for years. There should be fines in place. He asked who would be in charge of that because there are a lot of violations. These problems have been happening for a long time. He stated the City should have upped the fee years ago and started addressing the issues then.

Eric Sorenson stated the new development is putting additional stress on the pipes. He mentioned a development near him that it appears they are leaving dirt that will come down the drains. That will overflow the existing storm drains. He thinks development should be responsible for improving or paying to increase the size of the pipes. Developers need to be held responsible for solving problems they create when adding developments. He stated existing residents shouldn't have to pay additional money for what new development messes up.

Randy Frei just moved here from Utah County. He has noticed that the contractors put up signs, but they don't follow the rules. There are no barriers, there is dirt all over in the street, and that dirt is going into the new storm drains. He stated tax payors are going to have to pay to clean those out. He thinks a lot of this load needs to go to the developers. He stated the City should look at storm drains and where they need to go and have developers install them. Mayor Fawcett explained that developers have to install them in their development and connect them to existing infrastructure. Mr. Frei stated this looks reactionary instead of visionary. He is on fixed income and seeing the fees jump up makes him nervous.

Vince Goodway pointed out residents just incurred a tax increase from the Fire District even though they were all against it. He stated as we have engineered projects and look down the road he can't believe we haven't been charging an impact fee. He is in support of that fee. Developers need to pay their fair share. He stated another thing for property owners to consider is that the City is also asking for a wage increase for employees later on the agenda. He clarified the $7 increase is all that will affect residents. Mayor Fawcett stated this fee hasn't been increased for over thirty years and that has resulted in projects not being funded. He explained the 3% annual increase is needed to keep up with the projects. He stated the City hasn't asked for property increase for over twenty years. Kaden DeMille explained the County records only go back to 1997 online, but they are showing the City has not implemented a property tax increase since then.

Ray Palmer stated this should be renamed "we want to take your money fee" not a "storm drain fee". He asked what we are draining. Dirt? The drainage fee from where he came was $1.50 and they got over 20 inches of rain. He asked if the City has considered applying for a grant to cover the MS4 requirements. He stated there has to be another way to get ahold of money rather than putting it on the residents back.

Mr. Walker stated that some of the comments were regarding developers and their noncompliance with SWPP. He explained the State is not here day in and day out but with the City handling the inspections now there will be more enforcement. Mayor Fawcett stated he agrees with lack of rain comment, but he added that when we get it, we get it all at once and that is when we get the flooding. A resident asked who would enforce the rules and if there would be fines in place for noncompliance. Mr. Walker stated the MS4 Coordinator will enforce the rules. The State has a fee structure for the penalties but the City can add additional fees for noncompliance. He stated people can report discharge from the City's website. A resident asked how much the fines would be. Mr. Walker explained the City must give them a warning and a chance to fix it then it escalates after that but there is a maximum fine. If we impose a fine, then that money goes to the City for public outreach. It doesn't go into the General Fund. Mayor Fawcett stated the City always considers applying for grants but there isn't one for this. This is an EPA mandate. They don't hand out money for something they require.

b. 2026-2027 Fiscal Year Budget

No comments.

c. Proposed amendments to the 2025-2026 Fiscal Year Budget

No comments.

d. Proposed increase to the monthly storm drain utility fee

No additional comments.

Joseph Prete motioned to go out of public hearing at 8:16 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

Dave Imlay motioned to go back into a public hearing at 8:16 p.m. Seconded by Joseph Prete. Motion carried unanimously.

6. Public Hearing to take comments on the following:
   a. Wage increases within the 2026-2027 Fiscal Year Budget of up to 10% for all executive municipal officers as defined in Utah Code 10-3-318

Paige Chapman explained the state law requires that if any executive, appointed or elected officer gets an increase the public has an extra opportunity to speak. She stated the only ones that will get the 10% that was advertised is the Council. She explained the percentage looks big, but dollar wise it is only an increase of $100 per month. She stated our elected officials are paid less than any other elected officials in the county. Mayor Fawcett explained that the City's HR Director looked at the surrounding wages and proposed this increase, but he understands there are several of the Council Members that will refuse the increase but want to keep it in the budget for future Council Members.

No comments.

Joseph Prete motioned to close the public hearing at 8:19 p.m. Seconded by Drew Ellerman. Motion carried unanimously.

7. Consideration and possible approval of Ordinance 2026-15 Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee

Mayor Fawcett asked about the packet that was distributed earlier in the meeting from Siteworks Engineering. Arthur LeBaron stated that staff had received the document that evening and it appeared to contain questions regarding the Storm Drain Master Plan. He explained that the Storm Drain Master Plan serves as the basis for the calculation of the proposed fees and that Siteworks appears to be questioning the methodology used to calculate runoff. He stated he is willing to discuss the concerns with them but stands by the methodology that was used. He also noted that the packet included a question regarding the alignment of the Frog Hollow drainage. Mr. LeBaron stated that even if adjustments to the alignment were made, it would not change the overall system needs identified in the proposed plan and would not significantly affect the impact fee calculations. Mayor Fawcett asked what the process would be if the plan were approved that evening but later needed updates, as opposed to delaying action until staff could respond to the questions raised. Dayton Hall explained that if the plan is approved, the impact fees would not be implemented for 90 days as required by State law. He further stated that if the study is updated and results in fee changes, the City would be required to follow the same public process again. Mayor Fawcett stated that the plan should have been adopted earlier and expressed his preference to move forward so the fees can take effect as soon as possible, with the understanding that future updates could be made if necessary.

Councilman Ellerman stated he has been questioning why this fee wasn't adopted years ago. He stated it needs to start now. Councilman Excell agreed. He stated developers have gotten away from not paying this in the past and now they are going to have to do a rate increase to make up for it. Councilman Imlay stated he appreciates all the comments received tonight. He would like to double the impact fee instead of drainage fee, but they can't do that. This should have been done incrementally but it wasn't and now something has to be done. A decision must be made now to fix it or keep kicking it down the road.

Joseph Prete motioned to approve Ordinance 2026-15 Adopting a Storm Drain Impact Fee Facilities Plan (IFFP), a Storm Drain Impact Fee Analysis (IFA), and a Storm Drain Impact Fee. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

8. Consideration and possible approval of Resolution 2026-23 Approving an increase to the monthly storm drain fee

Councilwoman Werrett stated she likes what Councilman Imlay previously said. We are behind on this. She stated we haven't been getting rain, but when we do get it, we don't want to have to deal with the damaging consequences. It is a hard place to be, but we have to realize we are limited on what impact fees can pay for. There has to be another way to cover that cost. Councilman Ellerman mentioned the lady that asked about not doing it all at once. He appreciates that comment. He would like to propose going to $8 and then doing a 10% increase each year to catch up. Paige Chapman explained that wouldn't work because of bonding capacity.

Dave Imlay motioned to approve Resolution 2026-23 Approving an increase to the monthly storm drain fee from $4 to $11. Seconded by Lynn Excell, who also commented that it is unfortunate that this Council has to do this because it was kicked down the road for so long. Motion carried by roll call vote.

Mayor Fawcett asked when it will take effect. Dayton Hall stated that the resolution would go into effect immediately, so it will be seen on the next utility bill in August. A resident asked why contractors gets 90 days, but the residents get hit immediately. Mr. Hall explained there are State laws that dictate when impact fees can go into effect after they are adopted. Councilman Imlay pointed out the developers will be paying this drainage fee on the new accounts.

9. Consideration and possible approval of a Memorandum of Understanding (MOU) with Hurricane Valley Fire District regarding MS4 - Weston Walker

Weston Walker stated there are two MOU's on tonight's agenda for MS4. He explained these MOU's are an understanding that during training exercises these guidelines will be followed. However, if there is a lifesaving situation then they follow those protocols. He sent it to Chief Decker but didn't receive a response. However, Chief Decker confirmed he was agreeable to it during staff meeting. He added that there is also a reporting requirement that if they see a problem or violation, they report it to us. He stated the MOU is required by the State since the Fire District isn't an in-house department.

Drew Ellerman motioned to approve the Memorandum of Understanding (MOU) with Hurricane Valley Fire District regarding MS4. Seconded by Joseph Prete. Motion carried with Drew Ellerman, Joseph Prete, Dave Imlay, and Lynn Excell voting aye. Amy Werrett abstained.

10. Consideration and possible approval of a Memorandum of Understanding (MOU) with Ash Creek Sewer District regarding MS4 - Roger Blaser

Josph Prete motioned to continue a Memorandum of Understanding (MOU) with Ash Creek Sewer District regarding MS4. Seconded by Lynn Excell. Motion carried unanimously.

11. Consideration and possible approval of Resolution 2026-27 Approving a revision to hydrant meter deposits and adopting a recreational water hydrant rate - Kory Wright

Kory Wright explained that the current hydrant meter deposit does not fully cover the potential cost of damage if equipment is broken. He stated that the Water Board has recommended increasing the deposit to $2,000 to ensure adequate coverage for possible hydrant damage. He also noted the Board recommended implementing a recreational water fee for pool filling and other non-construction recreational uses. He explained that the deposit is refundable when the meter is returned in good condition, but any repair costs for damage would be deducted prior to issuing a refund. Councilman Imlay asked whether the proposal applied to residents or construction-related water use. Mr. Wright clarified that it applies specifically to recreational uses, such as pool contractors or commercial pool filling. Councilman Imlay asked how many recreational hydrant meter requests are received annually. Mr. Wright responded that the number has been increasing but he would need to confirm exact figures. Councilman Imlay stated that the number of users appears minimal and questioned whether the fee should be set higher. Councilwoman Werrett noted that the Water Board discussed this issue but ultimately left the final rate decision to the Council. Councilman Imlay asked Mr. Wright for his recommendation. Mr. Wright stated that the City's water rates are among the lowest and staff is attempting to recover costs in a way that does not burden residents. He added that recreational users should contribute their fair share. Councilman Imlay stated that recreational pool users should pay their share of costs. Kaden DeMille noted that homes built after 2023 are subject to new water usage regulations and may incur surcharges if they exceed allotted water usage. He explained that, in some cases, filling pools through a hydrant meter may be less expensive than using culinary water and incurring a surcharge. Councilwoman Werrett stated that this issue was identified by the Water Board following their vote and that she would be supportive of a higher rate. Councilman Excell asked whether the Water Department preferred that pools be filled using hydrant meters or residential meters. Mr. Wright responded that some users drain and refill pools multiple times per year, and the hydrant meter system has sometimes been used as a way to avoid water surcharge costs.

Lynn Excell motioned to approve Resolution 2026-27 Approving a revision to hydrant meter deposits and adopting a recreational water hydrant rate at $7.50 per thousand gallons of water. Seconded by Amy Werrett. Motion carried unanimously by a roll call vote.

12. Consideration and possible approval of Resolution 2026-24 Amending fees for Hurricane Theatrical tickets - Tiffani Wright

Mayor Fawcett asked who requested the proposed increase. Tiffani Wright stated that the request came from Director Kyle Myrick. She explained that staff is proposing an increase in ticket prices, noting that current rates are the lowest in the area. She stated that the theater provides a high-quality experience and that the proposed adjustment is intended to better reflect the value of the service offered. She referenced the comparison chart of surrounding theaters included in the packet. Ms. Wright stated that current pricing is $20 for adults, $18 for seniors, and $10 for children. The proposed pricing would increase to $28 for adults, $26 for seniors, and $20 for children. She added that all tickets would include taxes and that Hurricane residents would receive a $2 discount on all ticket types.

Councilwoman Werrett stated that she frequently attends theater performances and asked whether assigned seating would be available when purchasing tickets. Mrs. Wright responded that staff would like to offer assigned seating but currently do not have a system in place to support that functionality. Mayor Fawcett asked about the cost of implementing such a system. Mrs. Wright estimated it would be approximately $50 per month. Mayor Fawcett stated that this should be included as part of the motion. Mrs. Wright added that the shows are gaining momentum; however, she noted that patrons currently have little incentive to purchase tickets early since seating cannot be selected in advance. Councilwoman Werrett expressed support for the senior discount and the resident discount already in place. A member of the public asked whether discounts could also be extended to military personnel or individuals with disabilities. Mrs. Wright stated that those discounts are not currently offered but could be considered in the future. Kaden DeMille stated that any seating software would need to be evaluated based on compatibility with the City's existing systems. He noted that the current software platform is undergoing changes and staff will be meeting to review those updates. He stated that administration is willing to pursue additional features if a compatible system can be identified.

Councilman Prete stated that he believes the resident discount should be increased and noted the importance of keeping tickets accessible to the public. He expressed concern that pricing in the $20 range may become too high for residents. Mayor Fawcett stated that the City's golf course has one of the lowest rates but generates strong revenue, and he does not support raising ticket prices solely to expand the scale of the productions. He expressed his desire to keep prices affordable for residents. Kaden DeMille stated that he was somewhat surprised by the proposed increase and supports maintaining a lower resident rate. Mrs. Wright explained that the director is under pressure to ensure each production breaks even financially. Mayor Fawcett reiterated that he does not want ticket prices to continue increasing over time simply to support larger productions. Ms. Wright stated that she does not want to overprice residents and noted that the majority of ticket sales are currently to nonresidents.

Amy Werrett motioned to approve Resolution 2026-24 Amending fees for Hurricane Theatrical tickets subject to residents getting a $5 discount for each category and to get additional software that allows people to pick assigned seats as long as it works with the current software. Seconded by Joseph Prete. Motion carried with Drew Ellerman, Joseph Prete, Lynn Excell, and Amy Werrett voting aye. Dave Imlay voted nay.

13. Consideration and possible approval of Resolution 2026-25 Approving the 2026-2027 Fiscal Year Budget

Paige Chapman referenced the printed copy of the proposed budget that had been provided to the Council. She stated that the Citywide budget totals $151 million. She read the executive summary included in the packet and reviewed the proposed budget by department, outlining the various increases included in each area. She noted that the 4.5% employee wage increase, along with previously discussed adjustments, has been incorporated into the proposed budget.

Amy Werrett motioned to approve Resolution 2026-25 Approving the 2026-2027 Fiscal Year Budget. Seconded by Dave Imlay. Motion carried unanimously by a roll call vote.

14. Consideration and possible approval of Resolution 2026-26 Approving and adopting amendments to the 2025-2026 Fiscal Year Budget

Paige Chapman explained that the first section of the budget reflects departmental transfers. She stated the next section identifies additional revenue that was not previously accounted for, noting that sales tax revenues have performed well. She added that growth is helping offset operational costs. She reviewed additional revenues received and corresponding expenditures. Councilman Ellerman stated it is positive to see revenues exceeding projections. Mrs. Chapman responded that minimizing reliance on bonding helps reduce costs to residents. Kaden DeMille explained that staff maintains a conservative budgeting approach to ensure revenues are sufficient to support planned expenditures. Mrs. Chapman stated that Hurricane is experiencing rapid growth and indicated that additional staffing and equipment needs are expected in future budgets.

Lynn Excell motioned to approve Resolution 2026-26 Approving and adopting amendments to the 2025-2026 Fiscal Year Budget. Seconded by Drew Ellerman. Motion carried unanimously by a roll call vote.

15. Consideration and possible approval of an Interlocal Cooperation Agreement with the Hurricane Valley Fire Special Service District regarding wildland fire protection - Dayton Hall

Dayton Hall explained that the item is an interlocal agreement between the City and the Fire District that formalizes the existing relationship and outlines the responsibilities of each entity.

He stated that the agreement was brought forward at this time because the City is required to enter into an agreement with the State in order to qualify for reimbursement of wildland fire costs when state assistance is provided. Due to the obligations contained in that state agreement, staff determined it was appropriate to establish an agreement with the Fire District confirming their role in meeting those requirements.

Dave Imlay motioned to approve an Interlocal Cooperation Agreement with the Hurricane Valley Fire Special Service District regarding wildland fire protection. Seconded by Joseph Prete. Motion carried with Drew Ellerman, Joseph Prete, Dave Imlay, and Amy Werrett voting aye. Lynn Excell abstained.

16. Consideration and possible approval of a Memorandum of Understanding (MOU) with Utah Tech University regarding the Public, Educational, and Government (PEG) access television channel - Kaden DeMille

Kaden DeMille explained that several years ago the City entered into an agreement in which $1 per month from certain cable subscriptions was allocated to support a community education channel. He stated that last year the community education channel was dissolved; however, the fee has continued to be collected by TDS. He explained that the proposal under consideration would redirect the collected funds to Utah Tech University to support their channel, since the original channel no longer exists. He clarified that the City does not directly collect the fee. Councilman Ellerman asked whether residents are aware they are paying the fee. Mr. DeMille responded that it is likely included in the fine print of subscription agreements. He also noted that cable subscriptions continue to decline annually as more residents move away from traditional cable services. He stated that funds have continued to be collected since June 2025 and, if the proposal is approved, those funds would be redirected to the new designated program.

Drew Ellerman motioned to approve a Memorandum of Understanding (MOU) with Utah Tech University regarding the Public, Educational, and Government (PEG) access television channel. Seconded by Lynn Excell. Motion carried unanimously.

17. Mayor, Council, and staff reports

No additional reports.

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

A closed meeting was not held.

Adjournment: Joseph Prete motioned to adjourn at 9:48 p.m. Seconded by Amy Werrett. Motion carried unanimously.