

Minutes of the Hurricane City Council meeting held on July 21, 2022, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 5:00 p.m.

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

Also Present: City Manager Kaden DeMille, Police Chief Lynn Excell, Power Superintendent Scott Hughes, Planning Director Stephen Nelson, Assistant Planner Fred Resch III, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, City Recorder Cindy Beteag, Water Superintendent Ken Richins, Public Works Director Mike Vercimack, and Fire Chief Tom Kuhlman.

AGENDA

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

Scott Hughes reported that the department is short-staffed, but everyone is working hard to cover the gap. Lineman wages are very competitive, making it difficult to fill the open position. Mayor Billings encouraged the City Council to sign up for the UAMPS Conference.

Tiffani Wright reported that the adult kickball program has ended, and summer programs are winding down. The preview night for Little Mermaid is at the end of July and closing night will be Saturday during Peach Days. The department is preparing for Peach Days, and she is hopeful that the renovations to the south side of the building will be complete before then. The City Pool boiler was inspected, and it was determined that it would need to be replaced within three years. A new pump was ordered for the pool, but it was quicker to have the broken pump repaired. When the new pump arrives, it will be saved as a backup.

Ken Richins reported there were three water breaks on Saturday. He expressed gratitude for the employees who worked long hours to repair the breaks. The large construction projects south of town are taxing the ability to provide water to the area. If the situation continues, he will meet with the developers to discuss conserving water.

Tom Kuhlman reported that the Fire Department is staying active. The Kolob fire is still under investigation. There was a fire in Zion National Park yesterday, and he estimates thirty to forty acres were burned. He reported an average of thirteen daily calls last year, and this year the call volume is averaging fifteen calls per day.

Chief Excell reported that the missing juvenile was returned home safely after being gone for three days. He explained that the Department followed every possible lead to find the missing juvenile. Nine churches were vandalized Tuesday night. A suspect vehicle has been identified. A new officer from Garfield County Sheriff's Department is starting Monday. Another officer

started the academy last week. The new female officers are doing a fantastic job in the field training program. There are three open positions, and interviews will start on the first of August. The engineering and geotech work have started for the new parking area at the Animal Shelter, but the construction is on hold. The department has acquired an active shooter decision-making training tool from Southwest Regional Response Team, and the crime scene diagramming tool has arrived. Mr. Excell reported that the drafted mitigation plan will be sent to the Council for review and will be on the next agenda. Councilman Sanders reported that the Police Department was recognized by the Chamber of Commerce for outstanding work.

Weston Walker reported that the Streets Department is nearly finished on 900 South. The crosswalk on 870 West was striped today, and he anticipates that the lights will be operational tomorrow. They continue doing concrete work when concrete becomes available. The department will help with traffic control for the parade.

Arthur LeBaron reported that the Pioneer Day parade is on Saturday at 9:00 a.m. Sean Reddish looked at the metal building that Bob Lichfield is donating for a gym. There are no building plans, he could not see all the parts, and he is concerned about how long the sheeting has been stored. He does not recommend using the building. Mr. LeBaron will look at the building and give his opinion. He reported that emails are circulating regarding drainage concerns. He met with the contractor on site and feels they handle the situation very well. Councilman Prete asked what safety measures were in place for the parade. Mr. LeBaron reported that many children are in the parade, so the crowd will be smaller. They are asking each float to have a spotter for their float.

Fred Resch III reported that Dayton Hall wants to complete another review regarding short term rentals. Currently, there are seventy-five unlicensed short-term rentals.

Stephen Nelson reported that notices had been sent out for the Moderate-Income Housing Plan Public Hearing. They have started training on the online application system, and he is hopeful that the system will go live in August. He recommended not adopting the site plan on tonight's agenda because it needs further review.

Kaden DeMille reported that City staff met with Zion's Bank and Legal Council regarding PIDs. The information will be on the next City Council agenda.

Mike Vercimak expressed appreciation for the pay increase on behalf of the departments he represents.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer: Collin Shamo

Thought: Steve Hirschi

Pledge: Luke Jones

Declaration of any conflicts of interest

Dave Sanders declared a conflict of New Business item 5.

Minutes of the Regular City Council Meeting for June 16, 2022

Dave Sanders motioned to approve the minutes of the Regular City Council Meeting for June 16, 2022. Seconded by David Hirschi. Joseph Prete, Doug Heideman, Kevin Thomas, David Hirschi, and Dave Sanders, voting aye. Motion carried unanimously.

Recognition of an outstanding employee for a job well done.

Mayor Billings recognized Matt Politte and Paige Chapman as outstanding employees. Two contractors contacted her to report that Mr. Politte is a pleasure to work with, and Paige Chapman has worked meticulously on the budget to save taxpayer dollars.

Public Forum – Comments From Public

OLD BUSINESS

- 1. Consideration and possible approval of a road access control gate that complies with IFCD103.5**

Mayor Billings explained that the RV owner is willing to allow the crash gate, but they don't want to pay for it. However, they feel the cones are working and would prefer not to have the gate.

Jason Gubler agrees that the cones have helped with vehicle traffic. He reported that a neighbor has had to ask people to leave his property. He anticipates the cost of the crash gate to be \$1500. Mayor Billings explained that a public hearing doesn't have to be held if the gate is on private property. Several steps must be taken if the gate is not on private property. She explained that the crash gate would not stop people from walking on the open sidewalk. Mr. Gubler feels that the gate will deter pedestrian traffic because they will have to climb the gate. He wants to place the gate where 1515 West and 200 South meet. He explained that the sides of the gate will tie into two neighboring private properties. Mayor Billings reported that the gate cannot block a public street. The Police and Fire Department do not want the crash gate

because the road is secondary access for emergency vehicles. Councilman Prete thinks people will walk around the gate if it is on the RV Park property.

Brady Tapp agreed that vehicle traffic and foot traffic has diminished. However, the heat is the reason for the reduced foot traffic. He reported that vehicles pass through the area when an employee moves the cones. They are not concerned about the RV Park owners; the concern is about the people staying in the park. They have had issues with people coming into their yard, and they do not feel safe on their street anymore. His recollection of the previous discussion was that the intent was to put the gate at the end of 1515 West and 200 South. The increased vehicle traffic from the commercial development of the property to the east is also a concern. The goal was to stall the usage of this street until it is fully developed. Interior residential roads are not designed to handle traffic for two businesses.

Stephen Nelson reviewed the street master plan for the area. The City required the development to develop the road because it matches the street master plan. Private property owners can fence off their property, but the City does not block public streets. The purpose of public roadways is to provide transportation connectivity between developments. He does not recommend a crash gate across the public roadway. Mr. Tapp noted that two vehicles cannot fit on this roadway because it is not complete. It is not a traditional road and doesn't operate as such.

Councilman Hirschi pointed out that they are requesting a crash gate as a temporary fix until more development comes. He agrees that is the best place for the gate until a decision is made on 200 South.

Wayne Baldwin explained that the road is very narrow, and if the gate is placed on the RV Park property, it will not be visible until it is too late to turn around. He feels the traffic has decreased because of the heat, and fewer people are staying at the park. He has had to chase kids out of his yard, and his mailbox has been graffitied.

Councilman Prete thinks a block wall should have been required from the start because there is commercial next to residential. Pedestrian traffic is the primary concern. He feels there are three options. Find a way to fund a wall, temporarily block the right of way, or do nothing. He doesn't know what the correct answer is. The crash gate is a simple temporary solution, but the proper process must occur. Mayor Billings stated if the desire is for the gate to be placed in a public right of way, the item should be tabled and go through a public hearing. Councilman Thomas recommends continuing the item to allow time to review what is required in the code and understand the implications. Councilman Sanders also feels this should be continued for further review.

David Hirschi motioned to continue approval of a road access control gate that complies with IFCD103.5 for one month to allow the proper process. Seconded by Dave Sanders. Joseph Prete, Kevin Thomas, Dave Sanders, and David Hirschi, voting aye. Motion carried unanimously.

2. Consideration and possible approval of Ordinance 2022-29 amending Title 2, Chapter 1, Airport Authority - Nanette Billings

Mayor Billings reviewed the recommendation from the Airport Board. Mayor Billings has made a separate recommendation because she disagrees with the eligibility requirements. The Airport Board's recommendation requires five members to have an aviation background, with only two public citizens without an aviation background. She agrees that an aviation background is essential, but she does not want the ordinance to expressly limit the number of public citizens. Dave Houston explained that the board wants five board members with aviation backgrounds because the Airport is heavily regulated. Mayor Billings feels that having community members on the board will ensure that the community is represented.

Councilman Prete confirmed that the board consists of seven voting members and two nonvoting members. Mayor Billings explained that the Airport Manager and staff member are the nonvoting members. Councilman Prete would like to amend the language to clarify that the two ex officio members are the Airport Manager and a member of the City Council who will serve as liaison to the Council. He feels that a board comprised of pilots could lead to self-serving interests. The City Council needs recommendations that are in the City's best interest.

Councilman Sanders asked if the Airport's name is General Dick Stout Field. Mr. Houston reported that as far as the FAA is concerned, the Airport's name is General Dick Stout Field. Councilman Heideman reported that staff and Council members are voting members on other boards. He asked why they are advisory members on the Airport Board. He is concerned that the staff member is being singled out. Mayor Billings explained the staff member is not being singled out. She is focusing on the citizen's boards because she thinks the ordinance needs clarity, but the City Council can choose to review other boards.

Norm Anderson feels that two non-aviation members is appropriate. Councilman Prete would like the City Council to be informed of the reason for each member's vote.

Joseph Prete motioned to approve Mayor Billings's version of Ordinance 2022-29 amending Title 2, Chapter 1, Airport Authority. Subject to three changes. Changing the name to Dick Stout Airport in the first paragraph. Change the language in 2.1.3 A to reflect that the Council member serves as a liaison, not a supervisor. Requiring a minimum of four voting members with an aviation background. Seconded by Kevin Thomas. Joseph Prete and Kevin Thomas, voting aye. Doug Heideman, David Hirschi, and Dave Sanders voting nay. Motion failed.

Joseph Prete motioned to approve Mayor Billings's version of Ordinance 2022-29 amending Title 2, Chapter 1, Airport Authority. Subject to three changes. Changing the name to Dick Stout Airport in the first paragraph. Change the language in 2.1.3 A to reflect that the Council member serves as a liaison, not a supervisor. Requiring a minimum of five voting members with an aviation background. Seconded by Dave Sanders. Doug Heideman, David Hirschi, Kevin Thomas, Dave Sanders, and Joseph Prete, voting aye. Councilman Heideman still feels that staff should be voting members. Motion carried unanimously.

3. Consideration and possible adoption of an Airport Noise Abatement policy

Mayor Billing reported the Airport Board made a positive recommendation to adopt the Airport Noise Abatement policy. She read through recent changes made to the policy. Dave Houston explained that the FAA requires pilots to obtain all available information at any airport they are flying into. If this is adopted, it will be published in the airport information. Sand Hollow Aviation Association will provide signs on the runway to remind people of the noise policy. Mayor Billings appreciates that the pilots are being proactive in improving the airport. Mr. Houston reported that the airport adopted a rules and regulations ordinance in 2009. They have made some housekeeping changes to the ordinance that the City Council have not yet approved. He suggested combining the rules and regulations ordinance and the noise abatement policy. Mayor Billings reported that Dayton Hall recommended approving this policy first. Councilman Prete recommended adding an express statement stating that this is a policy, not a law or regulation. Also, nothing here is intended to violate the law to the extent it is deemed to do so by a court of competent jurisdiction; it is hereby stricken. To close the loop and prevent overstepping regulations.

Norm Anderson stated this is an effective policy embraced by the pilot and aviation community.

Steven Cox feels that the policy and ordinance need to be separate to avoid assumptions that the policy is an ordinance.

Doug Heideman motioned to adopt the Airport Noise Abatement policy with Joseph Prete's amendments. A statement that this is policy is not a law, rule, or regulation of the Airport or Hurricane City. Nothing in this policy is intended to violate federal or applicable law to the extent it is deemed to do so by a court of competent jurisdiction; it is hereby stricken. Seconded by Kevin Thomas. Dave Sanders, David Hirschi, Joseph Prete, Doug Heideman, and Kevin Thomas, aye. Motion carried unanimously

4. Consideration and possible assumption of ongoing payments for the Sky Watch Software at the City Airport - Dave Houston

Dave Houston explained in the past that data was gathered from multiple aircraft monitoring programs. Sand Hollow Aviation purchased a one-year subscription to Sky Watch Software

which gathers and provides multiple points of data. This data can be correlated to flight path data with complaints or questions gathered from the link on the City's website. The cost of the software is \$1200 a year. The cost of the service has been covered for two years by Stephen Lemmon and Jason Campbell. To continue the service past two years, the City Council will need to cover the expense. Councilman Heideman credited Stephen Lemmon and Jason Campbell for purchasing this software for the first two years. Steve Lemmon noted that if this program is not found to be helpful within the first year, it should be canceled. Steve Cox feels this is an excellent tool for educating pilots. Councilman Thomas feels that a decision is not necessary at this time.

Kevin Thomas motioned to table assumption of ongoing payments for the Sky Watch Software at the City Airport until February 2024. Seconded by David Hirschi. Dave Sanders, David Hirschi, Joseph Prete, Doug Heideman, and Kevin Thomas, voting aye. Motion carried unanimously

5. Consideration and possible approval of **Ordinance 2022-36 amending Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments.** Hurricane City Planning Applicant.

Stephen Nelson would like Dayton Hall to review the parking changes before approval of this ordinance. He thanked Jeremy Pickering for his work on this ordinance. He has received many concerns about allowing developments to have excessive on-street parking. That was not the intent of the ordinance. He explained that the current standard prevents developments from having minimal impact and overflow parking. Developers will not provide additional parking if there is no option to do so. Mr. Nelson read the parking standard changes. Councilman Thomas feels these changes benefit the developers. Mr. Nelson reported that this change will allow street parking for parks and other amenities. Without this, a substantial portion of these projects would be parking areas. Street parking minimizes hard surface areas and provides physical separation for pedestrians from roadways. Councilman Prete asked if there are safety issues with street parking. Arthur LeBaron reported that as a cyclist, he worries about being hit when a car door is opened. He thinks the safety concerns can be addressed in design standards. Mr. Nelson explained that the presented standard only allows street parking on local roads. Councilman Heideman disagrees with the percentage of required parking in multifamily developments, and he does not think twenty parking spaces are enough for parks. He suggested requiring more trees in the landscaping standard.

Joseph Prete motioned to continue approval of Ordinance 2022-36 amending Title 10, Chapter 3, Chapter 13, Chapter 33, and Chapter 34 and Title 4 Chapter 2- with regards to site plan design, open space and amenities, outdoor lighting, and parking in new developments. Seconded by Dave Sanders. Doug Heideman, Dave Sanders, David Hirschi, Joseph Prete, and Kevin Thomas, voting aye. Motion carried unanimously

NEW BUSINESS

1. Consideration and possible approval of a **business license for Motive Service located at the Hurricane City Airport** - Marc Campbell

Mayor Billings explained that this company is an aircraft engine distributor. She asked if business license applications at the Airport need to go before the City Council for approval. Cindy Beteag stated that the applications must go to the City Council with a recommendation from the Airport Board. Dave Houston reported that Airport Board recommended approval subject to lease approval within two months.

Kevin Thomas motioned to approve a business license for Motive Service located at the Hurricane City Airport on the condition that this approval will be revoked in ninety days if a lease is not obtained. Seconded by Joseph Prete. Dave Sanders, David Hirschi, Joseph Prete, Doug Heideman, and Kevin Thomas, voting aye. Motion carried unanimously

2. Consideration and possible approval of **local consent of an off-premise beer license** for Mistry Petroleum - Rakesh Mistry

Mayor Billings explained that an off-premise license means that beer cannot be consumed on-site. The applicant recently purchased this business, and the previous owner had an off-premise license. Councilman Prete noted that this is not an expansion of the license but a change of ownership. Rakesh Mistry lives in St. George and owns a Motel 6 in St. George and Ogden. He has owned a gas station but has never had a beer license. Cindy Beteag reported that there are no background issues.

Dave Sanders motioned to approve local consent of an off-premise beer license for Mistry Petroleum. Seconded by Doug Heideman. Dave Sanders, David Hirschi, Joseph Prete, Doug Heideman, and Kevin Thomas, voting aye. Motion carried unanimously

3. Discussion and possible **approval of theater productions for 2023** - Tiffani Wright

Tiffani Wright reported that initially, the plan was to present Beauty and Beast for the 2023 Summer Show. However, the rights to Mama Mia have become available, and the costumes for Mama Mia are less expensive than those for Beauty and the Beast. Mrs. Wright reported that Spitfire Grill is the Spring show. Mayor Billings does not recall the City Council approving Spitfire Grill. SpongeBob and the Little Mermaid are the only productions approved by the City Council. She also feels that Mamma Mia will have a limited audience and would like to see productions that appeal to a larger audience. Mrs. Wright reported that the City Council requested productions that would appeal to a mature audience. Councilman Thomas stated that the comment was most likely directed at SpongeBob.

Councilman Prete attends the plays to support the Community Center. However, he would not go to Spitfire Grill or Mama Mia if he did not feel obligated. He feels that the theatre productions should serve the entire community and would rather invest in more popular productions to accommodate more people. Councilman Hirschi reported that the City Council likes the music of Mama Mia, but the play's content is not appealing to the younger generation. Councilman Prete suggested that the Council provide a list of approved plays. Councilman Hirschi suggested allowing Kyle to choose a play every one or two years. Councilman Prete will prepare a list of productions.

Joseph Prete motioned to continue approval of theater productions for 2023 for 30 days. Seconded by Dave Sanders. David Hirschi, Joseph Prete, Doug Heideman, Dave Sanders, and Kevin Thomas, voting aye. Motion carried unanimously

4. Consideration and possible approval on a preliminary plat for Cordero Phase 3, a 214 lot residential subdivision, located at 2100 W 3900 S. Brant Tuttle Applicant.

Mayor Billings reported that the twelve-inch line will not be reimbursed because it was required based on the development. Stephen Nelson reported that block length and double frontage lots are the remaining issues. Staff comments on the report state that the block lengths should be limited to eight hundred feet. Block length is typically measured from center line to center line. However, the code does not specify how the block is measured. The applicant reported that the block length is seven hundred ninety feet from lot line to lot line. Mr. Tuttle feels that the double frontage lot concerns were addressed. He assumed that the block length was measured from block to block and followed the guidelines when laying out the project. Mr. Nelson reported that State Code reads that the property owner can interpret the code if there is any vagueness in the code. The court will rule in favor of the property owner if their interpretation of the code is reasonable. Councilman Thomas does not favor the number of double frontage lots in the subdivision. Many of the double frontage lots can be excluded by reducing density. He feels these types of lots should be the exception to the rule not the majority. Councilman Heideman agrees that the roads are designed poorly and is concerned about the lack of amenities. Mr. Nelson reviewed the standard for double frontage roads. He noted that the applicant already has zoning rights. Bock walls are required for homes that back up to a master planned roadway. He also doesn't think the density can be reduced due to the natural terrain requirement, and parks are not required in single-family zones.

Mr. Nelson's biggest concern is the block length. Longer blocks increase traffic speed and make subdivisions harder for pedestrians to traverse. Arthur LeBaron reported that the project's layout changed when the property's west side was sold to Southern Shores. The Ski Lake project approved by the previous City Council also contributes to the double frontage issue. Mr. LeBaron commented that block lengths contribute to various issues such as connectivity for utility services and emergency access and creating a more cohesive neighborhood. Councilman Thomas does not think enforcing the block length standard will solve the issue of the frontages.

However, he does not see any feasible solutions that will change the layout. Councilman Prete is not comfortable with the design. He wants to continue the item to address some of these concerns. Mr. Tuttle explained that they have scrutinized and changed the layout several times to address the Planning Commission's recommendation.

Doug Heideman motioned to continue approval on a preliminary plat for Cordero Phase 3, a 214 lot residential subdivision, located at 2100 W 3900 S. Seconded by Joseph Prete. Councilman Thomas asked what would change in two weeks because he does not see any solution to change the layout. Councilman Heideman would like the applicant to consider adding amenities and utilize a cul-de-sac to address the block length. Mr. Nelson reported that a cul-de-sac would not address the block length. He suggested connecting a local roadway to resolve the block length issue. Kevin Thomas, Joseph Prete, Doug Heideman, David Hirschi, voting aye. Dave Sanders, voting nay. Motion carried.

5. Ordinance 2022-41. Consideration and possible approval on a **Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC**, planned commercial. Parcel numbers H-3-1-31-1101, H-3-1-31-1105 and H-3-1-31-2101. Silverado Development LLC Applicant

Mayor Billing noted that the Planning Commission gave a positive recommendation. Councilman Thomas explained that the Planning Commission recommended increasing commercial. He likes this layout better than what was initially proposed to the Planning Commission. The applicant explained that a hotel will be on the southwest corner and a commercial restaurant to the east. A second restaurant and a convenience store are in phase four. The mancaves and townhomes are in the center, with apartments to the north. Mr. Nelson explained that the mancave product is listed for residential use. David Hunter stated that they will address additional access required by fire code before plat approval.

Doug Heideman motioned to approve the Zone Change Amendment request located on the northwest corner of SR-7 & SR-9 intersection from R1-8, one unit per 8,000 square feet, to PC, planned commercial. Parcel numbers H-3-1-31-1101, H-3-1-31-1105 and H-3-1-31-2101. Seconded by Kevin Thomas. Joseph Prete asked how the General Plan compares with this zone change request. Mr. Nelson reported that Staff recommended this area as mixed-use based on the text of the General Plan. The Planning Commission found that this complies with the text of the General Plan but not the General Plan map. Kevin Thomas, Dave Sanders, David Hirschi, and Doug Heideman, voting aye. Joseph Prete, voting nay. Motion carried.

6. Consideration and possible approval on a **preliminary plat and possible approval of a preliminary site plan for Lakeview Townhomes, a multifamily development consisting of 88 townhomes and 62 duplexes**, located at the northwest corner of Sand Hollow Road and Dixie Springs Dr. Brett Burgess Applicant.

Stephen Nelson reported that the Planning Commission approved the preliminary site plan. This item is only for approval of the preliminary plat. Mr. Nelson explained that the plat was updated to clarify that all roadways are private with private alleys to access garages. He reported that private roadways are not prohibited in code, but the City has allowed many private roadways within multifamily development. Zion Village is all private roadways, but they were required to be built out to City standards. The staff's main concern with this plat is the lack of adequate pedestrian facilities. The alleyways are twenty-four feet wide, but the code requires twenty-six feet. Logan Blake explained that the private streets are consistent with Hurricane City Cross Section Standards. He does not think the road has to be twenty-six feet wide because they are not planning to have fire hydrants in the alley. Fire Chief Kuhlman reported that hydrants in the alley might be required by code, and the road must be twenty-six feet for the fire department to access. Chief Kuhlman is not opposed to the alleyway; however, the alleyway must be accessible at all times. He discussed similar subdivisions and explained that HOA's do not consistently enforce the requirement. He also has concerns about the turning radius going into the alleyways. Mr. Nelson likes the alley concept; he agrees that access for emergency vehicles needs to be accommodated. Staff would like to see pedestrian connectivity on both sides of the road. Councilman Prete is concerned because the City does not have a way to ensure that private roadways are not blocked. Mr. Blake stated that he will ensure the radius is wide enough for emergency access, and there will be sidewalks along one side of the road with accessible ramps at the intersection. Councilman Prete suggested continuing the item to allow the developer and the Fire Chief time to create an access plan.

Joseph Prete motioned to continue approval on a preliminary plat for Lakeview Townhomes, a multifamily development consisting of 88 townhomes and 62 duplexes, located at the northwest corner of Sand Hollow Road and Dixie Springs Dr. Seconded by Kevin Thomas. Doug Heideman, David Hirschi, Dave Sanders, Kevin Thomas, Joseph Prete voting aye. Motion carried unanimously

7. Consideration and possible approval of Resolution 2022-36 authorizing the Steel Solar 1A Project amended and restated Transaction Schedule - Scott Hughes

Scott Hughes explains that the project is experiencing difficulties obtaining materials causing the price to increase and extending timelines. The Steel Solar project is an eighty-megawatt plant located in Northern Utah. Hurricane City Power has subscribed for 2.5 megawatts in phase 1A of the Steel Solar Project. He reported that solar energy is not dependable, but it is a reasonable price compared to other available resources. Councilman Prete reported that the City Attorney approved the resolution, and the Power Board gave a positive recommendation.

Doug Heideman motioned to approve Resolution 2022-36 to purchase 2,584 kilowatts for \$34.66 per megawatt hour. Seconded by Joseph Prete. David Hirschi, Dave Sanders, Joseph Prete, and Doug Heideman, voting aye. Kevin Thomas is not in favor of solar and is voting nay. Motion carried.

Mayor and Council reports

Mayor Billings	Airport, Administration, Police, Washington County Solid Waste District, Washington County Water Conservancy District, Youth City Council, Ash Creek Special Sewer District. Mentioned a QR code that can place in town for people to find amenities and other areas of interest within the City. This is a fantastic way to promote and advertise what is available in the area. The Tourism Board is in support of the QR code.
Joseph Prete	Court, Prosecutors Office, City Attorney, Fire District, Economic Development, Agriculture Preservation, Industrial Park, Power, Power Board
Dave Sanders	Animal Control, Police, Emergency Management, Mosquito Abatement, School Crossing Guards, Victim Services
David Hirschi	Historical Preservation, Parks/Cemetery, Recreation/Pool, Water Department, Water Board, Ash Creek Special Service District, Tourism Board, Golf Course
Kevin Thomas	Planning Commission, Streets and Drainage, Public Works, Engineering, Planning Dept
Doug Heideman	Building Inspections, Code Enforcement, Tree Board, Airport Board, Appeals Board, Beautification Board. Expressed appreciation to Police and Street Departments. Speakers in the back acknowledged Mayor Billings for actively bringing businesses to the community.
Kaden DeMille	City Administration -

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

David Hirschi motioned to go into a closed meeting for property acquisition, personnel concerns, and potential litigation. Seconded by Joseph Prete. Kevin Thomas, Doug Heideman, Dave Sanders, David Hirschi, and Joseph Prete, voting aye. Motion carried unanimously.

Adjournment: 12:04 a.m.