

Minutes of the Hurricane City Council meeting held on September 15, 2022, in the Council Chambers at 147 North 870 West, Hurricane, Utah, at 3:30 p.m.

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

Also Present: City Manager Kaden DeMille, City Attorney Dayton Hall, Planning Director Stephen Nelson, Recreation Director Tiffani Wright, Fine Arts Coordinator Debbie Garrett, Artistic Director Kyle Myrick, and City Recorder Cindy Beteag

AGENDA

3:30 p.m. Work meeting

Mayor Billings explained that the Council City is the governing body of Hurricane City. In the past, the City Manager and Recreation Director approved theater productions. However, this Council chose to have more input in theater productions. The theater staff feels they are being micromanaged and have requested to go back to the way it was before. Staff created a list of plays they were interested in, and the City Council narrowed it down to what they wanted to see.

Debbie Garrett provided a list of past shows and revenue. The theater could not track concessions purchases before 2017, but she expressed that they have improved yearly. Councilman Prete noted that the net profit for the Little Mermaid was \$12,181.17, excluding concession, and revenue exceeded cost by nearly \$20,000. Kaden DeMille reported that the recreation department is part of the General Fund, and their revenues or losses go to that fund. He explained that if the City is in a healthy financial position, the City Council can elect to invest the net profit into the theater for maintenance or more significant plays.

Kyle Myrick reported that they appreciate the City Council's interest in the theater; however, many variables go into choosing a show, and the list the Council provided is too narrow. He feels that the theater staff is very knowledgeable and plans plays appropriately. He reported that most of the patrons and cast are not local. It is important to have shows that the cast wants to be in and that people want to see. Hurricane City is the only theater that does not pay their actors, they are competing with seven other theaters, yet they are still getting good actors. He believes they have proven themselves over the last thirteen years to pick shows that people want to attend.

Mayor Billings feels that popular shows will be more attended. Mr. Myrick explained that actors like to perform in artistic shows and do not always want to do dance shows. Councilman Thomas did not know most of the plays on the list. After researching, there were only three plays he did not like. He would like to be more liberal about what is allowed. Councilman

Sanders agrees that choosing a play is more complex than just looking at the name. He trusts that staff is more knowledgeable regarding the content of plays, and he relies on them to pick something the community would like.

Councilman Hirschi appreciates the theater staff. He has no issues returning to how it was if they followed certain principles. Primarily focusing on whether the show is family-friendly. Mr. Myrick noted that he was raised in Hurricane City and understands the standards. Theater does push the envelope, but art is supposed to make people think and feel. He explained that with certain permissions, they can alter plays to ensure they are family-friendly. Councilman Prete expressed strong feelings in the opposite direction. It is insulting that his list of forty plays was entirely rejected. Yet, the theater staff is offended because the City Council narrowed a list of seventy-three to twenty-six. The City Council already provided their direction and input, and he does not think this meeting was necessary. Taxpayers fund the program, and he believes the focus should be on Hurricane City residents, not patrons or cast from outside the community. Mayor Billings agrees that serving the community is the primary purpose. The list should be reviewed if most of the shows are not attended by community members.

Mr. Myrick understands that focusing on the community is important but serving the art community is also important. Ms. Garrett feels advertising is the key to drawing in Hurricane residents. Mayor Billings discussed ways to engage the community. Councilman Thomas agrees that the City owns the theater; therefore, the focus should be on Hurricane City residents. Mr. Myrick reiterated that the theater company wants to create art for everyone. If the focus is solely on the community in Hurricane City, they might not be the best theater company. They are still helping the community by bringing in visitors. Another theater staff member explained they are not trying to be offensive. She feels this is a matter of miscommunication. The performing community does not want to act in some of the recommended shows. There needs to be a balance between kids and adults. Mayor Billings asked how the City Council wanted to move forward.

Councilman Heideman sent his views to the Council. The theater company is an expert in this field, and he would like to return to the way it was before. Councilman Prete is not concerned that the content will be immoral. This is not a private enterprise; he is here to serve the community. If they follow the set principles, he is okay with the City Manager, Recreation Director, and Mayor choosing the plays; however, they must focus on shows that community members want to see. Mayor Billings, Kaden DeMille, Tiffani Wright, and Debbie Garrett will meet to approve the next play.

1. LIHTC Project Info

Stephen Nelson and Chase Stratton met last month to review this proposal for a low-income housing development. The applicant is requesting twenty-three units per acre, but no zoning standard allows this. This could be accomplished by creating a unique zone governed by a

development agreement or creating a new zoning code to target this area. He and the applicant are here to ask for direction from the City Council. Councilman Thomas and Councilman Heideman are not in favor of four-story buildings or creating a new zone.

Councilman Sanders understands the need for affordable housing. He understands that high density is one way to provide affordable housing, but he thinks there are other ways. Councilman Thomas does not want high-density affordable housing to reduce the quality of life and dynamics of Hurricane City. Mr. Stratton reported that they own and plan to develop the surrounding property. They are planning this development in a way that will ensure their surrounding property values do not decrease. He knows they are asking a lot, but the City lacks hundreds of units for affordable housing. Mayor Billings feels that allowing this building height will set a precedent. The City Council understands the need, but they do not want to sacrifice the character of Hurricane City. Councilman Prete feels this is an affordable housing project worthy of more consideration. Many developers claiming they will provide affordable housing have not done so. This project is a tangible way to provide attainable housing.

Council Members prefer three stories or less and an elevator. Mayor Billings suggested that the developer returns with a compromise on the building height. She reiterated that an elevator is mandatory.

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

Also Present: City Manager Kaden DeMille City Attorney Dayton Hall, Power Superintendent Scott Hughes, Public Works Director Mike Vercimack, Planning Director Stephen Nelson, Street Superintendent Weston Walker, Recreation Director Tiffani Wright, City Engineer Arthur LeBaron, Water Superintendent Ken Richins, City Recorder Cindy Beteag, Parks Superintendent Darren Barney, Finance Manager Paige Chapman, GIS Specialist Pam Blackmore, Human Resources Director Sel Lovell, and Fire Chief Tom Kuhlman.

Stephen Nelson introduced Stuart Joseph and Jason Cordova as the new Building Inspectors. The department is in the process of hiring a Hearing Officer. The bidding process for the downtown master plan has closed, and the kickoff meeting will be held after the contracts are reviewed.

Arthur LeBaron discussed the drainage difficulties caused by recent storms. A home in Sky Ranch and Sand Hollow Retreat were flooded. Sand Mountain was hit hardest by the rain. The Utah Department of Transportation had to plow sand off SR-7. There is an undersized culvert on 1100 West near Sky Ranch, and Staff has identified other areas that need work. Councilman Prete asked about fixing the drainage problem at 2500 South. Mr. LeBaron reported that fixing the drainage will require a lot of road work. The new director of the St. George Bureau of Land Management field office is very responsive, and they are working together regarding the trail on 600 North.

Chief Kuhlman reminded everyone that the City is still in drought conditions. He reported that the Street Department has been excellent in cleaning up the roads.

Tiffani Wright thanked the City Council for meeting with the Theater staff. There is some settling on the south side of the building, and the roof needs to be resurfaced. They are ready to start renovations, and hopefully, it will be complete before the Christmas Festivals. The department is experiencing more theft and damage. Hurricane High School homecoming dance will be held on 100 West. The neon night run and trunk or treat are on October 29th. The Christmas tree lighting is on November 28th. She encouraged Department Heads to enter a tree in the Festival of Trees.

Darren Barney reported that the Parks Department is busy catching up from Peach Days. Three part-time and one full-time positions are open, and nine interviews are being held tomorrow. He recommended continuing item 9 on New Business because many housekeeping items need to be updated.

Sel Lovell is trying to fill the open positions. On a positive note, there are more qualified applicants applying. The employee golf tournament was a success and lifted employee morale. He explained that as part of the wellness program, employees that do not use their sick leave are entered into a drawing for a large prize. Councilman Prete asked if the overall morale of the employees is positive. Mr. Lovell reported that the consensus is that the employees are happy, and he feels the City is heading in the right direction.

Weston Walker reported that the Streets Department is very busy due to the rain and flooding. Dixie Springs and the Marla subdivision experienced significant flooding. The crew was called out at midnight because Sand Hollow Road was a river. Seven one-ton loads of sand were removed from a cul de sac in Dixie Springs. The crews are working hard and putting in long hours.

Scott Hughes reported that the department lost between fifteen and twenty thousand dollars per hour for eleven days during September. The same thing happened last year in July for a few days. He will run the numbers and provide a report when they are available. Mr. Hughes reported that the generators did help save them money; however, the extended use caused many maintenance repairs. Public Power Day is on October 4th.

Ken Richins reported that the drillers for the Dixie Springs well are starting Monday. They have committed to drilling twenty-four hours a day and providing daily reports. He anticipates the Sand Hollow well to be operational by April.

Councilman Heideman explained that dumpster days are September 23rd-24th. Mayor Billings noted the four locations.

6:00 p.m. - Call to Order –

Mayor Nanette Billings welcomed everyone to the meeting.

Prayer and Pledge: Stephen Nelson

Declaration of any conflicts of interest

Kevin Thomas declared conflict on New Business item 6.

Joseph Prete declared a conflict on Old Business item 2.

Minutes of the City Council Meeting for November 18, 2021, January 3, 2022, January 3, 2022 (2nd meeting), January 6, 2022, February 28, 2022-amended, August 4, 2022, and August 18, 2022

Kevin Thomas motioned to approve the City Council meeting minutes for November 18, 2021, January 3, 2022, January 3, 2022 (2nd meeting), January 6, 2022, February 28, 2022-amended, August 4, 2022, and August 18, 2022. Seconded by Joseph Prete. Doug Heideman, Dave Sanders, David Hirschi, Kevin Thomas, and Joseph Prete, voting aye. Motion carried unanimously.

Swearing in of the new Youth City Council

The Youth City Council was not able to attend.

Recognition of outstanding employees

Mayor Billings recognized Tom Kuhlman for his hard work and the Fire District's relationship with Hurricane City. She recognized Weston Walker for his and his crew's work and long hours. She read a letter she received from a citizen praising the utility staff and recognized Michelle Prince, Layla Mangum, Matt Patterson, and Nola Wayman.

Public Forum – Comments From Public

Martha Honey lives in Sky Ranch and is here regarding drainage. She reported that Copper Rock is working with them to restore the original drainage patterns, however, Moccasin Flats has been changing their lots to reroute the drainage water to 1100 West. They are not following the drainage manual, and it is causing problems. She asked the City to enforce the drainage standards.

Arthur LeBaron stated that each home in Moccasin Flats must have a detention area before the home is built. He agrees there are some issues in Moccasin Flats, but the current issue is the amount of rainfall.

OLD BUSINESS

1. Consideration and possible approval of Resolution 2022-44 pertaining to the **General Plan Amendment to adopt a Moderate-Income Housing Plan**

Stephen Nelson updated the charts to match the current data from Housing Urban Development and the census. The numbers did not change significantly. The Steering Committee's recommendation was to cap the number of ADU's short-term rental licenses. The debate is that ADUs are more likely to be used for short-term rentals than long-term rentals. Councilman Thomas doesn't think limiting ADU short-term rental licenses makes sense and objects to the cap. The City Council agreed to remove the cap of ADUs for short-term rental. Mr. Nelson added a policy number for the implementation schedule. He reiterated that the State could withhold roadway funds if the plan is not adopted before October 1st. Councilman Prete feels that the City is fortunate to have a forward-thinking planning staff.

Joseph Prete motioned to approve Resolution 2022-44 pertaining to the General Plan Amendment to adopt a Moderate-Income Housing Plan. Seconded by Kevin Thomas. Dave Sanders, David Hirschi, Kevin Thomas, Doug Heideman and Joseph Prete voting aye. Motion carried unanimously.

2. Ordinance 2022-46: Consideration and possible approval of a **Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,000 square feet, all to be RM-3, multifamily 15 units per acre.** Located on the north portion of parcel number H-4-2-1-1112-GS1, H-4-2-1-1109 and H-4-2-1-1103. Western Mortgage and Realty Co-Applicant. Thomas Hunt Agent.

Logan Johnson representing the project, is online. Stephen Nelson explained that the roadway alignment has changed from the initial zone change. The City Council recommended a development agreement restricting the applicant from exceeding their original approved density. The applicant would like to rezone the property to RM-3 with seven hundred twenty units across the entire development, which is fewer units overall. Staff thinks it will be cleaner and more aligned with what the City Council wants. Mayor Billings clarified that the development agreement stays with the property regardless of who owns it.

Kevin Thomas motioned to approve the Zone Change Amendment request located at 3700 West and Stargate Ave. from RM-3, multifamily 15 units per acre, R1-6, residential one unit per 6,000 square feet, and R1-15, residential one unit per 15,000 square feet, all to be RM-3,

multifamily 15 units per acre subject to a development agreement and staff and JUC comments. Approval is based on it is harmonious with the general plan, does not negatively affect surrounding property owners, and there are adequate utilities. Seconded by Dave Sanders. Motion carried with David Hirschi, Kevin Thomas, Doug Heideman, and Dave Sanders voting aye. Joseph Prete abstained.

3. Ordinance 2022-47: Consideration and possible approval of a **Land Use Code Amendment request to Title 9, Chapter 1, Section 3: Issuance of Building Permits to require a geotechnical report.** Hurricane City Applicant

Dayton Hall reviewed the previous discussions. He explained that a geotech report is required with a building permit application. This amendment includes the requirement of a geotech report and an acknowledgment waiver for all new construction in the ordinance. He explained that this does not pertain to remodels and outbuildings.

Doug Heideman motioned to approve the Land Use Code Amendment request to Title 9, Chapter 1, Section 3: Issuance of Building Permits to require a geotechnical report. Seconded by David Hirschi. Dave Sanders, David Hirschi, Kevin Thomas, Joseph Prete, and Doug Heideman voting aye. Motion carried unanimously.

NEW BUSINESS

1. Presentation on the **economic & media value impact report of the LPGA Epson Tournament** - David Viveiros

David Viveiros with Beehive State Sports reported that viewership has increased by fifty percent, and over one hundred articles nationally highlighted the tournament. He explained that the tournament's economic impact was more than three million dollars. Each year the viewership, volunteers, and revenue are increasing.

2. Consideration and possible approval of a **proclamation joining Washington County Youth Coalition (WCYC) in a 2022-2023 Alcohol-Free School Year for Youth** - Pamela Holiday

The Youth representing the schools in Washington County read the proclamation and cited data pertaining to youth alcohol consumption and its harmful consequence.

Dave Sanders motioned to approve the proclamation joining Washington County Youth Coalition (WCYC) in a 2022-2023 Alcohol-Free School Year for Youth. Seconded by Kevin Thomas. Doug Heideman, Joseph Prete, David Hirschi, Dave Sanders, and Kevin Thomas voting aye. Motion carried unanimously.

3. Consideration for adoption of **Resolution 2022-43 of the City Council of Hurricane City, Utah, authorizing the issuance and sale of not more than \$1,000,000 aggregate principal amount of water revenue bonds**, series 2022; and related matters

Kaden DeMille reported that the State of Utah is moving towards metering secondary water connections. There are some incentives available, and Hurricane City's grant application was approved for seventy percent of the projected cost. The total cost of the project is \$2,810,000. The grant will cover \$1,967,000, and Hurricane City will pay for the remaining \$140,000. Mr. DeMille explained that the City is pledging secondary and culinary water revenues to this bond. This is a parameters resolution intended to define the bonding parameters.

Dave Sanders motioned to approve Resolution 2022-43. Seconded by Doug Heideman. David Hirschi, Kevin Thomas, Joseph Prete, Dave Sanders, and Doug Heideman, voting aye. Motion carried unanimously.

4. Consideration and possible approval of the **revocation of R&B Boutique's business license** - Cindy Beteag

Cindy Beteag reported that the business is now in compliance.

Kevin Thomas motioned to deny revocation of the R&B Boutique's business license based on they are now in compliance. Seconded by Dave Sanders. Kevin Thomas. Doug Heideman, Joseph Prete, David Hirschi, Dave Sanders, and Kevin Thomas, voting aye. Motion carried unanimously.

5. Consideration and possible approval of the **revocation of Midnight Precision's business license** - Cindy Beteag

Cindy Beteag reported that Midnight Precision moved locations and has not completed the required fire inspection.

Kevin Thomas motioned to revoke Midnight Precision's business license for failure to obtain a fire inspection. Seconded by Doug Heideman. Joseph Prete, David Hirschi, Dave Sanders, Doug Heideman, and Kevin Thomas, voting aye. Motion carried unanimously.

6. Consideration and possible approval on a **preliminary plat for Jeffrey Hatcher, a two-lot residential subdivision located at 650 S and 1100 W**. Jaymie Wetzel Applicant. Jeffrey Hatcher Agent.

Jaymie Wetzel and Jeffrey Hatcher are present. Mayor Billings reported that there are three roads surrounding this property. Stephen Nelson explained that 1150 West and 650 South are master planned roadways. Staff and the Planning Commission's recommendation is to approve the preliminary plat as shown, requiring the improvements on 650 South and 1100 West to be completed to Hurricane City standards; however, only the dedication will be required on 1150 West. Mr. Hatcher stated that the power line dedication on 1100 West and road improvements would take a quarter acre of property. The only reason he is selling the parcel is to be able to afford building a house. Between the dedication and improvements, it won't be worth it for him to develop. Mr. Nelson noted that the City could possibly waive street impact fees for their improvements.

Mr. Nelson cited the applicable ordinance stating that the developer must make the dedication and improvements unless the City plans to build infrastructure within the development period. The Ombudsman office supported the City's decision for a similar subdivision. Mr. Hatcher reported that he would not have split this if he had known this requirement. Mr. Nelson reported that this is also required for one home. Councilman Prete asked what additional dedications are required when building a subdivision instead of building a single lot. Mr. Nelson reviewed the approval standards in the building permit code. Councilman Prete noted that the applicant is dedicating twenty percent of his property per this standard. Mr. Hatcher has no problem with dedicating the property; however, dedicating this property and paying for the improvements seems excessive. Councilman Prete noted that if he subdivides the property, he is required to make improvements of a total of 484 feet along 1100 West and 650 South; however, if he does not subdivide, the applicant is only required to improve one hundred feet. Mr. Nelson explained that this is part of Hurricane City standards. The City requires developers to develop to the current standards to compensate for their impact. Mr. Hatcher asked if the City would purchase the property when the City chooses to improve the street if he does not dedicate the property. Mr. Nelson confirmed that this is correct.

Arthur LeBaron explained that this area is part of the Hurricane Field survey. It was anticipated that residents would live in town and farm the fields in this area; it was not anticipated for urban development. He agrees that this is a small development so it doesn't seem fair, but all subdivisions must make the same improvements. Councilman Prete expressed that this issue always feels inequitable. He would like to see an ordinance with different requirements for small developments. He understands that 650 South needs to be developed, but 1100 West is a quiet road with no sidewalk. He thinks asking for the road on three sides is too much. Dayton Hall stated that if the City plans to deviate from the code, he wants good findings to explain why.

Mike Vercimack noted that if this is approved, more solutions can be discussed in the construction drawing phase.

Dave Sanders motioned to approve the preliminary plat for Jeffrey Hatcher, a two-lot residential subdivision located at 650 S and 1100 W., subject to staff and JUC comments. Seconded by David Hirschi. Dave Sanders and David Hirschi, voting aye. Joseph Prete and Doug Heideman, voting nay. Kevin Thomas abstained. Mayor Billings, voting aye. Motion carried.

7. Consideration and possible approval of Ordinance 2022-50 amending Title 7, Chapters 4, 8, 10, 11; amending Title 13; and creating Title 7, Chapter 12 regarding Utility Franchises - Dayton Hall

Dayton Hall explained that there are five different chapters within the code that govern some aspects of franchise agreements. His goal was to consolidate them to ensure consistency. He noted that providing service to the older areas in town is a priority of the City Council; however, it is more complicated and costly for companies to install services in the older area. This can be accomplished by attaching the services to power poles. This eliminates the need to dig up the roads, but it can create problems for the Power Department. A new development is easy because the roads are being built. The way this ordinance is written requires the applicant to have a plan for providing service to older areas. It is also written that infrastructure is underground with the condition that a power pole agreement can be looked at if necessary. Mr. Hall included standards allowing the Council to deny an agreement if several franchises already provide services in that area. He feels this is the best option to protect the City.

Mr. Hall explained that franchise fees are governed by state law. This ordinance will defer to the State code on the franchise fee. The fee is collected by the State Tax Commission and then given back to the City. The ordinance was drafted this week, and Department Heads have not had a chance to review it.

Kevin Thomas motioned to continue Ordinance 2022-50 amending Title 7, Chapters 4, 8, 10, 11; amending Title 13; and creating Title 7, Chapter 12 regarding Utility Franchises to allow staff and City Council time to review the ordinance as written. Seconded by Dave Sanders. David Hirschi, Joseph Prete, Doug Heideman, Dave Sanders, and Kevin Thomas, voting aye. Motion carried unanimously.

8. Consideration and possible approval of Ordinance 2022-49 Amending 1-9-17 regarding purchasing procedures

Kaden DeMille explained that local preference was incorporated into the employee policy manual however it is not an ordinance. This change defines what is considered a local vendor and the option for a local vendor to match the lowest price. It also cleans up language on who can sign for checks. The City Manager, Finance Manager, City Recorder, and Mayor can sign checks for the City.

Dave Sanders motioned to approve Ordinance 2022-49. Seconded by Kevin Thomas. David Hirschi, Joseph Prete, Doug Heideman, Dave Sanders, and Kevin Thomas, voting aye. Motion carried unanimously.

9. Consideration and possible approval of Ordinance 2022-51 Amending Section 7-5-13 regarding the height of cemetery markers

Dave Sanders motioned to continue Ordinance 2022-51 Amending Section 7-5-13 regarding the height of cemetery markers. Seconded by Doug Heideman. David Hirschi, Kevin Thomas, Joseph Prete, Dave Sanders, and Doug Heideman, voting aye. Motion carried unanimously.

10. Consideration and possible approval of Resolution 2022-42 approving a Power Rate Increase

Mayor Billings expressed frustration regarding how energy costs affect the residents. She is grateful to be part of the Utah Associated Municipal Power Systems. Councilman Thomas feels that shutting down the coal plants is contributing to the increase in power costs.

Scott Hughes presented the data they use when determining power costs. He presented charts comparing the margins of power purchased compared to power sold. In 2016-2020 the margin was around thirty percent; however, in 2022 the margin has reduced by thirteen percent. He anticipates that this percentage will be lower by year-end. Mr. Hughes understands Hurricane City Power Department's revenue-neutral philosophy. Excess revenue is saved in reserves to cover costs in a financial crisis. Councilman Prete added that it is important to have a healthy reserve for unexpected expenditures due to the fluctuation of power costs. Mr. Hughes reviewed charts comparing budgeted expenditures versus revenues. In the past three years, expenditures are becoming higher than revenues, and the cost of power has increased by thirty-five percent. He reviewed the cost of materials to maintain infrastructure. The cost of conduit has increased by two hundred and fifty percent.

Mr. Hughes proposes a fifteen percent increase in electric rates and a one-dollar base rate increase. The base rate for large commercial will not increase. Kaden Demille reported that the base rate has not increased since 2018. Mr. Hughes presented charts explaining a customer's monthly and yearly energy bill. An average home uses 860-kilowatt hours per month. Based on the average usage, the proposed power rate will increase monthly costs by twenty dollars. He is aware that there are concerns regarding customers who are on limited incomes. This increase will raise monthly costs by nine dollars based on usage by low-income households. High electric consumer monthly costs will increase by forty-five dollars. Mr. Hughes provided a chart graphing the electric and base rate increases since 2002. Mayor Billings asked when the department would run out of revenue if the rates were not increased. Mr. DeMille explained that the department is currently utilizing reserves, but they have not calculated the exact time.

Councilman Prete noted that residents are facing increases in other utilities. He pointed out that power costs have increased by thirty percent, and he feels a fifteen percent increase is conservative.

Joseph Prete motioned to approve the power rate increase as proposed. Seconded by Kevin Thomas. Doug Heideman, Dave Sanders, David Hirschi, Kevin Thomas, and Joseph Prete, voting aye. Motion carried unanimously.

11. Consideration and possible approval for Staff to process a grading permit application for a Hurricane City Substation located at 600 N 1150 West -Hurricane City Power

Mayor Billings explained that a regular grading permit requires a bond; however, a municipality does not have to bond for a grading permit. Stephen Nelson reported that the zone change was recently approved. The Power Department is not planning to build right away, and Jared Ross needs to level the pad and install poles for the transmission line on 1100 West.

Doug Heideman motioned to approve staff to process a grading permit application for a Hurricane City Substation located at 600 N 1150 West. Seconded by Dave Sanders. David Hirschi, Kevin Thomas, Joseph Prete, Doug Heideman, and Dave Sanders, voting aye. Motion carried unanimously.

Councilman Prete reported receiving multiple complaints about the traffic near Valley Academy. Mayor Billings is meeting with the Principal of Valley Academy next week to discuss solutions.

Cindy Beteag reported that the City had sponsored events in the past by waiving the event permit fee, rental fee, and power cost. The City Council has discussed discontinuing the fee waivers if the event is a for-profit organization. Dayton Hall explained that the current ordinance requires an event permit and application fees. The City Council confirmed they support adhering to the ordinance.

Kaden DeMille is meeting with the grant writer next week. His primary focus is power, water, and trails, and Mayor Billings wants to focus on pipes in Dixie Springs.

Mayor Billings met with the What to Do While You are in Town company that places QR codes around town. The Hurricane Valley Tourism Board met and favors having all the information in one place. She asked if Council was interested in working with a private business. Mr. DeMille noted that as the City grows, a more substantial media presence is beneficial. He feels that staff can provide this information without paying a private company. Mayor Billings wants to focus on what is happening in Hurricane City. The City Council agrees that this is an important topic and should be added to a City Council meeting agenda.

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

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

Mayor Billings spoke to Bob Lichfield, and he is willing to donate the building to the City if he is ensured it will not be sold as scrap metal.

The constitution ceremony is on Saturday at 1:30 p.m.

Adjournment: 10:56 p.m.